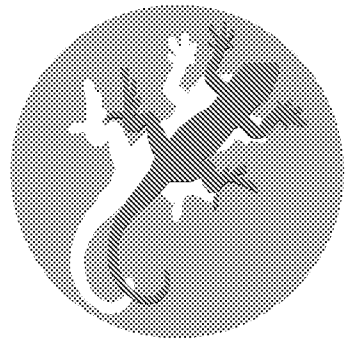




LIZARD

Landscape Design and Ecology

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DOMUSEA (STRATEGIC) LIMITED

CLAYS FARM, NORTH END ROAD,
YAPTON, ARUNDEL, WEST SUSSEX.

Landscape and Visual Appraisal

Final Issue

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1.0 INTRODUCTION

General

- 1.1 Lizard Landscape Design and Ecology has been commissioned by Domusea (Bosham) Limited to undertake a Landscape and Visual Appraisal (LVA) for land at Clays Farm, North End Road, Yapton, Arundel, West Sussex.

The Site

- 1.2 The proposed development site (The Site) is some 1.6 hectares (4.0 acres) of paddock land accessed from the east by an access driveway leading from North End Road. The paddock is edged by a combination of shelterbelt tree planting, mature trees, hedgerow and scrub vegetation, with various boundary fencing treatment including post and wire and post and rail fencing.
- 1.3 The Site is located along the north west of Yapton, on the villages suburban edge (See **Figure 1.1**). Yapton lies approximately 4 km from the south coast, located towards the south western area of the Arun District. The centre of Bognor Regis is located approximately 6.0km south west of the Site.
- 1.4 Surrounding land use is varied, including small scale paddocks to the north and south, ribbon residential development which lines North End Road to the north east and south, industrial buildings of the Orchard Business Park to the east, and open agricultural land to the west. Features within the wider landscape include substantial glasshouses and the West Coastway Railway Line which runs between Southampton and Brighton.

The Development scenario

- 1.5 The Development Scenario used to consider the suitability of the land for a housing development includes a number of two storey buildings with associated landscape areas and parking, using the existing access road off the North End Road, and boundary vegetation retained.

Planning Background

- 1.6 Relevant planning applications received for land near to the Site are provided within **Figure 1.2**.
- 1.7 Planning permission (Y/93/14/OUT) for a housing development of a similar scale was approved in August 2015, immediately to the south of the Site. The approved application for 38 no. dwellings includes associated garages and parking spaces, together with means of access from the North End Road.
- 1.8 Additionally, an Outline Planning Application (Y/44/17/OUT) for 70 no. residential dwellings with public open space & associated landscaping was received in June 2017 for land immediately to the south of the approved application site reference Y/93/14/OUT with access gained through the permitted site. The status of this application remains undecided.
- 1.9 A further Outline Planning Application (Y/1/17/OUT) was received in January 2017 for land immediately to the south of the undecided application discussed in section 1.8 (Y/44/17/OUT), for the erection of 56 no. dwellings with associated open space. This application also remains undecided.

2.0 PLANNING POLICY AND LANDSCAPE CHARACTER

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

Planning Policy

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

- 2.2 The key planning policies and planning designations considered relevant to the Scheme's landscape and visual considerations are summarised within **Appendix A**. Relevant Landscape Planning Designations are provided within **Figure 2.1**.

Landscape Character

- 2.3 A review of published Landscape Character Assessment information within the Study Area has been undertaken to provide an understanding of the landscape character context for the Study Area. This includes the following relevant documents:
- National Character Areas (Natural England (2014);
 - West Sussex Landscape Character Assessment (2003);
 - Local Distinctiveness Study of West Sussex (2003);
 - Arun Landscape Study: Landscape and Visual Amenity Aspects of Development Choices in Arun District: 2006-2026 (August 2006).
- 2.4 The most relevant characterisation for the Site is provided within the Arun Landscape Study Landscape and Visual Amenity Aspects of Development Choices in Arun District 2006-2026 Landscape Character Areas. Existing landscape character context is provided within **Figure 2.2**. A more detailed overview and review of the landscape characterisation context is provided within **Appendix A**.

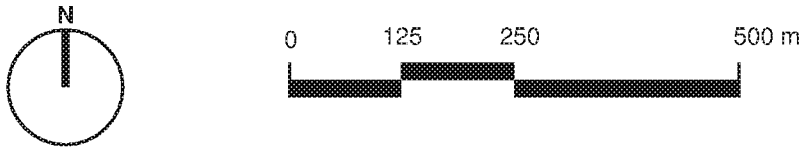
3.0 LANDSCAPE CHARACTER AND VISUAL APPRAISAL

Landscape Character

- 3.1 Through reference to **Photographs A - I**, and **Figure 2.2** the Landscape Character, Settlement Pattern and Form, and Surrounding Land Use is described.
- 3.2 The Study Area lies on the north-western suburban fringes of Yapton and together with the adjacent paddock fields to the north and south, the Site contributes to the urban to rural transition. This change in landscape type, from suburban to open rural arable landscape, is characteristically marked by the small-scale patchwork of paddocks.

Settlement Pattern and Form

- 3.3 The village structure of Yapton is divided by the B2233 Main Road, which defines a southern and a northern part to the settlement. The southern part of the settlement extends further south from the B2233 than the northern part. The larger of the two Conservation Areas within Yapton extends over both the northern and southern areas.



