



Gleeson Strategic Land

Bilsham Road, Yapton

LANDSCAPE AND VISUAL APPRAISAL

December 2017

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1.0 INTRODUCTION

- 1.1 This Landscape and Visual Appraisal (LVA) has been carried out for the proposed development at Bilsham Road by FPCR Environment and Design Ltd (FPCR). The purpose of this LVA study is to provide an assessment of the likely landscape and visual effects of the proposed development. The landscape and visual effects have been considered in relation to the proposals detailed in the planning application and Design and Access Statement (DAS).
- 1.2 FPCR is a multi-disciplinary environmental and design consultancy with over 50 years' experience of architecture, landscape, ecology, urban design, masterplanning and environmental impact assessment. The practice is a member of the Landscape Institute and Institute of Environmental Management and Assessment and is frequently called upon to provide expert evidence on landscape and visual issues at Public and Local Plan Inquiries.

Site Location

- 1.3 The circa 11.6ha Site is situated to the south and west of Yapton, a small village in the Arun District of West Sussex. Yapton is located 5km north east of Bognor Regis and 3km south of the South Downs National Park. The Site comprises a number of fields immediately adjacent to the existing settlement boundary, and west of Bilsham Road. Figure 1 shows the location and context of the site.

Proposed Development

- 1.4 The proposed development comprises:
- Construction of up to 250 residential units (2 – 2.5 storeys);
 - 4 hectares of Public Open Space (comprising allotments, amenity green space, semi-natural open space and play provision);
 - Car and Cycle parking;
 - Roads; and
 - Service and drainage infrastructure.

2.0 METHODOLOGY

- 2.1 This LVA has been prepared based upon the Guidelines for Landscape and Visual Impact Assessment, third edition (GLVIA3), published by the Landscape Institute and the Institute of Environmental Management and Assessment, in 2013.
- 2.2 In summary, the GLVIA3 states:
- “Landscape and Visual impact assessment (LVIA), is a tool used to identify and assess the significance of and the effects of change resulting from development on both landscape as an environmental resource in its own right and on people’s views and visual amenity.”* (GLVIA3 paragraph 1.1.)
- 2.3 There are two components of LVIA:
- *“Assessment of landscape effects; assessing effects on the landscape as a resource in its own right;*
 - *Assessment of visual effects: assessing effects on specific views and on the general visual amenity experienced by people.”* (GLVIA3 paragraph 2.21.)
- 2.4 The components of this report include: baseline studies; description and details of the landscape proposals and mitigation measures to be adopted as part of the scheme; and identification and description of likely effects arising from the proposed development.
- 2.5 In terms of baseline studies, the assessment provides an understanding of the landscape in the area to be affected, its constituent elements, character, condition and value. For the visual baseline, this includes an understanding of the area in which the development may be visible, the people who may experience views, and the nature of views.

Assessment of Landscape Effects

- 2.6 GLVIA3 states that *“An assessment of landscape effects deals with the effects of change and development on landscape as a resource”* (GLVIA3 paragraph 5.1).
- 2.7 The baseline landscape is described by reference to existing published Landscape Character Assessments and by a description of the site and its context.
- 2.8 A range of landscape effects can arise through development. These can include:
- Change or loss of elements, features, aesthetic or perceptual aspects that contribute to the character and distinctiveness of the landscape;
 - Addition of new elements that influence character and distinctiveness of the landscape;
 - Combined effects of these changes.
- 2.9 The characteristics of the existing landscape resource are considered in respect of the susceptibility of the landscape resource to the change arising from this development. The value of the existing landscape is also considered.
- 2.10 Each effect on landscape receptors is assessed in terms of size or scale, the geographical extent of the area influenced and its duration and reversibility. In terms of size or scale of change, the judgement takes account of the extent of the existing landscape elements that will be lost or changed, and the degree to which the aesthetic or perceptual aspects or key characteristics of the landscape will be altered by removal or addition of new elements.

- 2.11 The level of effect is determined by considering the sensitivity of the landscape receptors and the magnitude of effect on the landscape. Final conclusions on the overall landscape effects are drawn from the assessment components described. This appraisal describes the nature of the landscape effects, and whether these are adverse or beneficial, at the following stages of development; construction, completion (year 1) and longer term (year 15).
- 2.12 The criteria used in the appraisal are set out in Appendix A.

Assessment of Visual Effects

- 2.13 An assessment of visual effects deals with the effects of change and development on the views available to people and their visual amenity. This appraisal describes the nature of the visual effects and, whether these are adverse or beneficial, at the following stages of development; construction, completion (year 1) and longer term (year 15).
- 2.14 The first stage in the assessment is to identify approximate visibility/ visibility mapping. This is done by either a computerised Zone of Theoretical Visibility (ZTV)¹, or by manual methods using map study and field evaluation. A series of viewpoints are included within the assessment that are representative of views towards the site from surrounding visual receptors. Other views of the site are included where it supports the description and understanding of the site's landscape and visual characteristics.
- 2.15 The views also typically represent what can be seen from a variety of distances from the development and different viewing experiences.
- 2.16 It is important to remember that visual receptors are all people. For each affected viewpoint, the assessment considers both susceptibility to change in views and the value attached to views.

"The visual receptors most susceptible to change are generally likely to include:

- *Residents at home;*
 - *People engaged in outdoor recreation, including use of public rights of way, whose attention or interest is likely to be focused on the landscape or particular views;*
 - *Visitors to heritage assets or other attractions, where views of surroundings are an important contributor to the experience;*
 - *Communities where views contribute to the landscape setting enjoyed by residents in the area;*
- Travellers on road, rail or other transport routes tend to fall into an intermediate category of susceptibility to change. Where travel involves recognised scenic routes awareness of views is likely to be particularly high."* (GLVIA3 paragraph 6.33.)

"Visual receptors likely to be less sensitive to change include:

- *People engaged in outdoor sport or recreation which does not involve or depend upon appreciation of views of the landscape;*
- *People at their place of work whose attention may be focused on their work or activity, not on their surroundings."* (GLVIA3 paragraph 6.34.)

¹ Zone of Theoretical Visibility (ZTV): A map usually digitally produced, showing areas of land within which a development is theoretically visible. [GLVIA3]

- 2.17 Each of the visual effects is evaluated in terms of its size or scale, the geographical extent of the area influenced and its duration or reversibility.
- 2.18 In terms of size or scale, the magnitude of visual effects takes account of:
- The scale of the change in the view with respect to the loss or addition of features in the view and changes in its composition, including proportion of the view occupied by the proposed development;
 - The degree of contrast or integration of any new features or changes in the landscape with the existing or remaining landscape elements and characteristics in terms of form, scale and mass, line height, colour and texture;
 - The nature of the view of the proposed development, in terms of the relative amount of time over which it will be experienced and whether views will be full, partial or glimpses.
- 2.19 The geographical extent of the visual effect in each viewpoint is likely to reflect:
- The angle of view in relation to the main activity of the receptor;
 - The distance of the viewpoint from the proposed development;
 - The extent of the area over which the changes would be visible.
- 2.20 As with landscape effects, the duration of the effect could be short to long term or permanent and the same definitions apply. The criteria used in this appraisal are set out in Appendix A.

Overall Landscape and Visual Effects

- 2.21 The final conclusions on effects, whether adverse or beneficial, are drawn from the separate judgements on the sensitivity of the receptors and the magnitude of the effects. This overall judgement is formed from a reasoned professional overview of the individual judgements against the assessment criteria.
- 2.22 GLVIA3 notes, at paragraphs 5.56 and 6.44, that there are no hard and fast rules with regard to the level of effects, therefore the following descriptive thresholds have been used for this appraisal:
- **Major:** A Major landscape or visual effect based on an evaluation of the susceptibility and value of the receptor, combined with the magnitude of change;
 - **Moderate:** A Moderate landscape or visual effect based on an evaluation of the susceptibility and value of the receptor, combined with the magnitude of change;
 - **Minor:** A Minor landscape or visual effect based on an evaluation of the susceptibility and value of the receptor, combined with the magnitude of change;
 - **Negligible:** A Negligible landscape or visual effect based on an evaluation of the susceptibility and value of the receptor, combined with the magnitude of change.
- 2.23 Where it is determined that the assessment falls between or encompasses two of the defined criteria terms, then the judgement may be described as, for example, Major/ Moderate or Moderate/ Minor. This indicates that the effect is assessed to lie between the respective definitions or to encompass aspects of both.

3.0 PLANNING POLICY

National Planning Policy

National Planning Policy Framework (NPPF, 2012)

- 3.1 The NPPF sets out the national planning policy, with the overall objective of achieving sustainable development.
- 3.2 Section 11 of the NPPF makes reference to the protection and enhancement of valued landscapes, the weight to be given to criteria based policies, such as landscape character designations, and the need to create, protect, enhance and manage green infrastructure.
- 3.3 Paragraph 109 of the NPPF states:
"The planning system should contribute to and enhance the natural and local environment by: protecting and enhancing valued landscapes..."

Local Planning Policy

Arun District Council's Local Plan (Adopted April 2003)

- 3.4 Local landscape planning policies are set out in Arun District Council's Local Plan, adopted April 2003. Many of the policies have been saved and are still relevant until replaced by policies from the new Local Plan.
- 3.5 Figure 5 illustrates the landscape designations applicable to the Site and surrounding area.

Policy GEN7

In relation to the form of new development, Policy GEN7 states:

'Planning permission will only be granted for schemes displaying high quality design and layout. Development proposals involving new buildings or significant extensions or alterations must be accompanied by an illustrated written analysis of the site and its immediate setting, together with its relationship with the relevant townscape, landscape ... characteristics of the wider area.

Development will be permitted provided it:

(ii) 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;

(vi) retains significant open or wooded areas which, in their own right, make a material contribution to the local environment...'

The Arun District Local Plan 2011-2031

- 3.6 The Council are currently in the process of preparing a new Local Plan. A Sustainability Appraisal of the Main Modifications to the Local Plan (February 2017) has been produced by LUC on behalf of the Council, and appraises potential strategic sites. The Sustainability Appraisal considers potential effects of development on the landscape character and quality:

“At its closest site, the site is 2.9km south of the South Downs National Park. However, development of these large greenfield sites may significantly affect the character of the local environment, however these effects are currently uncertain (?) given that the exact effect will depend on the design of any development and considering that there may be potential to mitigate these effects.”

Yapton Neighbourhood Plan 2014-2029 (October 2014)

- 3.7 The Neighbourhood Plan for Yapton says little in relation to landscape and visual matters, however Policy E4 covers mitigation, in relation to development proposals:

“Policy E4: Minimising the environmental impact of development

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.”

Other Relevant Strategies, Guidelines or Documents

Arun Green Infrastructure Study, June 2012

- 3.8 The Site is not within a Strategic Gap, and no Green Infrastructure (GI) assets have been identified in proximity to the Site. Under ‘Current GI Issues’, the study highlights the area south of Yapton as an:

‘Area of poor landscape quality including loss of treescape, scrub growth and pony paddocks.’

Landscape Capacity of Strategic Sites in Arun District, February 2017

- 3.9 Further to their initial Landscape Study published in 2006, HDA were commissioned by the Council to undertake a further grain of assessment on the capacity of strategic sites to inform the emerging Local Plan process. This suggests that western two fields have a medium landscape capacity, while the eastern field has a medium/high capacity. This is considered further in the next section.

Policy Summary

- 3.10 There are no policies relating to landscape that would prevent development of the Site. The proposed masterplan, and mitigation proposed therewith, should have regard to the relevant policies, as quoted above.