Legend

 Development Site Boundary

Figure 1.1. Development Site Location



Photograph A - Shelterbelt planting forms linear boundary landscape features



Photograph B - Stable buildings on North End Road to the north of the Site.



Photograph C - Ribbon development on North End Road to the north of the Site.



Photograph D - Substantial property to the east of the Site, frontage on North End Road.



Photograph E - Boundary wall of property along the North End Road.



Photograph F - Industrial buildings of Orchard Business Park.



Photograph G - Field / PRow accessed from North End Road through a gap in vegetation, over a stile, to the south of the Site.



Photograph H - Yapton C of E Primary School to the south of the Site.



Photograph I - Open arable landscape immediately adjacent to the Site to the west.

- 3.4 Suburban development to the south of Yapton can be seen to have extended across fields aligned north-east to south-west, resulting in an angular edge between the suburban and rural landscape character.
- 3.5 The surrounding landscape is relatively flat, comprised of land between some 3m and 8m aOD, which rises gradually as it gets closer to the South Downs National Park, which lies approximately 2.3 km to the north of the Site. Unlike areas to the south of the village, where typically larger scale arable fields surround the built-up area, the Study Area is set within an area of low density dwellings and a mosaic of small scale parcels of land, more typical of this north-western part of Yapton.

Surrounding Land Use

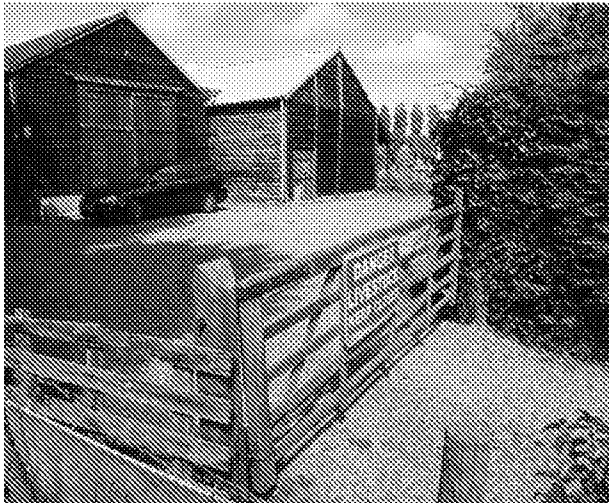
- 3.6 To the north of the Site area land use is characterised by small scale paddocks with large Poplar trees and evergreen hedges forming windbreaks generating strong linear boundary features in the landscape (see **Photographs A**).
- 3.7 Ribbon development lines North End Road, which connects Yapton to Walberton (located 1.5 km to the north). Development in this area comprises stable buildings associated with the aforementioned paddocks and residential dwellings of varying architectural styles and forms, with associated ornamental planting (see **Photographs B** and **C**).
- 3.8 To the east, several substantial residential dwellings are sited along the North End Road (see **Photographs D** and **E**). On the eastern side of North End Road, industrial buildings of Orchard Business Park (see **Photograph F**) are located, the entrance to which lies almost opposite the entrance to the Site.
- 3.9 To the south of the Site lies a paddock with a dilapidated field shelter. This field is accessed by users of the Public footpath from North End Road, through a gap in vegetation over a stile (see **Photograph G**).
- 3.10 To the south of this field is the location of Yapton C of E Primary School (see **Photograph H**) which is surrounded to the west by other paddock fields.



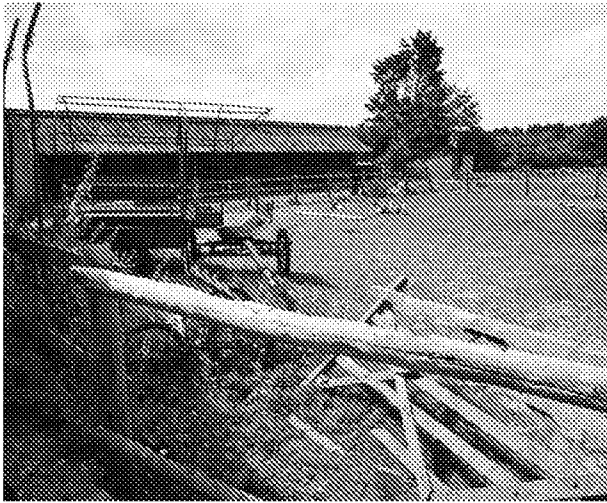
Photograph J - Looking west. Site entrance and access road leading from North End Road.



Photograph K - Looking east along the entrance road / eastern part of the southern boundary.



Photograph L - Barn and stable buildings within the southern area of the Site.



Photograph M - Stable buildings and paddocks within the southern area of the Site.



Photograph N - Looking north towards the eastern part of the northern boundary.



Photograph O - Looking west across the main Site area. Open arable land visible beyond the western boundary.



Photograph P - Southern part of the western boundary. Pine trees / post and wire fence.

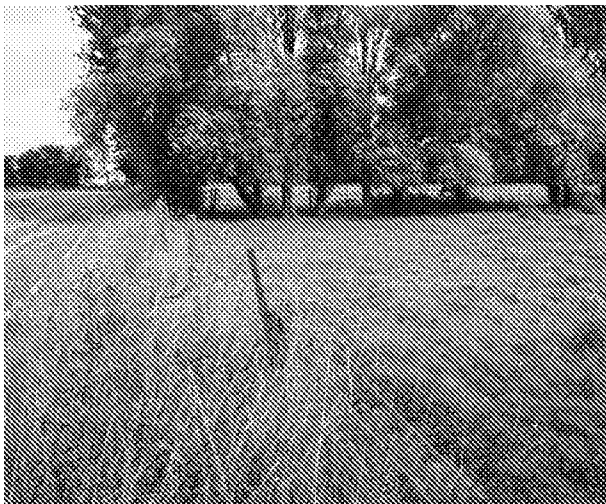
- 3.11 Immediately to the west and adjacent to the Site is an irregular shaped medium to large scale arable field which makes for a far more open landscape to this edge (see **Photograph I**). The arable land holds a network of footpaths which dissect the intensively managed land. Beyond the field are several residential dwellings and to the north of these lie an area of scrub and substantial coniferous tree windbreaks, most likely associated with previous horticultural activity.
- 3.12 Surrounding features within the landscape include substantial glasshouses some 420 m to the northwest of the Site; the horticultural buildings are associated with the tomato growing nursery of Eric Wall Ltd. These glasshouses are set to the north of the West Coastway Railway Line which runs between Southampton and Brighton, creating delination in the landscape in a west / east direction.

The Site

- 3.13 Through reference to **Photographs J - U** the Site, Site Boundaries and Features are described. The majority of the Site comprises rough grassland. Boundaries are rarely intact and contain both native and ornamental species vegetation.

Landform

- 3.14 The Site is relatively level, with a difference of approximately 2m across the whole area which is typical of the wider flat, coastal landscape.
- 3.15 Landform is level at approximately 7.5m aOD at the Site entrance and entrance road, when heading west from the North End Road. Once within the main Site area, around the area of the Site with existing buildings, landform remains at approximately 7.5m aOD, but drops to approximately 6.5m aOD across much of the open paddock land, which forms most of the landscape type. The lowest area is to the south-western corner as it slopes gently towards the open arable land to the west (see **Photograph U**), where landform drops to approximately 5.5m aOD.
- 3.16 Soil type across this area is understood to comprise 'Loamy - Freely draining slightly acid loamy soils', through reference to the Soils Map developed by Cranfield University and sponsored by the Department for Environment, Food and Rural Affairs.



Photograph Q - Northern part of the western boundary. Post and wire fence.



Photograph R - Northern part of the eastern boundary.



Photograph S - Southern part of the eastern boundary.



Photograph T - Looking south east across the Site from the north-western corner. Field divided up into enclosures for keeping horses. Existing buildings on Site located to the southern boundary.



Photograph U - Looking north across the Site from the western part of the southern boundary. The lowest area of the Site, with open arable land visible to the west and shelterbelt planting of Poplar along the northern boundary.

Site Boundaries and Features

- 3.17 The Site, of some 1.6 hectares (4.0 acres) of paddock land is accessed from the east by a narrow, gravelled access road leading from North End Road (see **Photograph J**). There is no entrance gate when turning into the Site from the North End Road, and vehicular and pedestrian users travel towards the main Site area past a residential property which lies to the north (east of the main Site area). The evergreen boundary vegetation of the neighbouring property edges the entrance road on its northern side, and is broken half way along by a five-bar gate.
- 3.18 The road is contained to the southern edge by post and wire fencing, and is largely unvegetated. This southern edge of the gravelled road forms approximately one third of the extent of the southern boundary, and forms the boundary between the Site and the paddock field which lies to the south (land to the south with planning permission (Y/93/14/OUT) for 38 no. dwellings) (see **Photograph K**).
- 3.19 Once at the end of the entrance road, there is a five-bar timber gate before the Site opens into a larger parcel of land with existing barn and stable buildings. At this point some mature trees and vegetation are located to the southern boundary, (see **Photograph L**). It is also here that the eastern boundary extends northwards, edging properties to the east, (see **Photograph N, R and S**). This boundary is intact and formed of post and rail fencing and ornamental vegetation planted within the gardens of the properties.
- 3.20 The main Site area comprises a small-scale field with enclosures where horses are kept, divided by a mixture of post and wire and electric fencing, (see **Photograph O**). The associated barn and stable buildings are located only within the south-eastern part of the Site.
- 3.21 Located within the Site are numerous horse related pieces of equipment, accessories and other equine paraphernalia, including horse boxes, carts and riding equipment (see **Photographs M and N**). This developed south-eastern portion of the Site has a ramshackle appearance of moderate to poor condition, which is improved towards the slightly wilder northern and western Site areas, (see **Photographs T and U**).

- 3.22 The southern boundary carries on beyond the entrance, past the rear elevation of a stable building, and is edged intermittently with a mixture of mature tree and scrub vegetation. The western parts of this southern boundary are altogether wilder and less kept (see **Photograph U**)
- 3.23 The western boundary forms the edge between the Site and the open arable land to the west. This edge is the most open, formed of post and wire fencing, (see **Photograph P, Q and T**). Bar a small area of scrub in the south-western corner, this boundary is vegetated by a line of approximately 20 pine trees which forms a group in the centre of the boundary. These evergreen trees form a tall linear feature within the landscape. The south-western area of the Site forms a pronounced corner into the larger field. The shape of the larger field to the west forms an irregular shape relative to field pattern of other large-scale arable fields set around the settlement of Yapton.
- 3.24 The northern boundary is formed of shelter belt planting of Willow and Poplar. This boundary is denser towards its western end, with the eastern end more broken and less intact. Again, this boundary type forms a linear landscape feature, which is echoed in the neighbouring field to the north, and fields to the west across the adjacent open arable land, (see **Photograph N, O, Q and U**).