4.0 BASELINE CONDITIONS

Landscape Character

National Character

- 4.1 National Character Area (NCA) profiles have been prepared by Natural England for the 159 NCA's defined across England. These NCA profiles include a description of the natural and cultural features that shape the landscape, how the landscape has changed over time, the current key drivers for ongoing change, and a broad analysis of each area's characteristics. Figure 4 illustrates the NCA's and other defined character areas within the context of the site.
- 4.2 At this very broad landscape scale, the site and the wider study area lies within Natural England's National Character Area (NCA) 126 'South Coast Plain'. This NCA stretches from the edge of Southampton in the west to Brighton and Hove in the east, and therefore covers a very extensive landscape tract. Under Key Characteristics the NCA description includes the following references;
- *"The plain slopes gently southwards towards the coast. From the coastal plain edge there are long views towards the sea and the Isle of Wight beyond."*
 - *"The underlying geology of flinty marine and valley gravels extends several miles inland to the dip slope of the South Downs and the South Hampshire Lowlands. This gives rise to deep and well-drained high quality soils."*
 - *"In places, streams and rivers flow south from the higher land of the Downs to the sea."*
 - *"Coastal inlets and 'harbours' contain a diverse landscape of narrow tidal creeks, mudflats, shingle beaches, dunes, grazing marshes and paddocks. These include the internationally important Chichester, Langstone, Portsmouth and Pagham harbours, the Hamble Estuary and the recent coastal realignment site at Medmerry between Chichester Harbour and Selsey."*
 - *"There are stretches of farmed land between developed areas, often with large arable fields defined by low hedges or ditches."*
 - *"There are isolated remnants of coastal heath in the west."*
 - *"Sand dune grasses and intertidal marsh communities are characteristic of the coastline, while small areas of species-rich meadow remain inland."*
 - *"The coastline provides feeding grounds for internationally protected populations of overwintering waders and wildfowl and is also extensively used for recreation."*
 - *"Along the exposed, open coastal plain and shoreline, tree cover is limited to isolated wind-sculpted woodlands and shelterbelts."*
 - *"The area has significant urban development, with settlements along the coastline dominated by the Portsmouth conurbation, suburban villages and seaside towns including Bognor Regis, Littlehampton and Worthing linked by major road and rail systems."*
 - *"Historic fortifications along the coast include the Roman fort at Portchester and 19th-century defences and later naval installations built to protect the Portsmouth naval dockyard."*
- 4.3 The description also states:

“The South Coast Plain NCA is broadly divided into the coastal margins which are heavily influenced by the sea; the expansive lower coastal plain which occupies most of the area; and the upper coastal plain which forms the transition between the lower plain and the chalk dip slopes of the South Downs and the South Hampshire Lowlands. Superficial deposits have given rise to a range of fertile soils which combine with the flat terrain and favourable climatic conditions to result in high-quality agricultural land. The east–west fold of chalk known as the Littlehampton anticline forms an isolated ridge to the north of Portsmouth, known as Portsdown, which forms a prominent setting to the harbour. Elsewhere, the Downs form a strong backdrop to the whole plain, while there are extensive views to the Isle of Wight.”

4.4 Statement of Environmental Opportunity 3 states;

“Plan for the creation of a strong landscape framework within and around major settlements and identified growth areas, while managing and enhancing existing greenspace and access, and balancing the needs of agriculture, communities and the natural environment.”

West Sussex Landscape Character Assessment (2003)

4.5 The West Sussex Landscape Character Assessment (WSLCA) has been undertaken at a District/Borough level. It subdivides the landscape into 43 Landscape Character Areas

4.6 The WSLCA characterises the area encompassing the Site as SC9, the Chichester to Yapton Coastal Plain Landscape Character Area (LCA). The key characteristics of this LCA are:

- *“Low lying flat open landscape.*
- *Meandering rifes and straight drainage ditch systems, with associated unimproved grassland and edged by reed beds.*
- *A low density of hedgerows and hedgerow trees with occasional shelterbelts.*
- *Large-scale arable farming and market gardening. Extensive farms with both traditional and modern farm buildings and silos.*
- *Clusters of Glasshouses*
- *Scattered, historically nucleated villages with mixed building materials of flint, brick, half timber and stone.*
- *Large farmsteads along roads, and on dead-end tracks.*
- *Long views to Arundel, the Downs and to the distinctive spire of Chichester Cathedral.*
- *The relatively open character of much of the area allows long views so that village church towers are important landmarks in views.*
- *Frequent urban fringe influences of horse paddocks, light industry and disused airfields, with busy minor and major roads.*
- *The urban fringes associated with Bognor are particularly obvious, with sporadic urban development in suburban settlements of Tangmere, Barnham, Yapton, and Westergate.*
- *Large gravel pit lakes around the edge of Chichester*

- *Few trees or hedgerows, partly as a result of Dutch Elm Disease, from the 1970s and the Great Storm of 1987 and overall high quality agricultural land, although, where they do exist, they form prominent features.*
- *Light industry in the countryside at Ford and Tangmere*

4.7 The broad Land Management Guidelines for the Chichester to Yapton Coastal Plain include to:

- *“Create a new, large scale tree and hedgerow framework which complements the open intensively farmed landscape, whilst maintaining significant views of Chichester Cathedral, the South Downs and local features.*
- *Maintain and strengthen field boundaries such as hedgerows and shelterbelts.*
- *Link up existing remnant hedgerows and tree lines to re-establish coherent field boundaries and wildlife corridors.*
- *Establish landscape management plans for urban edges, notably Bognor Regis, to enhance the distinction between the urban and rural landscape.*
- *Restore and strengthen the landscape of the gaps between settlements.*
- *Establish new vegetation features by the planting of hedgerows and tree clumps in field corners and along roadsides, especially those approaching settlements.”*

Arun District Landscape Study (2006)

4.8 The Arun District Landscape Study provides an assessment of landscape character and visual sensitivity, taking into account the following factors:

- Inherent landscape quality, i.e. the intactness and condition of the landscape.
- Contribution each area makes to the distinctive setting of a particular settlement.
- Consistency with the form or pattern of existing settlement and the relationship the settlement has with the underlying landscape structure.
- Contribution to the rurality of the surrounding landscape, either by virtue of its own inherent rurality or the containing influence of the landscape being assessed on neighbouring settlements.
- Contribution to the separation between existing settlements.

4.9 The study defines 4 ‘Landscape ‘Structural Analysis Zones’, each of which are subdivided into a number of Landscape Character Areas (LCA). The Site is located within LCA ‘30: Bilsham Coastal Plain’, and lies immediately adjacent to, ‘21: West of Yapton Coastal Plain’.

21. West of Yapton Coastal Plain

4.10 The Brief Description of this area states *“Open rural arable landscape unrelated to settlement, some ecological and heritage interest.”*

4.11 Landscape Sensitivity is considered **Substantial**, Landscape Value is **Slight** and overall Landscape Capacity is **Low/Medium**.

30. Bilsham Coastal Plain

- 4.12 The Brief Description of this area states *“Enclosed rural arable landscape, separates Bilsham and Yapton, partially in floodplain.”*
- 4.13 As with the adjacent ‘West of Yapton Coastal Plain’, Landscape Sensitivity is considered **Substantial**, Landscape Value is **Slight** and overall Landscape Capacity is **Low/Medium**.

Landscape Capacity of Strategic Sites in Arun District, February 2017

- 4.14 This study carries out a finer grain of assessment than the previous 2006 study, and focuses the capacity assessment on individual strategic sites. The study assesses the character of the Site (referred to as ‘Yapton’), which has been subdivided into areas 8a (west), 8b (central), and 8c (east). The Site comprises areas 8b and 8c combined. The description states:
- “Both areas 8a, 8b and 8c include arable fields adjacent to the settlement edge, but 8b also incorporates a pastoral field detached from the settlement edge.”*
- 4.15 The study determines the landscape capacity of each area by combining the sensitivity and value, using a matrix. Areas with a higher sensitivity and/ or value have a lower suitability for development than areas with lower sensitivity and/or value. According to the capacity study, the capacity increases slightly from west to east: Medium (8b), and Medium/ High (8c). This doesn’t align with the district-level study, although the assessments have been carried out at different scales.
- 4.16 In regard to the type and form of development that might be appropriate on the Site, the study states:
- “Area 8b is judged to have moderate ratings of sensitivity and value, and is therefore considered to have Medium capacity for development. This area would potentially be suitable in landscape terms for limited development proposals which would ‘round off’ the settlement, but would need to demonstrate no adverse impacts on the setting to the wider landscape, and should have regard for the setting and form of existing settlement and the character and sensitivity of the adjacent landscapes.*
- Area 8c is 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, in particular the views of the site from the south and approach to the village.”*
- 4.17 In summary, the study suggests that Site has capacity to accommodate a carefully considered urban extension, but that this should be sensitive to the setting of the wider landscape – particularly to the south.

Designations

- 4.18 No designations of relevance to landscape are present within the study area. Figure 5 shows the location of the two Conservation Areas in relation to the Site.

Topography

Context – Landform

- 4.19 Figure 3 illustrates the topography of the study area. The Site is located on the coastal plain, and the topography varies little across the study area. The land rises very gradually in a northerly direction, from sea level approximately 2.5km south of the Site, to 10m AOD 3km to the north of the Site.

Site - Landform

- 4.20 The Site itself is relatively level, at approximately 5m AOD. A number of drainage ditches are found within the Site, with localised changes in level.

Site and Immediate Context

- 4.21 An assessment of landscape character of the site and its immediate context has been carried out, providing a finer level of assessment than the published studies.
- 4.22 The Site comprises two field parcels adjacent to the settlement boundary and a further pastoral field detached from the settlement edge. In the west of the Site, fields are bounded by hedgerows and hedgerow trees, whilst field boundaries in the eastern extent of the Site are more open.
- 4.23 The northern boundary is defined by the southern settlement edge of Yapton, facing south and west. This settlement edge is made up of a mix of 2 storey detached, semi-detached and terraced dwellings. The eastern-most boundary is defined by Bilsham Road, whilst arable fields extend westwards and southwards beyond the Site.
- 4.24 A number of public footpaths cross the Site, connecting the settlement with the agricultural land beyond. There is evidence of further informal paths being used across the Site.

Landscape Value

- 4.25 In terms of "landscape value" it is appropriate to examine the role of the site and its immediate context in terms of the range of local factors set out in the GLVIA3 (Box 5.1, page 84), and summarised in the methodology. This considers the landscape in terms of a range of factors as set out below. As a starting point, landscape designations have been considered.
- 4.26 Landscape Designations: The site and its wider landscape context are not subject to any national, local or other landscape designations. The Site is located approximately 3.5km from the South Downs National Park.
- 4.27 Landscape Quality (Condition): The Site comprises heavily-managed arable fields and a pastoral field. Fields are bounded by hedgerows, with mature deciduous trees, while other field boundaries are open. Hedgerows show little sign of maintenance, and are largely outgrown.
- 4.28 Scenic Quality: Whilst the Site is not unattractive, it possesses little in the way of scenic qualities, and is very similar in character and quality to the wider agricultural landscape.
- 4.29 Rarity and Representativeness: Although representative of the wider agricultural landscape, the Site does not contain any rare elements or features.

- 4.30 Conservation Interest: The Site contains no known assets of conservation interest. Main Road Conservation Area is located approximately 130m north of the Site.
- 4.31 Recreational Value: A number of public footpaths cross the Site, and lie immediately beyond the Site. A number of informal footpaths are found within the Site – primarily used by dog-walkers. Otherwise, the Site is not used for public recreation.
- 4.32 Perceptual Aspects and Associations: The Site is typical of settlement edges, and has no notable perceptual qualities. The immediate landscape has no notable associations.
- 4.33 In conclusion and having appraised the above factors it is judged that the site and the immediate landscape is of medium landscape value.

Visual Baseline

- 4.34 A visual appraisal has been undertaken for the site. This has explored the nature of the existing visual amenity of the area and sought to establish the approximate visibility of the site from surrounding locations and receptors. A series of photo viewpoints have been selected which support this analysis.
- 4.35 Photographs have been taken to illustrate a view from a specific vantage point, or to demonstrate a representative view for those receptors that are moving through the landscape, e.g. rights of way users. The photographs may demonstrate varying degrees of visibility and include both short and long-range views. The summer photographs were taken on the 26th September 2017, and winter photos were taken on 3rd December 2017. Seasonal differences have been taken into account when determining the visual effects on these receptors.

Photo Viewpoints

- 4.36 An assessment of the likely visual effects of the proposed development upon surrounding receptors is detailed in the subsequent section. Figure 6 identifies the location of the Photo Viewpoints and Figures 7-11 illustrates the photo viewpoints. They are briefly described below.

Photo Viewpoint 1: View west from Bilsham Road / Graham Road junction

- 4.37 Photo Viewpoint 1 represents the views experienced by road users and residents of Bilsham Road and Graham Road, looking west. The view is dominated by Bilsham Road in the immediate foreground, with maize crop in the field beyond (within the Site). Tops of mature trees within the Site can be glimpsed on the horizon, and dwellings on Gladstone Road and Bilsham Road terminate the right side of the view. Open views are available into the Site from this location.

Photo Viewpoint 2: View north from Footpath 148 1

- 4.38 This Viewpoint is located on a public footpath, just north of Bilsham Manor. No views of the Site are available from the Manor itself, due to the screening effects of intervening buildings and vegetation. The immediate pastoral field and vegetated field boundary beyond dominate the view. Hedgerow and trees along the nearest field boundary screen the majority of the Site from view. Dwellings on Gladstone Road (immediately north of the Site) can be glimpsed through this intervening vegetation.

Photo Viewpoint 3: View northeast from Footpath 156 1

- 4.39 Located north of Viewpoint 2, the view from Viewpoint 3 is dominated by the large arable field within which the Viewpoint is located. Dwellings on the southern edge of Yapton form the horizon across the centre and right of the view. The Site is located immediately in front of these dwellings, with the western extent screened by established field boundary vegetation, seen on the left extent of the view.

Photo Viewpoint 4: View south from Gladstone Road

- 4.40 Open views into the immediate Site are available to residents of Gladstone Road immediately abutting the eastern-most field parcel within the Site. In the summer view, the tall maize crop allows little to be seen beyond the Site, however a few dwellings on Bilsham Road, and woodland beyond, can be seen on the left extent of the view.

Photo Viewpoint 5: View west from Loveys Road

- 4.41 Only partial views of the immediate Site are available from Viewpoint 5, through palisade fencing, and seen in the context of existing dwellings. Beyond the immediate arable field, the tops of mature trees can be seen, on the western Site boundary, and within the Site. The field parcel in the southeast of the Site is screened by a combination of intervening vegetation and dwellings.

Photo Viewpoint 6: View east from path at rear of dwellings on Cobham Close

- 4.42 Photo Viewpoint 6 shows the view experienced from the rear of dwellings on Cobham Close. Although not a Public Right of Way, this footpath is regularly used by nearby residents. Residents and walkers experience views into the immediate field within the Site from this location, however other field parcels are partially screened by field boundary trees, seen on the horizon.

Photo Viewpoint 7: View northeast from Footpath 156 2, where it meets Footpath 157

- 4.43 This viewpoint is located in the western extent of the Site. Maize crop obscures the view towards the settlement edge, resulting on only a very small proportion of the Site being visible. Even when the crop has been harvested, only the immediate field parcel with the Site would be visible from this location, as vegetation along the field boundary immediately south (seen on the right extent of the view) screens the remainder of the Site from view.

Photo Viewpoint 8: View northeast from Drove Lane (Footpath 155), adj. to Drove Lane Farm

- 4.44 This Viewpoint is located some 0.35km west of the Site, from where views would be experienced from footpath users and residents of Drove Lane Farm. An arable field forms the foreground of the view, and the Site is located beyond the field boundary, marked by an established hedgerow and mature trees. This vegetation screens the Site from view.

Photo Viewpoint 9: View east from Brook Lane (Footpath 146), nr Barnham Court Farm

- 4.45 Users of Footpath 146 experience a glimpsed view towards Yapton through a gap in established vegetation alongside the footpath. The mature trees marking the western Site boundary can just be picked out in the distance, but there are no views into the Site itself from this location.

Photo Viewpoint 10: View southeast from Footpath 158, nr Parsonage Farm, Barnham

- 4.46 Viewpoint 10 is located on the eastern edge of Barnham. Although dwellings on Tack Lee Road can be glimpsed from this location, the screening effect of overlapping vegetation prevents views into the Site.

Summary of Visual Baseline

- 4.47 The baseline analysis results in a number of reasoned conclusions which are summarised below:
- The visual envelope (i.e. areas from where views of the Site can be experienced) is restricted to a confined area, due to the screening effects of the settlement edge and mature vegetation, combined with the relatively flat topography.
 - Primary receptors (i.e. those who will experience views of the Site) are primarily limited to residents on the southern edge of Yapton, road users on Bilsham Road, and users of the immediate footpath network.

5.0 LANDSCAPE PROPOSALS

Introduction

- 5.1 The development proposals are fully described in the Design and Access Statement and other information accompanying the planning application. The existing landscape resource and the visual receptors and amenity of the site have been considered by the planning and design process and have informed the resultant scheme. This approach has entailed collaboration between landscape, urban design, ecological and other professionals. The landscape components of the scheme are an important integral part of the proposals.

Landscape Design and GI Objectives

- 5.2 The key objectives of the landscape and Green Infrastructure (GI) proposals for the scheme are to:
- Respect and respond to existing landscape character and create a more successful settlement edge;
 - Create a high quality, attractive and robust landscape setting to the proposed built development, including new trees, grassland, wetland, and open spaces;
 - Retain existing hedgerows and trees to the Site boundaries, reinforce where necessary, and mitigate from any loss through new planting on-site;
 - Minimise any potential adverse landscape or visual effects through the application of best practice design principles and careful attention to the design and layout of the scheme;
 - Adopt an appropriate landscape management and maintenance regime to ensure the successful establishment and continued thriving of the existing and new planting and landscape areas.

Landscape and Green Infrastructure (GI) Proposals

- 5.3 The landscape and GI proposals for the scheme are detailed in the Design and Access Statement accompanying the planning application. In summary these proposals include:
- The provision of 4 hectares of land dedicated to landscape, GI, public open space, play and habitat related proposals – representing approximately 34% of the total site area;
 - A landscape buffer will be established along three of the Site boundaries, comprising open space, footpaths and planting.
 - A landscape buffer will be established along the southern Site boundary, and against part of the existing settlement edge, comprising open space, SUDS features, allotments, footpaths and planting.
 - Areas of amenity grassland would be established close to the edge of the housing to allow for informal play and recreation. The new housing would be designed to overlook these new landscape areas.
 - Existing trees and hedgerows within the Site will be retained and enhanced as areas of incidental public open space, along with proposed trees within private frontages.

- Public access to the green spaces would also be provided, with a circular footpath routes.
- The loss of trees and hedgerow will be more than mitigated by the proposed native planting.

Landscape Management

- 5.4 All of the landscape areas and public open space features will be managed and maintained. This would be achieved through the implementation of a comprehensive Landscape Management Plan (LMP), to ensure the successful establishment and continued thriving of the landscape proposals.

6.0 LANDSCAPE AND VISUAL EFFECTS

- 6.1 The following section outlines the likely landscape and visual effects that would arise from proposed development on the site. Schedules detailing these likely landscape and visual effects for the receptors are included in Appendices B and C respectively. Please refer to these in conjunction with the following descriptions.

Landscape Effects

Construction

- 6.2 During the construction phase there would be some short-term adverse landscape effects, resulting from the construction work. None of these effects would be of greater significance than the effects arising through the operational phase.

Operation (following Completion)

- 6.3 The development would have a direct effect on the landscape fabric and an indirect effect on landscape character. The development would take place on agricultural land, comprising fields which are partially enclosed by hedgerows and mature deciduous hedgerow trees. The construction of up to 250 dwellings would result in a loss of agricultural land, as well as a small section of hedgerow. The loss of hedgerow would be more than mitigated for by new planting, however these will take time to establish. In the longer term as the planting matures there would be some beneficial landscape effects from the new landscape features.

National Level

- 6.4 The landscape within NCA 126 'South Coast Plain' is described as having '...stretches of farmed land between developed areas, often with large arable fields defined by low hedges or ditches.' The development seeks to retain the existing field pattern, and the hedges which enclose it. Although there will be a loss of openness, due to the small scale of the development within the much larger NCA, these changes would in a negligible effect at worst.

County Level

- 6.5 The development as described would have a low magnitude of landscape change across the regional level 'Chichester to Yapton Coastal Plain' Landscape Character Area (as defined by the West Sussex Landscape Character Assessment). The character area is described as having a "Low lying flat open landscape" and "A low density of hedgerows and hedgerow trees". The development will result in a loss of open farmland, characteristic of the wider character area, but will seek to retain boundary trees and hedgerows. The Site only forms a small part of the landscape in comparison to the area covered by this Landscape Character Type, therefore resulting in a minor adverse effect overall.

District Level

- 6.6 The entirety of the Site lies within the Bilsham Coastal Plain Landscape Character Area. The judged sensitivity of this LCA, as shown in Appendix B, has been assessed using the methodology in Section 2, and therefore the sensitivity has been judged as Medium. Although Arun District

Landscape Study uses a different methodology, they state that the landscape has a Low/Medium capacity to accommodate new development.

- 6.7 The proposals will not change the enclosed nature of this LCA, however the character will change from rural to urban, as a result of the proposed development. Proposed housing will be set within Green Infrastructure, comprising retained trees and hedgerows, in addition to new landscape features, as described in Section 5.
- 6.8 The effect on the landscape character, as judged by this appraisal, is minor-moderate adverse, as the geographical extent of the landscape change is limited to a small part of the LCA. By Year 15, proposed planting and green infrastructure will help the proposed development assimilate with the wider landscape, reducing the level of effect to minor adverse.
- 6.9 Although the West of Yaptan Coastal Plain LCA immediately abuts the Site, a tall, dense hedgerow with hedgerow trees separates the Site from this LCA, with little opportunity for inter-visibility. According to the assessment criteria (Appendix A), the Scale or Size of the Degree of Landscape Change is none, as the proposed development will result in no direct change to the key characteristics or features of LCA 21.

Site and Immediate Context

- 6.10 The landscape is not recognised by any national or local designations such as National Park or AONB.
- 6.11 Overall it is considered that the Site and immediate surrounding context has a medium susceptibility to medium-scale residential development, because of its characteristics and settlement edge location. The screening effect of hedgerows and hedgerow trees provide enclosure to the west of the Site, thus helping to assimilate new development more readily. The Site and immediately surrounding area is considered to be of medium landscape value. It is not a rare landscape and does not have a particular conservation interest or recreational value.
- 6.12 The proposed built development will result in the loss of agricultural land, however the existing ditches, hedgerows and hedgerow trees will be retained. The proposed development will be incorporated into the existing field pattern. The proposed development will extend the existing settlement edge southwards, resulting in a change of character from semi-rural agricultural, to residential and therefore urban.
- 6.13 Existing boundary hedgerows and internal hedgerows would be retained and reinforced, with additional proposed planting within the proposed public open space. Further tree planting will be incorporated into private frontages, helping to reduce the impact of the built development on the wider landscape over time.
- 6.14 The proposed built development will be offset from the boundaries abutting the wider agricultural landscape, separated by proposed public open space, varying from around 10m to 65m deep. This will result in a softer and more sensitive settlement edge. Proposed open space is described in Section 5, and will comprise a combination of retained vegetation, structural planting, SUDS features, tree planting, amenity grassland and formal play provision. Allotments are also proposed against the existing settlement edge.
- 6.15 In summary, there will be a loss of agricultural land, which is characteristic of the wider landscape. Arable land will be replaced by built development, however the retention of existing boundary trees and hedgerows will help to contain the effects on landscape character. It is considered that the

proposed development would result in an initial moderate effect upon the immediate landscape and its setting, reducing to minor-moderate after 15 years once the tree and hedge planting has fully established.

Visual Effects

Zone of Theoretical Visibility (ZTV)

- 6.16 The ZTV (Figure 6) of the proposed development identifies the surrounding land from within which views towards any part of the proposed development are likely to be possible. The ZTV is not however, an indicator of the effect of the proposed development on the view but simply, its visible extent in the surrounding landscape.
- 6.17 This has been estimated on the basis of a site-based assessment, taking account of the visual 'screening' provided by buildings, trees, hedgerows and other features.
- 6.18 The ZTV of the proposed development is constrained to a relatively limited geographical extent, due to a combination of topography and the screening effect of trees, hedgerows and built features. The ZTV extends approximately 500m south beyond the Site, and terminates along Bilsham Road. The settlement edge prevents views of the Site from further north, within Yapton. Although opportunities for views of the Site extend as far the eastern edge of Barnham, these are limited to glimpses of boundary vegetation.