Landscape Value

- 3.25 It is considered that the application Site in general is not considered to comprise a valued landscape in relation to Paragraph 109 of the National Planning Policy Framework. This also takes into account the consideration of landscape capacity undertaken for Yapton within the Landscape Capacity of Strategic Sites in Arun District, described in **Appendix B**.
- 3.26 The Guidelines for Landscape and Visual Impact Assessment (GLVIA3). Box 5.1 (p84 GLVIA3) provides a range of factors that can assist in the identification of valued landscapes. These factors include:

- **'Landscape quality (condition):** A measure of the physical state of the landscape. It may include the extent to which typical character is represented in individual areas, the intactness of the landscape and the condition of individual elements;
- **Scenic quality:** The term used to describe landscapes that appeal primarily to the senses (primarily but not wholly the visual senses);
- **Rarity:** The presence of rare elements or features in the landscape or the presence of a rare Landscape Character Type;
- **Representativeness:** Whether the landscape contains a particular character and/or features or elements which are considered particularly important examples;
- **Conservation Interests:** The presence of features of wildlife, earth science or archaeological or historical and cultural interest can add to the value of the landscape as well as having value in their own right;
- **Recreation Value:** Evidence that the landscape is valued for recreational activity where experience of the landscape is important;
- **Perceptual aspects:** A landscape may be valued for its perceptual qualities, notably wildness and/or tranquillity;
- **Associations:** Some landscapes are associated with particular people, such as artists or writers, or events in history that contribute to perceptions of the natural beauty of the area.'

- 3.27 The Site is considered to be in largely poor to moderate condition, with no conservation interests, recreation value or associations. The Site is not considered to be of a rare or particularly representative landscape character. Perceptually the tranquillity of the Site is limited due to the proximity of the busy North End Road to the east of the Site, and other built development in the area. The Site does not contribute to the setting of any Listed Buildings.
- 3.28 Features which positively contribute to landscape value across the Site and its setting are considered to comprise the following:
- Linear boundary features including shelterbelt planting, mature trees, scrub and hedgerow
 - Contribution of the Site to the small-scale patchwork of paddock land fringing the edge of the built-up area of Yapton, currently forming the suburban to rural edge of the northern part of the village.

Visual Amenity

- 3.29 Viewpoint photographs are provided within **Appendix C**. The viewpoint locations, relevant Public Rights of Way and an indication of the likely Zone of Visual Influence from publicly accessible viewpoints, based on a roofline apex of some 8m in height at any point across the Site are shown in **Figure 3.1**. The potential presence of the roofline apex informs an awareness of the relevant area above the Site to be considered.
- 3.30 All of the viewpoints included are short distance views. Short distance views are categorised based on the viewpoint being within 500m of the Site.
- 3.31 The following criteria in **Table 1** are used to identify the likely relative sensitivity of visual receptors (which may include users of public rights of way, areas of open public access, public highways or community areas).

Table 1 – Visual Sensitivity Criteria	
Relative Sensitivity	Type of Viewer
High	Receptors experiencing views of high value importance and/or who will notice any change to visual amenity by reason of the nature of use and their expectations.
Moderate	Receptors experiencing incidental views not critical to amenity and/or the nature of the view is not a primary consideration of the users.
Low	Receptors where the changed view is unimportant/ irrelevant and/or users are not sensitive to change.

Visual Receptors

- 3.32 Visual receptors are grouped together based on the nature of the view towards the Site as follows:
- Short distance views across a medium to large scale arable field on the western fringes of Yapton;
 - Short distance views across a paddock field (where permitted scheme (Y/93/14/OUT) would be located).

Short distance views across a medium to large scale arable field on the western fringes of Yapton

- 3.33 Low sensitivity visual receptors comprise local users of Public Footpaths no. 326, 330 and 329, and are represented in **Viewpoints No. 01, No. 02, No. 03 and No. 04**. These footpaths are considered of low sensitivity due to their infrequent usage, and that for these receptors, the suburban edge of Yapton is generally already experienced due to their proximity to existing built development.

Short distance views across a paddock field (where permitted scheme (Y/93/14/OUT) would be located).

- 3.34 A low sensitivity visual receptor for local users of Public Footpath 329, represented in **Viewpoints No. 05**. The footpath runs through a site which has approval for 38 no. dwellings, immediately adjacent to the south of the Site. The Yapton C of E Primary School, North End Road and other built development to the north, east and south locate this receptor within the urban to rural edge of Yapton.

Zone of Visual Influence

- 3.35 The indicative Zone of Visual Influence (ZVI) was determined as part of the field assessment and desktop analysis of Ordnance Survey mapping and photographs and is shown alongside of Viewpoint locations on **Figure 3.1**.
- 3.36 The Zone of Visual Influence (ZVI) is indicative of the area from which built development on the Site is likely to be visible from the public realm, taking into account landform, built form, vegetation and distance.
- 3.37 The Site's ZVI is limited to western and southern footpaths due to enclosure provided by built development and existing planting on its northern and eastern edges.
- 3.38 The ZVI indicated through the earlier description of visual receptors is defined as two separate zones. The zone defined in orange on **Figure 3.1** is indicative of areas of publicly accessible land from which unfiltered views towards part of the Site are available. The zone defined in yellow is indicative of areas of publicly accessible land from which heavily filtered or glimpsed views towards part of the Site are likely to be available.