Construction

- 6.19 During construction there would be some short term adverse visual effects, resulting from the construction work, and the views to partially completed works and construction activity. None of these effects would be of greater significance than the visual effects arising through the operational phase. Mitigation could include the erection of hoardings around the development Site.

Operation (following Completion)

- 6.20 The following provides a summary of the visual effects assessment included at Appendix C.

Residential Properties and Settlement

- 6.21 The majority of residential receptors are located on the settlement edge of Yapton, and are represented by Viewpoints 1, 4, 5 and 6. The effects on residents of more isolated dwellings beyond the settlement boundary are also considered here, and represented by Viewpoints 2 and 8.
- 6.22 Only residents of approximately 13 dwellings on Bilsham Road (and a further dwelling on Graham Road) will experience some degree of change to views, as a result of the proposed development. Currently, views into the Site from these receptors are fairly open, and thus the introduction of new housing into an existing arable field will result in a medium-high degree of change on views. These new dwellings will be seen in the context of an existing settlement edge, and thus will not be uncharacteristic elements in the view. It is judged that the initial effect on the visual amenity of residents would be moderate-major adverse, reducing to moderate adverse by Year 15, once proposed boundary vegetation provides some degree of screening.
- 6.23 The view of the residents on Gladstone Road located closest to the Site would be similarly affected, due to the proximity of the proposed houses, although the visual amenity of residents in dwellings

set back from the Site boundary would be significantly less impacted. At worst, residents will experience an initial moderate-major adverse effect on visual amenity, but by Year 15, established boundary planting will help reduce the dominance of built development in the view, reducing the effect to moderate adverse.

- 6.24 Residents of Loveys Road and Cobham Road would experience a similar level of change to views, as a result of proposed development. The screening effects of existing vegetation will help to limit the visual impact of development on residents of Cobham Road, whilst proposed Green Infrastructure between dwellings on both roads, and proposed dwellings within the Site will help further. The initial moderate adverse effect on the visual amenity of residents will reduce to minor adverse by Year 15, as proposed vegetation within the Site helps to filter views of proposed housing.
- 6.25 Due to the screening effect of existing established hedgerows, combined with distance from the development, the effect on visual amenity of residents at Bilsham Manor cottages would be negligible. By Year 15, and when intervening vegetation is in leaf, it is likely that no views of the proposed built development would be visible from this location.
- 6.26 Residents at Drove Lane Farm would experience a negligible effect to visual amenity, due to a combination of distance from the development, and the screening effect of intervening vegetation.

Public Rights of Way (PROW) and Other Footpaths etc

- 6.27 Users of footpaths within the Site (represented by Viewpoints 6 and 7) will experience a medium or medium-high degree of change to views, dependant on the nature of the proposals in the vicinity of the viewpoint. Where proposed built development is more prominent or closer to the viewpoint, the degree of change will be higher. Where proposed dwellings are separated from viewpoints by proposed Green Infrastructure, the scale of the change would be less.
- 6.28 Public Rights of Way will typically be incorporated into proposed Green Infrastructure corridors. As these tend to be defined by hedgerows and lines of mature trees, built development tends to be dominant on only one side of the view, thus not dominating the entire view experienced by footpath users. However, views experienced by footpath users within the Site would change in nature from semi-rural (being influenced by the existing settlement edge) to urban, resulting in a moderate adverse effect on visual amenity once development is completed.
- 6.29 By Year 15, the establishment of proposed planting within the Green Infrastructure will help the built development to assimilate with the wider context, and limit the extent of built development visible from some locations along the internal footpath network. This will reduce the effect on visual amenity to minor adverse from Viewpoint 6.
- 6.30 The visual impact on footpath users beyond the Site varies, increasing with proximity to the Site, combined with openness of the view. At worst, the effect on visual amenity of footpath users from Viewpoints 2, 8, 9 and 10 would be negligible, primarily due to the enclosed nature of the Site. By Year 15, and when trees are in leaf, effects from Viewpoints 9 and 10 would be reduced to none.

Roads

- 6.31 Where the effects on visual amenity of residents has been assessed from residential roads on the southern edge of Yapton, the effect on road users has not been considered separately, as visual amenity of residents is considered more sensitive.

- 6.32 In terms of the wider road network, only users of Bilsham Road and Drove Lane will experience any change to views as a result of the proposed development. Drove Lane is a private road, and therefore the number of receptors is very limited.
- 6.33 Users of Bilsham Road will experience a change to the view, as the new settlement edge will be visible from a short stretch of road, and initially more prominent than the existing settlement edge, resulting in a moderate adverse effect. Over time, as proposed planting helps the new development to assimilate with the wider context, the effect on visual amenity will reduce to minor-moderate adverse.
- 6.34 Due to a combination of distance and the screening effect of intervening features, the effect on visual amenity of Drove Lane users will be negligible.

Cumulative Effects

- 6.35 The Site immediately abuts a proposal for 300 dwellings, together with 3.98ha of Green Infrastructure. This site is known as 'Land at Drove Lane', and is situated immediately west of the Site. Although Land at Drove Lane is also located adjacent to the settlement edge, it is more open than the Site, due to the lack of physical features along the southern and western boundaries.
- 6.36 Although the Drove Lane development would substantially extend the area to be developed, this is considered unlikely to change the effect on landscape character at a national scale. At county level, further open arable land would be lost, which is characteristic of the wider 'Chichester to Yapton Coastal Plain' LCA, however the increase in area is unlikely to change the initial effect on landscape character from minor adverse.
- 6.37 The Drove Lane site is situated in adjacent LCAs at district level, with the majority lying in 'West of Yapton Coastal Plain', and the northern extent in 'Barnham-Yapton Coastal Plain'. Due to the open, rural character of 'West of Yapton Coastal Plain', the proposed built development may initially result in a minor-moderate adverse effect on this LCA, however this impact could be mitigated over time, through careful treatment of Drove Lane site edges, reducing long-term effect to minor adverse.
- 6.38 The effects of the Drove Lane development on the 'Bilsham Coastal Plain' LCA are limited, as only a small part of the proposed development lies within this LCA. It is anticipated that this area will be retained as open space, incorporating the line of the former canal. As such, it is likely that the effect on landscape character would be negligible.
- 6.39 It is considered that the Drove Lane development would not result in any increased effect on the district level LCA 'Bilsham Coastal Plain' in which the Site is located, as the dense vegetation on the western Site boundary significantly restricts inter-visibility.
- 6.40 It is considered that the proposed development at Drove Lane will only result in cumulative visual effects on 4 receptors assessed by this appraisal. These are considered in Appendix C, and are all located west, beyond the Drove Lane site. Should the development of Land at Drove Lane come forward, the proposed development at Bilsham Road would be totally screened by this intervening development, resulting in no cumulative impact on visual amenity, as views of the two sites are experienced separately.

7.0 SUMMARY AND CONCLUSIONS

- 7.1 The Site lies on the southern edge of Yapton, in Arun District, West Sussex. It occupies three field parcels, of varying sizes and shapes, separated by tree-lined hedgerows. The Site immediately abuts the existing settlement edge of Yapton. The Site and its immediate context are not subject to any landscape designations.
- 7.2 Opportunities for views of the Site are limited by the combined screening effects of trees, hedgerows and the settlement edge. Due to the fairly level topography, there are no opportunities for elevated views of the Site. The number of potential visual receptors is limited, being primarily restricted to residents of adjacent dwellings, users of footpaths leading through the site, users of adjacent footpaths, and localised road users (Drove Lane, Bilsham Road and Main Road B2233).
- 7.3 Figure 4 shows the location of the Site in relation to Landscape Character Areas (LCAs). According to the Arun District Landscape Study (2006), the Site lies within 'Bilsham Coastal Plain', which the study describes as an "enclosed rural landscape". Landscape sensitivity has been assessed as substantial, while landscape value is given as slight, and overall landscape capacity is concluded as low/medium.
- 7.4 Arun District Council commissioned a further landscape capacity study 'Landscape Capacity of Strategic Sites in Arun District, February 2017'. The Site is identified as 'Yapton', which has been subdivided into areas 8a (west), 8b (central), and 8c (east). The Site comprises 8b and 8c. According to the capacity study, the capacity increased from west to east: Low (8a), Medium (8b), and Medium/ High (8c). This doesn't align with the district-level study, although the assessments have been carried out at different scales.
- 7.5 The potential impacts on landscape character and visual amenity have been mitigated through the iterative design process, as summarised through the following design principles:
- Existing footpaths will be integrated into proposed green corridors, also providing good connectivity and views to the wider countryside;
 - Lower densities and building heights will be used along more sensitive and exposed edges, particularly in the southwest of the Site, to minimise any changes to views experienced from beyond the Site;
 - A buffer would be created to the countryside edge, comprising reinforced boundary vegetation, amenity space and SUDS features;
 - Existing hedgerows and trees would be reinforced where necessary, and mitigated from any loss through new planting on-Site.

Summary of Potential Landscape Effects

- 7.6 The overall landscape effect of the proposals has been assessed as negligible upon the large-scale National Character Area 'South Coast Plain', within which the Site sits.
- 7.7 According to the West Sussex Landscape Character Assessment, the Site lies within the 'Chichester to Yapton Coastal Plain' county-level Landscape Character Area, which shares some key characteristics with the Site, including low-lying flat open landscape, hedgerows & hedgerow trees, arable farming, and urban fringe influences. The proposed development seeks to retain the characteristics elements where possible, including hedgerows and field pattern, however the open

arable landscape would be lost. It is anticipated that the development would result in an initial minor adverse effect on the landscape character of this LCA.

- 7.8 It is anticipated that the effect of landscape character will vary across each district level LCA. Due to the open, rural character of 'Bilsham Coastal Plain', the proposed built development may initially result in a minor-moderate adverse effect on this LCA, however the emerging framework plan demonstrates how this impact could be mitigated over time, through careful treatment of Site edges, reducing long-term effect to minor adverse.
- 7.9 Although the 'West of Yapton Coastal Plain' LCA immediately abuts the Site, a tall, dense hedgerow with hedgerow trees separates the Site from this LCA, with little opportunity for inter-visibility. According to the assessment criteria (Appendix A), the Scale or Size of the Degree of Landscape Change is none, as the proposed development will result in no direct change to the key characteristics or features of LCA 21.
- 7.10 On completion, the effect of the proposed development upon the landscape character of the Site and its immediate context will be moderate adverse, as arable farmland will be replaced by dwellings, however the established framework of hedgerows and hedgerow trees will be retained and reinforced where feasible, limiting the extent of the effects, and providing an established landscape framework. In the long-term, there will be some landscape benefits as a result of proposed planting, open space, and drainage features. This will help reduce the overall effect of the proposed development on the landscape character of the receiving landscape.

Summary of Potential Visual Effects

- 7.11 The visual envelope of the Site (i.e. areas from which a view of the Site can be experienced) is restricted by the level topography, in combination with screening elements, such as the settlement edge, other built development, hedgerows and trees.
- 7.12 Only residents of dwellings immediately adjacent to the Site would experience notable change to views. Residents of dwellings on Bilsham Road would experience the most change to views, as there are fairly open, primary views into the Site from dwellings facing onto the Site. These residents may experience a moderate-major adverse effect on visual amenity initially, but this is likely to diminish over time, as planting along Bilsham Road establishes.
- 7.13 Residents of other dwellings on the settlement edge will experience varying degrees of change, depending on the proximity of proposed buildings, height of proposed dwellings, and the presence of intervening vegetation. This includes dwellings on Gladstone Road, The Millers, and Cobham Close. Some residents currently experience open, primary views across arable farmland, and these would, at worst, experience a medium-high degree of change to views, and a moderate-major adverse effect on visual amenity. However, the Site is partially screened from most of these residential receptors, and as a result, open views of the proposed built development are likely to be visible only from first floor windows. The anticipated effect on most of these settlement-edge dwellings is moderate adverse. Effects on visual amenity will reduce over time, as the proposed Green Infrastructure establishes.
- 7.14 A network of footpaths connects Yapton to the countryside to the south, including four footpaths that lead through the Site. Users of footpaths within the Site will experience an initial moderate adverse effect on visual amenity, however it is anticipated that footpath users beyond the Site will only experience a negligible effect at worst.

- 7.15 Road users of Bilsham Road will experience transient views of the proposed development. Initial moderate adverse effect on visual amenity of road users will reduce further over time, as the proposed Green Infrastructure establishes. Due to a combination of distance from the Site, and intervening vegetation, the effect of development on users of Drove Lane is anticipated to be negligible.

Conclusions

- 7.16 The site itself currently comprises agricultural fields abutting the settlement edge. The Site has capacity to accommodate a sustainable residential development of up to 250 dwellings, and open space. An Illustrative Masterplan has been prepared to demonstrate how this development could be delivered, whilst retaining the established landscape framework of mature trees and vegetation. A well-planned development that considers the visual amenity of nearby receptors would not result in any unacceptable effects on landscape character or visual amenity.



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Site Boundary



client
Gleeson Strategic Land

project
Land at Bilsham Road
Yapton, West Sussex

drawing title
SITE LOCATION

scale
1:25000 @ A3
drawing / figure number

drawn
MDP

issue date
08 December 2017
rev

Figure 1



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AERIAL PHOTOGRAPH



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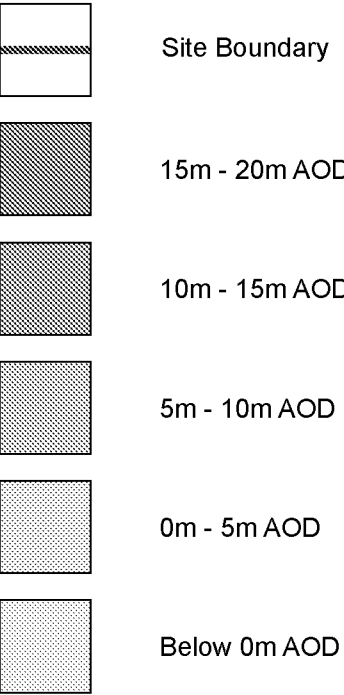
Figure 2

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TOPOGRAPHY

scale
1:25000 @ A3

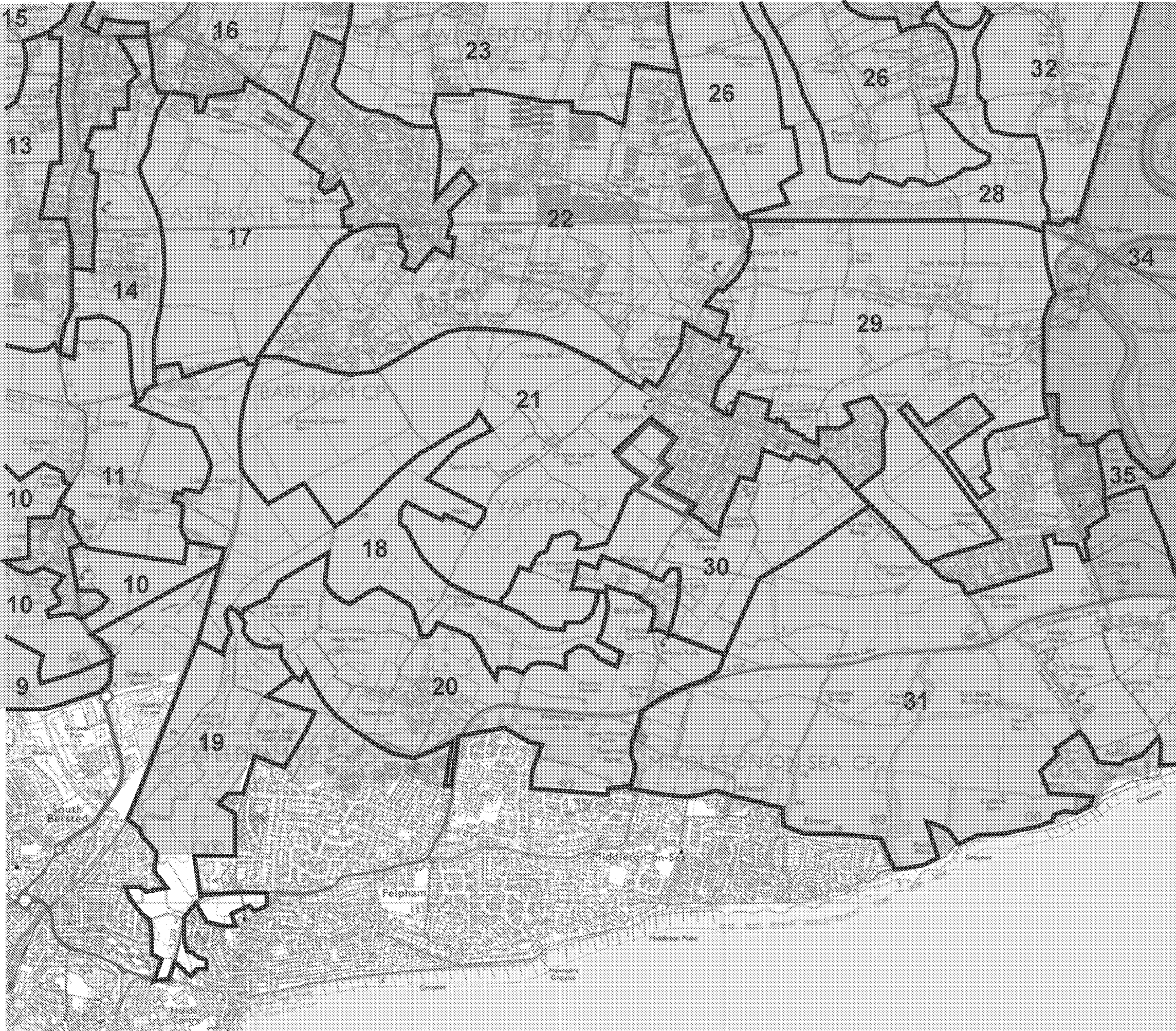
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Figure 3



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 Site Boundary

National Character Areas
The Site and full map extents lie within National Character Area 126 - South Coast Plain

West Sussex Landscape Character Areas

 SC8 - Fontwell Upper Coastal Plain

 SC10 - Lower Arun Valley

 SD9 - Chichester to Yapton Coastal Plain

Arun District Landscape Character Areas

 Character Area Boundaries

Character Areas

9. Aldingbourne Rife
10. Shripney Lower Coastal Plain
11. Lidsey Coastal Plain
13. Westergate Western Fringe
14. Westergate Eastern Fringe
15. Norton Upper Coastal Plain
16. Fontwell-Eastergate Mosaic
17. Westergate-Barnham Coastal Plain
18. Ryebank Rife
19. Bognor Green Wedge
20. Flansham/Middleton Fringe Coastal Plain
21. West of Yapton Coastal Plain
22. Barnham-Yapton Coastal Plain
23. Walberton Upper Coastal Plain
26. Binstead Upper Coastal Plain
28. Withy Rife
29. North of Yapton Coastal Plain
30. Bilsham Coastal Plain
31. Climping Lower Coastal Plain
32. Tortington Arun Valley Sides
34. Middle Arun Valley Floor
35. Lower Arun Valley Floor

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Yapton, West Sussex

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LANDSCAPE CHARACTER

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Figure 4



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Site Boundary



Conservation Areas



Gaps between Settlements



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Figure 5



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-  Site Boundary
-  Photo Viewpoint Locations with reference
-  Approximate Visual Envelope



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VISUAL APPRAISAL

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Figure 6

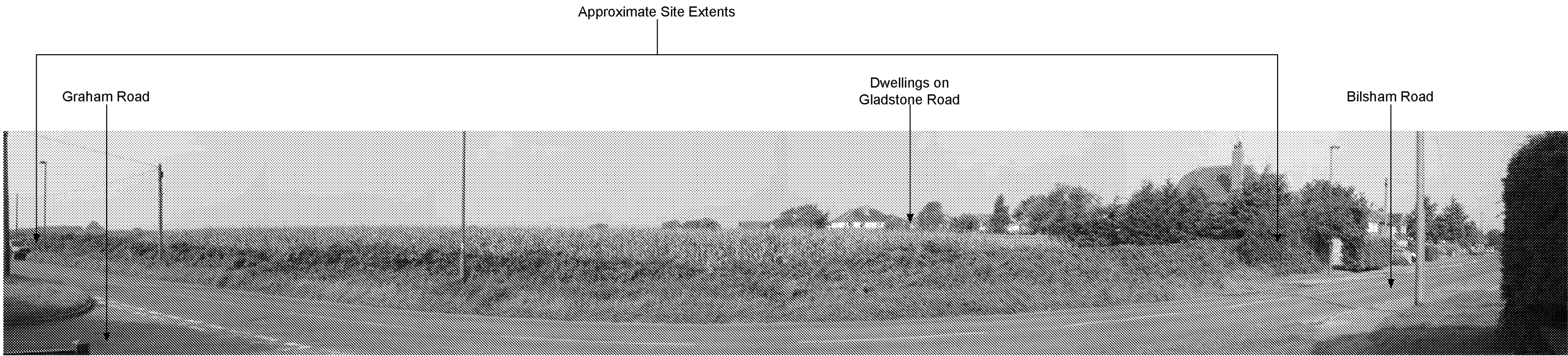
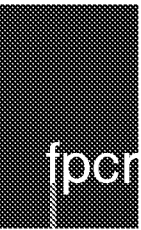


PHOTO VIEWPOINT 1: View west from Bilsham Road / Graham Road junction



PHOTO VIEWPOINT 2: View north from Footpath 148_1



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project
Land at Bilsham Road
Yapton, West Sussex

drawing title
PHOTO VIEWPOINTS 1 & 2

scale NTS @ A3	drawn MDP	issue date 08 December 2017
drawing / figure number		rev
Figure 7		-

Approximate Site Extents

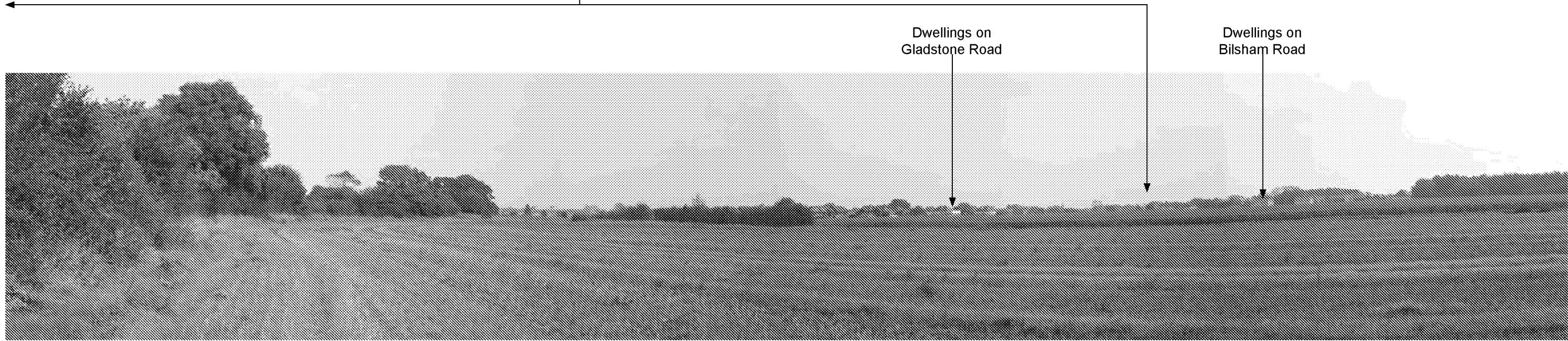
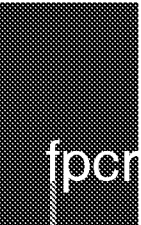