Landscape Character and Visual Appraisal Summary

- 3.39 In summary, the Site comprises a paddock field with a relatively flat landform, with the lowest point being towards the south-western corner. The flatness of the land is typical of this character area, and contributes to the Site's sense of enclosure. Generally, the boundaries are well defined although there are some substantial gaps in vegetation which would gain from reinforcement through supplementary planting.
- 3.40 The Site is extensively enclosed on its northern and eastern edges due to the built development along North End Road, Longacre Park mobile home park to the north and tall shelterbelt planting associated with land to the north. Most notably, from the publicly accessible North End Road to the north and east views into the Site cannot be made where existing buildings, walls and garden vegetation dominate views.
- 3.41 There is more of a sense of openness to the south, and even more so to the west; to the south a paddock field encompasses land before Yapton C of E Primary School is reached. However this aspect would need to be considered alongside the permission for 38 no. dwellings (ref: Y/93/14/OUT) on this land, which would result in the complete enclosure to this southern edge. This would provide similar enclosure levels to that of the northern and eastern aspects, as previously discussed.
- 3.42 The landscape to the west is open arable land, and it is this edge which would potentially form part of the new suburban edge of Yapton.
- 3.43 To the south-western area of the Site where landform is at its lowest a distinct corner is formed into the adjacent existing medium to large scale arable field. The encroaching field corner contributes to the irregular shape of the large western field, which is not necessarily in keeping with the field pattern of the wider landscape, especially in comparison to some of the larger fields located to the south of Yapton.
- 3.44 The Landscape Capacity of Strategic Sites in Arun District (or the Strategic Housing Land Availability Appraisal (SHLAA)) planning policy document, (refer to **Appendix A**) assesses a site to the south-western edge of the settlement of Yapton with capacity for development, formed of three separate areas (8a, 8b and 8c).

- 3.45 When using the criteria set out within the SHLAA to assess the Site, a comparison can most easily be made between the Site and area 8c, mainly due to the comparable scale of the two areas. The assessment states that 8c could 'accommodate a small extension to Yapton without significant detrimental effects on the landscape, provided sensitive considerations are taken into account, in particular the views of the site from the south and approach to the village'. Using this criteria, based on sensitivity and landscape value, the same could be said of the Site.
- 3.46 Again referring to the SHLAA, and using the criteria set out for assessing sensitivity, more specifically the assessment of a potential site's inconsistency with existing settlement form / pattern; when studying aerial imagery of existing development of southern Yapton, where Bilsham Road leads south from Burndell Road (B2233), with development extending off to the east and west it is evident that settlement pattern could be reflected to the north of Yapton consistent with that of southern Yapton, but with an improved boundary between the suburban and rural landscape character.
- 3.47 Positive aspects of the Site include its contribution to the small-scale patchwork of paddock land fringing the edge of the built-up area of Yapton. A limited contribution is made to the separation between Barnham and Yapton. Further positive features include the contribution of the Site to the sense of openness experienced to the west of the Site, albeit over an intensely farmed landscape.
- 3.48 Detracting features of the Site include the limited tranquillity due to the nature of the built environment within its surrounds and the poor/moderate condition of the boundary features.
- 3.49 Publicly accessible viewpoints in the surrounding landscape are limited to the south and west. Western receptors allow views into the Site and of the Site's boundaries. These receptors would effectively see part of the transition to the rural edge lost. However, when considered alongside the permitted and potential line of suburban development to the south and existing development such as Longacre Park mobile home park to the north (see **Viewpoint 1**), would not significantly change views of the suburban - rural edge for these receptors.

- 3.50 Development would continue the existing built edge, and would be visible only as a shallow strip due to the flat landform. Receptors to the west and south-west experience the Site's distinct corner intruding into the western arable field (see **Viewpoint 3**), but again, when considered alongside the permitted development to the south (ref: Y/93/14/OUT), the magnitude of change would not be substantial.
- 3.51 From the south views can be made of the extent of the Sites southern boundary (see **Viewpoints 4** and **5**), much of which is formed of the existing access road. Existing boundary vegetation and buildings on Site allow only glimpses into the Site along this edge. As previously stated, for these southern receptors, at least up until the point where the southern paddock field ends and the arable land to the east begins (see **Viewpoint 4**), would need to be considered alongside the permission for 38 no. dwellings (ref: Y/93/14/OUT) on the paddock field, which would prohibit views.

4.0 LANDSCAPE CONSTRAINTS AND OPPORTUNITIES

Landscape Constraints

- 4.1 Landscape constraints and opportunities are identified to communicate the relevant aspects derived from the study.
- 4.2 The key landscape constraints identified for the Site are:
- Contribution of the Site to the small-scale patchwork of paddock land fringing the edge of the built-up area of Yapton;
 - Limited contribution of the largely enclosed Site to the separation between Barnham and Yapton;
 - The contribution of the Site to the openness experienced within the landscape from Public Footpath No. 326 when adjacent to the Site;
 - The south-western corner of the Site which is most visible from the public rights of way to the west and south-west of the Site;
 - The narrow access road to the Site, which is constrained by the post and wire boundary fence of the adjacent field to the south, and the evergreen ornamental hedgerow of the neighbouring property to the north.