PHOTO VIEWPOINT 3: View northeast from Footpath 156_1

Approximate Site Extents



PHOTO VIEWPOINT 4: View south from Gladstone Road



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Yapton, West Sussex

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PHOTO VIEWPOINTS 3 & 4

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Approximate Site Extents

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Field within Site



PHOTO VIEWPOINT 5: View west from Loveys Road

Approximate Site Extents

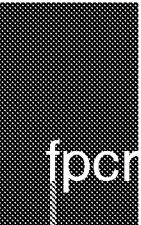
Footpath 148_1

Footpath 156_2
(beyond crops)

Dwelling on
Cobham Close



PHOTO VIEWPOINT 6: View west from path at rear of dwellings on Cobham Close



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project
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Yapton, West Sussex

drawing title
PHOTO VIEWPOINTS 5 & 6

scale
NTS @ A3

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08 December 2017

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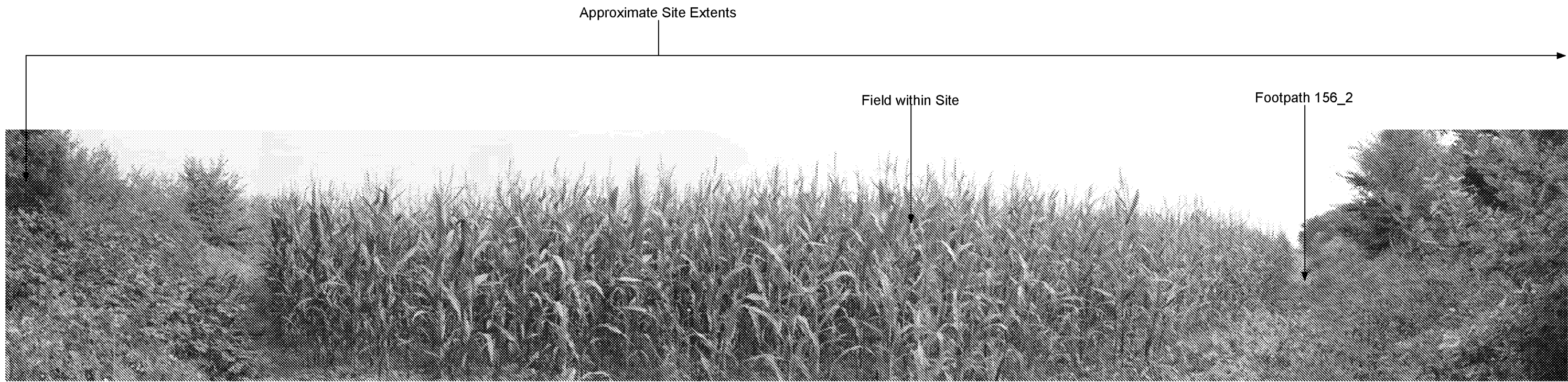


PHOTO VIEWPOINT 7: View northeast from Footpath 156_2, where it meets Footpath 157

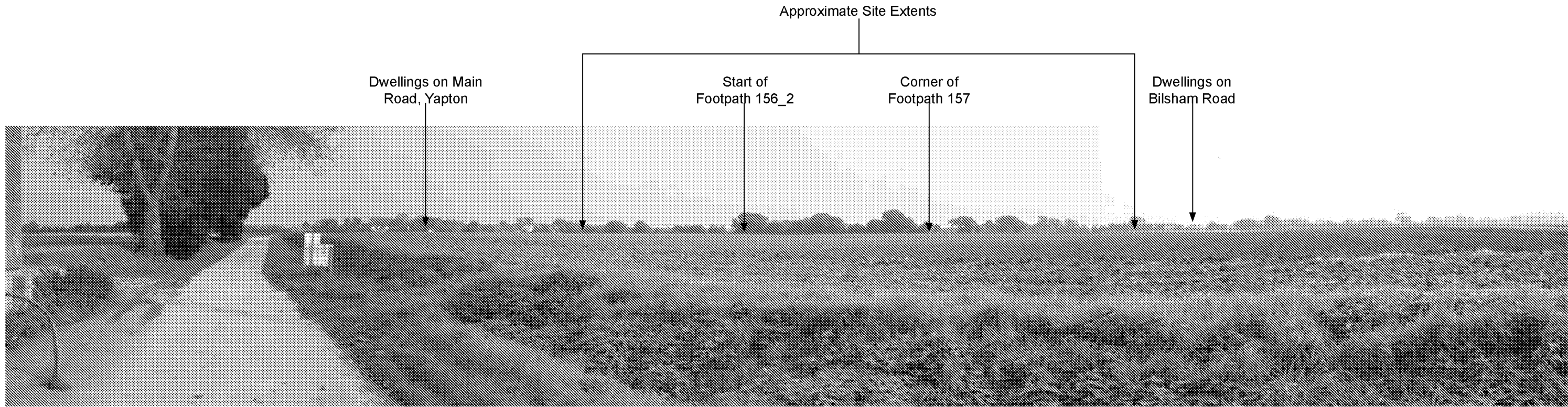
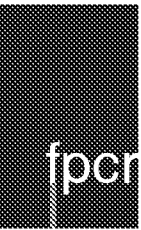


PHOTO VIEWPOINT 8: View northeast from Drove Lane (Footpath 155), adjacent to Drove Lane Farm



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Gleeson Strategic Land

project
Land at Bilsham Road
Yapton, West Sussex

drawing title
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Figure 10



PHOTO VIEWPOINT 9: View east from Brook Lane (Footpath 146), nr Barnham Court Farm

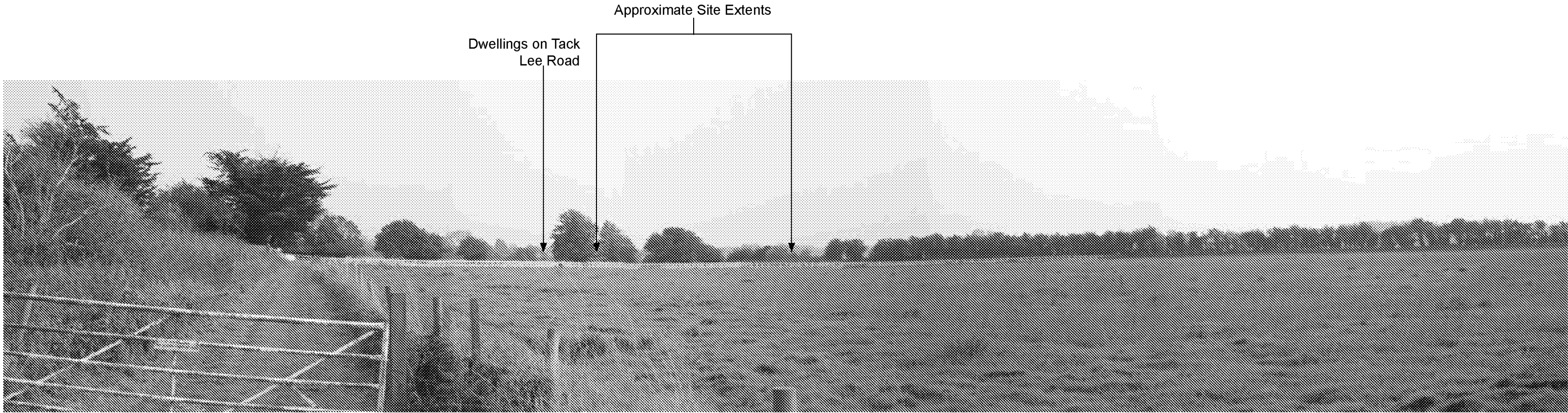
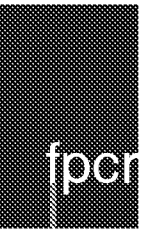


PHOTO VIEWPOINT 10: View southeast from Footpath 158, nr Parsonage Farm, Barnham



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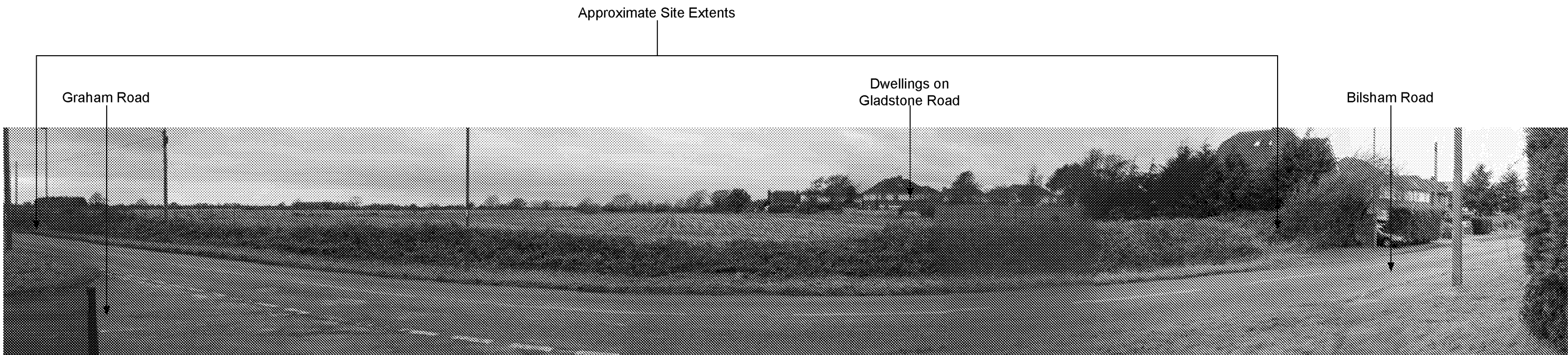
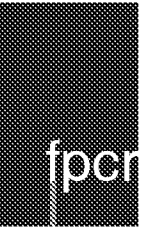


PHOTO VIEWPOINT 1: View west from Bilsham Road / Graham Road junction



PHOTO VIEWPOINT 2: View north from Footpath 148_1



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Approximate Site Extents

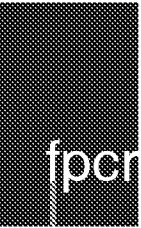


PHOTO VIEWPOINT 3: View northeast from Footpath 156_1

Approximate Site Extents



PHOTO VIEWPOINT 4: View south from Gladstone Road



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Figure 13

Approximate Site Extents

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Field within Site



PHOTO VIEWPOINT 5: View west from Loveys Road

Approximate Site Extents

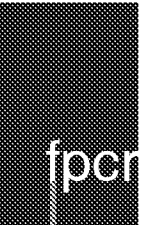
Footpath 148_1

Footpath 156_2
(beyond crops)

Dwelling on
Cobham Close



PHOTO VIEWPOINT 6: View west from path at rear of dwellings on Cobham Close



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Figure 14

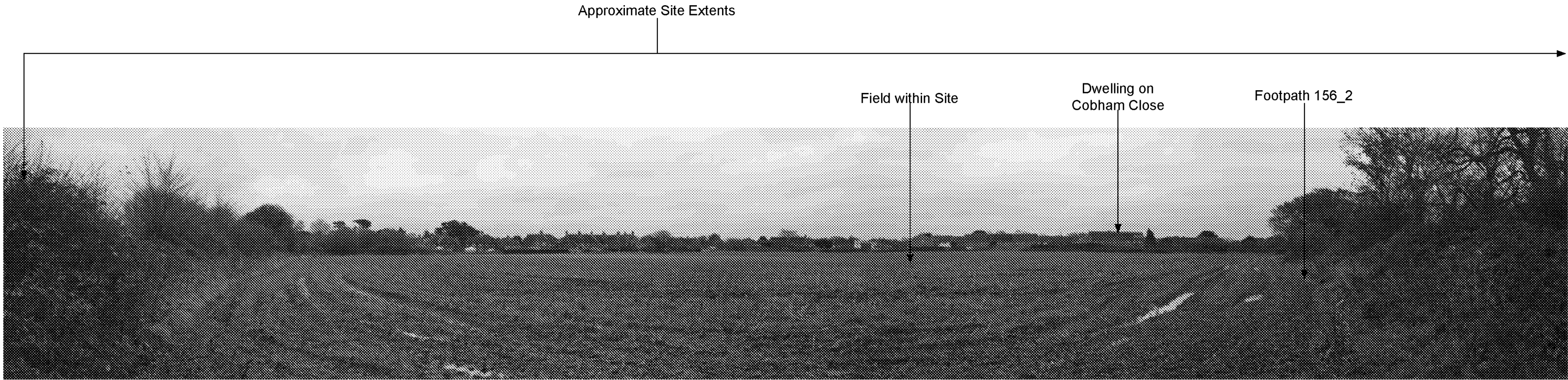


PHOTO VIEWPOINT 7: View northeast from Footpath 156_2, where it meets Footpath 157