Landscape Opportunities

- 4.3 Landscape opportunities are defined both to respond to the constraints identified for the Site through either recommending approaches which avoid or reduce potential impacts from the Development scenario, but also to define Site specific enhancement measures which will assist in achieving high quality design.
- 4.4 The key landscape opportunities identified for helping integrate the development into the Site are:
- Existing linear boundary landscape features retained, protected and reinforced to provide a strong landscape framework for new development, whilst improving ecological connectivity;
 - The broken tree belt along the western boundary to be reinforced with a native tree and shrub belt to establish a transitional rural edge;
 - Sustainable drainage feature located to the lower lying south-western corner of the Site within an area of Public Open Space (POS);
 - Delivery of a high quality built environment, with materials distinctive to the area such as brick and flint with natural slate or plain clay tiles for the roofs;
 - Multifunctional greenspace with naturalistic play features as part of the POS;
 - Link to Public Footpath 326 made for increased recreational opportunity for residents;

5.0 SUMMARY AND CONCLUSIONS

General

- 5.1 This section sets out the conclusions of the Landscape and Visual Appraisal with respect to the development potential of the Site in landscape and visual terms and also makes recommendations for further work.

Suitability of the Site for Development

- 5.2 In summary, the western edge of the Site is deemed to be most sensitive due to exposure from western and southwestern receptors, and the distinct corner which is formed into adjacent arable land.
- 5.3 However, when considering this alongside existing built development to the north with Longacre Park mobile home park, the impact of the Development Scenario is not deemed to be substantial. Additionally, when comparing the Development Scenario with existing development within southern Yapton, the scheme would not be inconsistent with existing settlement form / pattern.
- 5.4 Furthermore, when considering the Development Scenario alongside the permission for 38 no. dwellings (ref: Y/93/14/OUT) immediately to the south of the Site, the urban edge of Yapton would effectively only be extended slightly, moving the built-up area northwards.
- 5.5 Therefore, the Site as a whole is considered to have capacity for accepting development subject to appropriate mitigation, with the potential to reinforce existing positive features within the landscape.
- 5.6 In conclusion, it is considered that there is likely to be potential to accommodate a blend of high quality development including green space which is sensitive to the setting and character of the Site, subject to appropriate siting, design and landscape component mitigation to address the landscape constraints and opportunities identified in **Section 4.0**.

Conclusions

- 5.7 The settlement character of Yapton and the moderately scenic qualities viewed from a limited extent of Public Footpath 326 and 329 are not likely to be adversely effected from the small scale housing development of the Site in the mid-long term, provided opportunities for integrating the Site into the surrounding landscape structure are incorporated.

Recommendation

- 5.8 This Landscape and Visual Appraisal has confirmed the suitability of the Site for residential development through an appraisal of landscape and visual impact based on the Development scenario.
- 5.9 The recommendations within this appraisal should be used to inform a masterplan for the Site. The assessment and conclusions within the appraisal should be revisited and updated as a Landscape and Visual Impact Assessment, to support a future planning application for development on the Site.
- 5.10 In addition, the development of an appropriate landscape strategy and landscape masterplan are recommended to support a future planning application. A measured tree survey to BS 5837 2012 is also recommended to identify preliminary tree constraints in relation to design and layout.

APPENDIX A - PLANNING POLICY AND DESIGNATIONS

6.0 PLANNING POLICY CONTEXT

General

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

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

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

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

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

Planning Policy

National Planning Policy Framework 2012 (March 2012)

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

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

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

Arun District Local Plan (April 2003)

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

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

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

6.10 The Site does not fall within the 'Built-up Area Boundary' of Yapton as identified in Arun Local Plan Publication Version 2011-2031.

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

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

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

6.14 Policy D DM1 (Aspects of form and design quality) - identifies that an application should: *‘...make best possible use of the available land by reflecting or improving upon the character of the site’*. This includes a consideration of: *‘scale, massing, aspect, siting, layout, density, building materials (colour, texture), landscaping, and design features, use of building materials, craftsmanship and hard and soft landscaping’*. Existing and new tree planting should be an integral part of proposals.

6.15 Policy ENV DM5 (Development and biodiversity) - identifies that: *‘...Development schemes shall, in the first instance, seek to achieve a net gain in biodiversity and protect existing habitats on site. They shall also however incorporate elements of biodiversity including green walls, roofs, bat and bird boxes as well as landscape features minimising adverse impacts on existing habitats (whether designated or not).’*

6.16 Policy QE SP1 (Quality of the environment) - identifies that: *‘The Council requires that all development contributes positively to the quality of the environment and will ensure that development does not have a significantly negative impact upon residential amenity, the natural environment or upon leisure and recreational activities enjoyed by residents and visitors to the District.’*

Yapton Neighbourhood Plan 2014-2029 (October 2014)

6.17 As the Local Planning Authority, Arun District Council designated Yapton as a Neighbourhood Area in November 2012. The Neighbourhood Plan was prepared by the community through the Yapton Neighbourhood Plan (YNP) Group.

- 6.18 Policy SA1 (Land north of Yapton CE Primary School) relates to planning permission for a residential development on 1.06 hectares of land to the north of Yapton CE Primary School. This development is located on land directly to the south of study area. This development scheme gained planning consent (Application no: Y/93/14/OUT) on 5th August 2015.
- 6.19 The study area does not fall within, but is immediately adjacent to the 'Built-up Area Boundary' as identified in Yapton Neighbourhood Plan.
- 6.20 Policy BB1 (Built-up Area Boundary) identifies that: *'The development of Yapton village shall be focused within the built-up area boundary as identified in the plan... Development proposals outside the built-up area boundary will not be permitted unless: they represent proposals to deliver the site allocations (policies SA1 and SA2); or they relate to necessary utilities infrastructure and where no reasonable alternative location is available; or they relate to additional allocations for housing land in accordance with policy H1; or they propose new or relocated health or community facilities in accordance with policies KS1 and KS2.'*
- 6.21 The land within the boundary of the study area and immediately surrounding has been identified as Grade 1 agricultural land.
- 6.22 Policy E1 (Protection of high value agricultural land) identifies that: *'Planning permission will be refused for development on grade 1 and grade 2 agricultural land unless: it involves the granting of planning permission for the development of the housing allocations identified in this Plan (Policy SA1 and Policy SA2); or it involves the granting of planning permission for any additional housing sites required by Policy H1 to meet objectively assessed housing needs in the Plan area.'*
- 6.23 Policy E4 (Minimising the environmental impact of development) identifies that: *'Development will be expected to retain well-established features of the landscape, including mature trees, species-rich hedgerows and ponds. If there is significant loss of trees and shrubs as part of development, then new provision will be expected elsewhere on the site.'*
- 6.24 Policy E5 (Retention and enhancement of biodiversity) identifies that: *'In order to retain and encourage biodiversity, flood attenuation ponds should, where possible, be included in the design of development proposals and these should incorporate links and corridors for wildlife. If this is not possible, then other forms of Sustainable Urban Drainage Systems (SUDS) should be provided. On smaller developments, domestic rainwater management systems may be included instead of SUDS or flood attenuation ponds. Provision of such features shall be designed to have adequate safety arrangements in order to prevent risk of accidents to children.'*
- 6.25 Policy E8: (Conservation Areas) identifies that: *'Within the Church Lane and Main Road/Church Road conservation areas development proposals will be required to preserve or enhance the character of those areas. Development proposals and extensions and alterations to existing buildings and structures will be expected to: be suitably designed for the context within which they are set; and ensure that the scale and massing of buildings relate sympathetically to the surrounding area; and use traditional and vernacular building materials to respect the context of the development concerned.'*
- Landscape Capacity of Strategic Sites in Arun District (February 2017)**
- 6.26 Hankinson Duckett Associates (HDA) were commissioned by Arun District Council to undertake a Landscape Capacity Study of strategic sites which were identified through Arun's Strategic Housing Land Availability Appraisal (SHLAA). The assessment is to form part of the evidence base which aims to identify sites to be included as housing allocations within the emerging Local Plan, set to replace the existing plan adopted in 2003.
- 6.27 The study identifies the north and west of Yapton as being *'... a mosaic of small scale parcels of land, mainly associated with low density dwellings'.*
- 6.28 The study goes on to assess a site with capacity for development formed of three separate areas (8a, 8b and 8c) to the south-west edge of the settlement of Yapton. The areas are described as large scale arable fields adjacent to the settlement edge, crossed by a number of public rights of way. 8b also incorporates a pastoral field detached from the settlement edge. Areas 8a, 8b and 8c lie on land approximately 500m to 1km to the south of the Site.
- 6.29 Of the three separate areas identified in the study, the Site is most comparable to area 8c. Area 8c is described as being: *'... better related overall to the existing settlement pattern and is judged to have Medium/High landscape capacity for housing development. This could accommodate a small extension to Yapton without significant detrimental effects on the landscape, provided sensitive considerations are taken into account...'* It also states that 8c should: *'... be enhanced with supplementary tree planting to help limit the visual impact of housing development on views from footpaths and settlement within the vicinity of the site'.* Landscape sensitivity of 8c is assessed to be 'Moderate' and landscape value is assessed to be 'Slight'.
- Arun Green Infrastructure Study (June 2012)**
- 6.30 A Green Infrastructure Study of the Arun District was carried out by LUC in 2012, as commissioned by Arun District Council. The study is a precursor to a sub-regional Green Infrastructure Strategy for the coastal West Sussex area.
- 6.31 No area of the Site was identified as a 'Green Infrastructure Asset' or a 'Strategic Green Infrastructure Corridor'. The 'Coast to Downs Green Infrastructure Corridor' lies on land approximately 2.5 km to the east of the Site.

Landscape Planning Designations

- 6.32 The site area itself is not covered by any statutory landscape or ecological designations. There is also no Ancient Woodland or woodland highlighted on the National Forest Inventory within the site area or in close proximity. The relevant designations described including the Neighbourhood Plan Policy BB1: Built-up Area Boundary indicated on p13 of the Yapton Neighbourhood Plan 2015-2031 (February 2017) are shown on **Figure 2.1**.