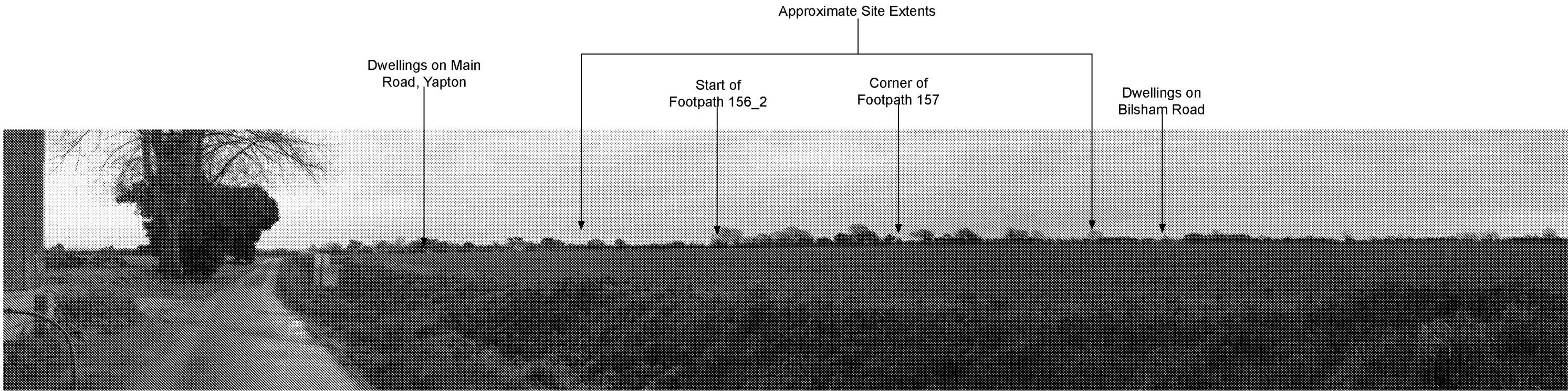
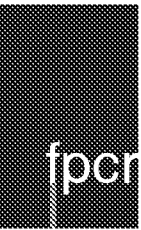


PHOTO VIEWPOINT 8: View northeast from Drove Lane (Footpath 155), adjacent to Drove Lane Farm



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Yapton, West Sussex

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WINTER PHOTOGRAPHS
VIEWPOINTS 7 & 8

scale

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Figure 15



PHOTO VIEWPOINT 9: View east from Brook Lane (Footpath 146), nr Barnham Court Farm

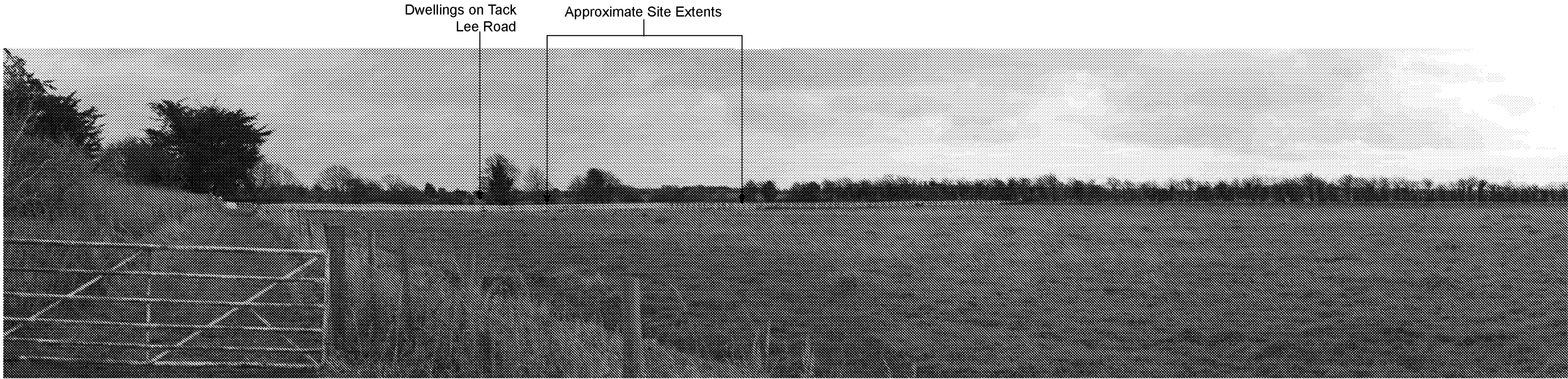


PHOTO VIEWPOINT 10: View southeast from Footpath 158, nr Parsonage Farm, Barnham

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Figure 16

Appendix A

Landscape and Visual Appraisal – Methodology and Assessment Criteria

Introduction

The methodology for the Landscape and Visual Appraisal (LVA) undertaken for the proposed development is detailed in the LVA report. The following information should be read in conjunction with this methodology.

As advised in the Guidelines for Landscape and Visual Impact Assessment (3rd Edition) (GLVIA3), the judgements made in respect of both landscape and visual effects are a combination of an assessment of the sensitivity of the receptor and the magnitude of the landscape or visual effect. The following details the definitions and criteria used in assessing sensitivity and magnitude for landscape and visual receptors.

Where it is determined that the assessment falls between or encompasses two of the defined criteria terms, then the judgement may be described as High/ Medium or Moderate/ Minor etc. This indicates that the assessment lies between the respective definitions or encompasses aspects of both.

Landscape

Landscape Sensitivity

Landscape receptors are assessed in terms of their 'Landscape Sensitivity'. This combines judgements on the value to be attached to the landscape and the susceptibility to change of the landscape from the type of change or development proposed. The definition and criteria adopted for these contributory factors is detailed below.

There can be complex relationships between the value attached to landscape receptors and their susceptibility to change which can be especially important when considering change within or close to designated landscapes. For example, an internationally, nationally or locally valued landscape does not automatically or by definition have a high susceptibility to all types of change. The type of change or development proposed may not compromise the specific basis for the value attached to the landscape.

Landscape Value

Value can apply to a landscape area as a whole, or to the individual elements, features and aesthetic or perceptual dimensions which contribute to the character of the landscape. The following criteria have been used to categorise landscape value. Where there is no clear existing evidence on landscape value, an assessment is made based on the criteria/ factors identified below (based on the guidance in GLVIA3 paragraph 5.28, Box 5.1).

- Landscape quality (condition)
- Scenic quality
- Rarity
- Representativeness
- Conservation interest
- Recreation value
- Perceptual aspects
- Associations

Landscape Value	Definition
High	Landscape receptors of high importance based upon factors of quality, rarity, representativeness, conservation interest, recreational value, perceptual qualities and associations.
Medium	Landscape receptors of medium importance based upon factors of quality, rarity, representativeness, conservation interest, recreational value, perceptual qualities and associations.
Low	Landscape receptors of low importance based upon factors of quality, rarity, representativeness, conservation interest, recreational value, perceptual qualities and associations.

Landscape Susceptibility to Change

This means the ability of the landscape receptor (overall character type/ area or individual element/ feature) to accommodate the proposed development without undue consequences for the maintenance of the baseline position and/ or the achievement of landscape planning policies and strategies. The definition and criteria for the assessment of Landscape Susceptibility to Change is as follows:

Landscape Susceptibility to Change	Definition
High	A highly distinctive and cohesive landscape receptor, with positive characteristics and features and no or very few detracting or intrusive elements. Landscape features intact and in very good condition and/ or rare. Limited capacity to accept the type of change/ development proposed.
Medium	Distinctive and more commonplace landscape receptor, with some positive characteristics/ features and some detracting or intrusive elements. Landscape features in moderate condition. Capacity to accept well planned and designed change/ development of the type proposed.
Low	Landscape receptor of mixed character with a lack of coherence and including detracting or intrusive elements. Landscape features that may be in poor or improving condition and few that could not be replaced. Greater capacity to accept the type of change/ development proposed.

Magnitude of Landscape Effects

The magnitude of landscape effects is the degree of change to the landscape receptor in terms of its size or scale of change, the geographical extent of the area influenced and its duration and reversibility. The table below sets out the categories and criteria adopted in respect of the separate considerations of Scale or Size of the Degree of Change and Reversibility. The geographical extent and duration of change are described where relevant in the appraisal.

Scale or Size of the Degree of Landscape Change

Scale or Size of the Degree of Landscape Change	Definition
High	Total loss of or substantial alteration to key characteristics / features and the introduction of new elements totally uncharacteristic to the receiving landscape. Overall landscape receptor will be fundamentally changed.
Medium	Partial loss of or alteration to one or more key characteristics / features and the introduction of new elements that would be evident but not necessarily uncharacteristic to the receiving landscape. Overall landscape receptor will be obviously changed.
Low	Limited loss of, or alteration to one or more key characteristics/ features and the introduction of new elements evident and/ or characteristic to the receiving landscape. Overall landscape receptor will be perceptibly changed.
Negligible	Very minor alteration to one or more key characteristics/ features and the introduction of new elements characteristic to the receiving landscape. Overall landscape receptor will be minimally changed.
None	No loss or alteration to the key characteristics/ features, representing 'no change'.

Reversibility

Reversibility	Definition
Irreversible	The development would be permanent and the assessment site could not be returned to its current/ former use.
Reversible	The development could be deconstructed/ demolished and the assessment site could be returned to broadly its current/ historic use (although that may be subject to qualification depending on the nature of the development).

Visual

Sensitivity of Visual Receptors

Visual sensitivity assesses each visual receptor in terms of their susceptibility to change in views and visual amenity and also the value attached to particular views. The definition and criteria adopted for these contributory factors is detailed below.

Visual Susceptibility to Change

The susceptibility of different visual receptors to changes in views and visual amenity is mainly a function of; firstly, the occupation or activity of people experiencing the view at particular locations; and secondly, the extent to which their attention or interest may therefore be focussed on the views and visual amenity they experience.

Visual Susceptibility to Change	Definition
High	Residents at home with primary views from ground floor/garden and upper floors. Public rights of way/ footways where attention is primarily focussed on the landscape and on particular views. Visitors to heritage assets or other attractions whose attention or interest is likely to be focussed on the landscape and/ or on particular views. Communities where views make an important contribution to the landscape setting enjoyed by residents. Travellers on recognised scenic routes.
Medium	Residents at home with secondary views (primarily from first floor level). Public rights of way/ footways where attention is not primarily focussed on the landscape and/ or particular views. Travellers on road, rail or other transport routes.
Low	Users of outdoor recreational facilities where the view is less important to the activities (e.g. sports pitches). Travellers on road, rail or other transport where views are primarily focussed on the transport route. People at their place of work where views of the landscape are not important to the quality of the working life.

Value of Views

The value attached to a view takes account of any recognition attached to a particular view and/ or any indicators of the value attached to views, for example through guidebooks or defined viewpoints or references in literature or art.

Value of Views	Definition
High	A unique or identified view (eg. shown as such on Ordnance Survey map, guidebook or tourist map) or one noted in literature or art. A view where a heritage asset makes an important contribution to the view.
Medium	A typical and/ or representative view from a particular receptor.
Low	An undistinguished or unremarkable view from a particular receptor.

Magnitude of Visual Effects

Magnitude of Visual Effects evaluates each of the visual effects in terms of its size or scale, the geographical extent of the area influenced and its duration and reversibility. The table below sets out the categories and criteria adopted in respect of the Scale or Size (including the degree of contrast) of Visual Change. The distance and nature of the view and whether the view will be permanent or transient are also detailed in the Visual Effects Table.

Scale or Size of the Degree of Visual Change	Definition
High	The proposal will result in a large and immediately apparent change in the view, being a dominant and new and/ or incongruous feature in the landscape.
Medium	The proposal will result in an obvious and recognisable change in the view and will be readily noticed by the viewer.
Low	The proposal will constitute a minor component of the wider view or a more recognisable component that reflects those apparent in the existing view. Awareness of the proposals will not have a marked effect on the overall nature of the view.
Negligible/ None	Only a very small part of the proposal will be discernible and it will have very little or no effect on the nature of the view.