Listed Buildings and Conservation Areas

- 6.33 Listed buildings and Conservation Areas have statutory protection under the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 6.34 There are a number of listed buildings (Grade II) located within Yapton. One listed building is in close proximity to the Site. Located on the west side of North End Road (B2132), approximately 150m from the Site is The Old Cottage which is described on Historic England's website as: *'C18. Two storeys. Two windows. Stuccoed. Tiled roof. Casement windows in moulded architrave surrounds. Modern gabled porch'*.
- 6.35 There are two Conservation Areas in Yapton; Main Road and Church Road. The Site is located approximately 280m from both the Main Road Conservation Area and approximately 270m from the Church Road Conservation Area. The Arun District Council Supplementary Planning Guidance document – 'Conservation Areas', adopted in October 2000 identifies these areas: 'The village developed along this principle route and, together with Church Road and North End Road, there is a wide variety in the age and style of buildings. Most are two-storey in brick and flint or stucco, and these, together with natural slate or plain clay tiles for the roofs, are the predominant materials in the area.'

APPENDIX B - LANDSCAPE CHARACTER

7.0 EXISTING CONDITIONS

Published Landscape Character and Capacity Studies

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

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

7.2 Local Landscape Character Areas identified within the Arun Landscape Study: Landscape and Visual Amenity Aspects of Developments Choices in Arun District: 2006-2026 (August 2006), relative to the Site are shown on **Figure 2.1**.

National Character Areas (September 2014)

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

West Sussex Landscape Character Assessment (2003)

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

7.5 Landscape and Visual Sensitivities are described as including: "Development on settlement edges of Bognor and suburban settlements of Tangmere, Barnham, Yapton and Westergate".

7.6 The Land Management Guidelines include to: "Encourage landscape enhancements around villages and on their approaches", and to: "Restore and strengthen the landscape of the gaps between settlements".

Local Distinctiveness Study of West Sussex (2003)

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

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

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

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

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

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

APPENDIX C - VIEWPOINT SURVEY

DOMUSEA (STRATEGIC) LIMITED

CLAYS FARM, NORTH END ROAD, YAPTON, ARUNDEL, WEST SUSSEX
LLD1257/DW/FINAL/01



Viewpoint No. 01

Location: Public Footpath FP326.

Direction of View: East.

Date: 16th August 2017
Time: 12:45 pm
Weather: Clear weather conditions
Lighting Conditions: Good visibility
Approximate Ground Level: 6.0 metres AOD
Ordnance Survey Grid Coordinates: SU976040

Description
An illustrative short distance view for local users of the Public Footpath through a medium to large scale arable field, west of the Site. Views into the Site can be made between mature boundary treeline planting of evergreen Pine trees. Strong boundary Willow and Poplar treeline planting of can also be clearly seen to offer delineation between the Site and the paddock fields to the north. Vegetation bounds the site along the southern edge of the Site.



Viewpoint No. 02

Location: The point where Public Footpath FP330 meets Public Footpath FP326 adjacent to the railway line.

Direction of View: South east.

Date: 16th August 2017
Time: 12:55 pm
Weather: Clear weather conditions
Lighting Conditions: Good visibility
Approximate Ground Level: 10.0 metres AOD
Ordnance Survey Grid Coordinates: SU974043

Description
An illustrative short distance view for local users of the Public Footpaths at the railway crossing. The view is made across a medium to large scale arable field, with areas of the site visible between shelterbelt planting. The existing Longacre Park mobile home park forms a built-up edge to the north of the Site.



Viewpoint No. 03

Location: Public Footpath FP 329.

Direction of View: North east.

Date: 16th August 2017
Time: 1:05 pm
Weather: Clear weather conditions
Lighting Conditions: Good visibility
Approximate Ground Level: 5.5 metres AOD
Ordnance Survey Grid Coordinates: SU974037

Description
An illustrative short distance view for local users of the Public Footpath, emerging from an area of scrub vegetation when heading east. Glimpsed views into the Site are available beyond mixed boundary vegetation. For this receptor, the south west corner of the Site is closest, however the extent of the southern boundary and the Site entrance road leading from the North End Road can be seen to stretch to the east.



Viewpoint No. 04

Location: Public Footpath FP 329.

Direction of View: North

Date: 16th August 2017
Time: 1:15 pm
Weather: Clear weather conditions
Lighting Conditions: Good visibility
Approximate Ground Level: 7.0 metres AOD
Ordnance Survey Grid Coordinates: SU976037

Description
An illustrative short distance view for local users of the Public Footpath about to enter the paddock field to the south of the Site. Views are made along the boundary of the paddock field and the open arable land to the west. Glimpses of the Site can be made through boundary vegetation, and the pronounced corner of the Site can be seen where the southern boundary of Site extends further west than the northern boundary of the field to the south.



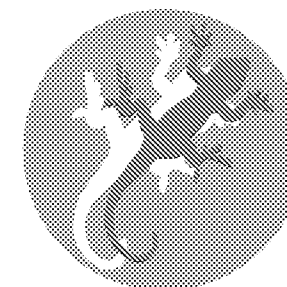
Viewpoint No. 05

Location: Public Footpath FP 329.

Direction of View: North west

*Date: 16th August 2017
Time: 1:30 pm
Weather: Clear weather conditions
Lighting Conditions: Good visibility
Approximate Ground Level: 8.0 metres AOD
Ordnance Survey Grid Coordinates: SU978037*

Description
An illustrative short distance view for local users of the Public Footpath crossing the paddock field to the south of the Site. This is the location of the permitted planning application (Y/93/14/OUT) for 38 no. dwellings. Unfiltered views across much of the southern Site boundary can be made.



LIZARD

Landscape Design and Ecology

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