Level of Effect

The final conclusions on effects, whether adverse or beneficial, are drawn from the separate judgements on the sensitivity of the receptors and the magnitude of the effects. This overall judgement is formed from a reasoned professional overview of the individual judgements against the assessment criteria.

GLVIA3 notes, at paragraphs 5.56 and 6.44, that there are no hard and fast rules with regard to the level of effects, therefore the following descriptive thresholds have been used for this appraisal:

- **Major:** A Major landscape or visual effect based on an evaluation of the susceptibility and value of the receptor, combined with the magnitude of change;
- **Moderate:** A Moderate landscape or visual effect based on an evaluation of the susceptibility and value of the receptor, combined with the magnitude of change;
- **Minor:** A Minor landscape or visual effect based on an evaluation of the susceptibility and value of the receptor, combined with the magnitude of change;
- **Negligible:** A Negligible landscape or visual effect based on an evaluation of the susceptibility and value of the receptor, combined with the magnitude of change.

Where it is determined that the assessment falls between or encompasses two of the defined criteria terms, then the judgement may be described as, for example, Major/ Moderate or Moderate/ Minor. This indicates that the effect is assessed to lie between the respective definitions or to encompass aspects of both.

APPENDIX B: LANDSCAPE EFFECTS TABLE (LET)								
Landscape Receptor and Reference	Judged Sensitivity of Landscape		Judged Magnitude of Landscape Effect		Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion
	Susceptibility to Change	Landscape Value	Scale or Size of the Degree of Change including degree of contrast/ integration) at Stages of Project	Where applicable, are the Effects Reversible?		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
	High Medium Low	High Medium Low	High Medium Low Negligible None	Yes No N/A		Adverse Beneficial	Adverse Beneficial	Adverse Beneficial
National Landscape Character								
Natural England, National Character Area Profile 'South Coast Plain' (NCA 126)	Medium	Medium	Construction: Negligible Completion: Negligible Year 15: Negligible	No	- The Site shares a number of key characteristics with the NCA, including 'stretches of farm land between developed areas, often with large arable fields defined by low hedges and ditches.' - The proposed development would not result in an adverse effect on any of the key characteristics of this NCA. Due to the insignificant scale of the development, in comparison to the scale of the NCA, it is judged that the proposed development will result in a negligible adverse effect at worst upon the landscape character of the NCA.	Negligible Adverse	Negligible Adverse	Negligible Adverse
Landscape Character Assessment (LCA): County/District								
West Sussex Landscape Character Assessment: SD9 – Chichester to Yapton Coastal Plain	Medium	Medium	Construction: Low Completion: Low Year 15: Low	No	- The Site shares a number of key characteristics with this LCA, including 'low lying flat open landscape, low density of hedgerow & hedgerow trees, and large-scale arable farming.' - The development will seek to retain characteristic landscape elements, including mature trees and hedgerows, however the open farmland would be lost to housing and amenity open space, resulting in a change to the landscape character. - The proposed development will not be introducing uncharacteristic elements into the landscape, as dwellings will be similar in nature and scale to those forming the existing settlement edge, and those found elsewhere in this character area. - The new settlement edge will be softer than the existing, and provide a more sensitive transition between rural landscape and settlement.	Minor Adverse	Minor Adverse	Negligible - Minor Adverse

APPENDIX B: LANDSCAPE EFFECTS TABLE (LET)								
Landscape Receptor and Reference	Judged Sensitivity of Landscape		Judged Magnitude of Landscape Effect		Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion
	Susceptibility to Change	Landscape Value	Scale or Size of the Degree of Change including degree of contrast/ integration) at Stages of Project	Where applicable, are the Effects Reversible?		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
	High Medium Low	High Medium Low	High Medium Low Negligible None	Yes No N/A		Adverse Beneficial	Adverse Beneficial	Adverse Beneficial
Arun District Landscape Character Assessment: 30. Bilsham Coastal Plain	Medium	Medium	Construction: Medium Completion: Medium Year 15: Medium	No	- The description of this LCA states that it is an enclosed rural landscape between Bilsham and Yapton. The Site landscape is concurrent with this description. As with much of the LCA, the landscape character of the Site is influenced to some degree by the settlement edge. The proposed development will result in a loss of rural character and agricultural land use, thus adversely affecting the landscape character. - The development will retain existing hedgerows and trees, which will be integrated into the layout, thus retaining the enclosed nature of the site. New tree planting and structural vegetation will help to provide additional enclosure. - In combination with the screening effect of the settlement edge, proposed and existing vegetation will limit the landscape effects to the immediate vicinity of the Site. Only a small proportion of the overall LCA will experience a change to landscape character as a result of the proposals. - The proposed development will not be introducing uncharacteristic elements into the landscape, as dwellings will be similar in nature and scale to those forming the existing settlement edge, and those found elsewhere in this character area. - By Year 15, proposed vegetation would have established, and will help the development to assimilate with the receiving landscape, however it is unlikely that this will result in a change of effect on the district-level LCA, as the Site is already fairly well enclosed.	Minor - Moderate Adverse	Minor - Moderate Adverse	Minor- Moderate Adverse
Arun District Landscape Character Assessment: 21. West of Yapton Coastal Plain	Medium	Medium	Construction: None Completion: None Year 15: None	No	None of the proposed development is located within this LCA, that lies adjacent to the Site. Due to the screening provided by an established hedgerow and hedgerow trees that lie on the boundary of this LCA and LCA 30, there will be no perceivable indirect effect on the landscape character of this LCA, resulting from the proposed development.	None	None	None
Landscape Character: Site and Immediate Context								

Appendix B: Landscape Effects Table (LET)								
Landscape Receptor and Reference	Judged Sensitivity of Landscape		Judged Magnitude of Landscape Effect		Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion
	Susceptibility to Change	Landscape Value	Scale or Size of the Degree of Change including degree of contrast/ integration) at Stages of Project	Where applicable, are the Effects Reversible?		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
	High Medium Low	High Medium Low	High Medium Low Negligible None	Yes No N/A		Adverse Beneficial	Adverse Beneficial	Adverse Beneficial
Site and Immediate Context	Medium	Medium	Construction: Medium - High Completion: Medium - High Year 15: Medium	No	- The rural character of the Site will be lost, and as a result of the proposed development, the Site will become more urban in nature. The agricultural land use will be lost and open fields will be replaced by housing. - The proposals include areas of proposed Green Infrastructure, that will result in a change to the character, but less-so than the proposed housing. This will help soften the edges of the development, providing a transition between open countryside and settlement, rather than a stark edge. - Retention of the established trees and hedgerows within the Site, and around the perimeter, will help contain the development, thus limiting the landscape effects to the immediate vicinity of the Site. - The proposed development will not be introducing uncharacteristic elements into the landscape, as dwellings will be similar in nature and scale to those forming the existing settlement edge, and those found elsewhere in this character area. - By Year 15, proposed vegetation would have established, helping to enclose the development and helping it to assimilate with the receiving landscape,	Moderate Adverse	Moderate Adverse	Minor- Moderate Adverse

APPENDIX C: VISUAL EFFECTS TABLE (VET)											
VP Ref	Receptor Type and Location (including approx no. of dwellings where applicable)	Judged Sensitivity of Visual Receptor		Judged Magnitude of Visual Effects				Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion
									Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
		Susceptibility to Change	Value	Approximate distance to Site Boundary (approx. m/km)	Nature of View	Is the View Permanent or Transient?	Size/Scale of Visual Effect (including degree of contrast/ integration) at Stages of Project		Adverse or Beneficial	Adverse or Beneficial	Adverse or Beneficial
		High Medium Low	High Medium Low		Full Partial Glimpse None		High Medium Low Negligible/ None				
1	Residents on Bilsham Road & Graham Road	High	Medium	10m	Partial	Permanent	Construction: Medium-High Completion: Medium-High Year 15: Medium	The existing hedgerow along Bilsham Road is low, fragmented and poorly maintained, allowing open views into the immediate field parcel. As such, the proposed dwellings along the eastern edge of the Site, along with the proposed new vehicular access will be clearly visible from dwellings along Bilsham Road, and the western-most dwelling on Graham Road. Residents of only around 11 dwellings will experience noticeable change to primary views. Proposed dwellings will appear as an extension of the settlement, with the proposed building line a continuation of that found further north on Bilsham Road. By Year 15, the proposed vegetation along the southern Site boundary, and the boundary with Bilsham Road will help slightly to soften views towards built development, resulting in a reduced level of effect on visual amenity.	Moderate - Major Adverse	Moderate - Major Adverse	Moderate Adverse
1	Road users of Bilsham Road	Low-Medium	Medium	0-10m	Partial	Transient	Construction: Medium-High Completion: Medium-High Year 15: Medium	Road users will experience a transient view of the proposed development, as users would be focussed on the direction of travel, rather than on the Site, which is in the periphery of the view. Open views of the Site are available only from a 200m section of road. The proposed dwellings will be seen in the context of the existing settlement edge, which provides a backdrop to the Site, when viewed by road users travelling north. The proposed dwellings visible from the road will be 2 storeys in heights, and therefore similar in scale to existing housing on the settlement edge.	Moderate Adverse	Moderate Adverse	Minor - Moderate Adverse
2	Users of Footpath 148_1	Medium-High	Medium	480m	Glimpse	Transient	Construction: Negligible Completion: Negligible Year 15: Negligible	Only glimpsed views of the proposed dwellings will be experienced by footpath users travelling in a northerly direction. These are only likely to be experienced during winter, when intervening trees and hedgerows provide less screening. It is not anticipated that footpath users will notice any notable change to views, as existing dwellings on the southern edge of Yapton can already be glimpsed through intervening vegetation, albeit difficult to pick out in the wider view.	Negligible Adverse	Negligible Adverse	None
2	Residents of cottages at Bilsham Manor	High	Medium	535m	Glimpse	Permanent	Construction: Negligible Completion: Negligible Year 15: Negligible	These are single-storey cottages, and only residents of those with north-facing windows will have the opportunity to experience change to views as a result of the proposed development. Only glimpsed views of the proposed dwellings will be experienced by residents. These are only likely to be experienced during winter, when intervening trees and hedgerows provide less screening. At this distance, and change to the view would be very difficult to discern.	Negligible Adverse	Negligible Adverse	None
3	Users of Footpath 156_1	Medium-High	Medium	185m	Partial	Transient	Construction: Low-Medium Completion: Low-Medium Year 15: Low	The eastern-most extent of the proposed housing will be visible from this footpath. Proposed dwellings will be 2 storeys, and therefore similar in scale to the existing dwellings visible in the view. The proposed housing will be seen in the context of the existing settlement edge. Existing intervening vegetation will help to filter views to the proposed built development. Over time, the proposed belt of planting on the southern boundary will help reduce visual impact of the dwellings.	Minor – Moderate Adverse	Minor – Moderate Adverse	Minor Adverse
4	Residents of Gladstone Road	High	Medium	0m	Partial	Permanent	Construction:	Existing dwellings are orientated perpendicular to the northern Site boundary, and therefore the Site is seen in the periphery of primary views experienced	Moderate - Major Adverse	Moderate - Major Adverse	Moderate Adverse

							Medium-High Completion: Medium-High Year 15: Medium	from a few dwellings on Gladstone Road. Open views across arable fields would be replaced by proposed dwellings, and associated infrastructure. Over time, views to built development would be softened by the proposed planting – particularly that on the northern edge of the development.			
5	Residents of Lovelys Road	High	Low	0-20m	Partial	Permanent	Construction: Medium Completion: Medium Year 15: Low-Medium	Proposed SUDS ponds are proposed between Lovelys Road and the nearest dwellings, and as such, housing will be set back more than 45m from the nearest Site boundary. The nature of the view will change, as the arable fields will be replaced by urbanising features, albeit Green Infrastructure dominating the foreground. Proposed dwellings of up to 2.5 storeys in height would be seen beyond the boundary SUDS features. Over time, proposed structural vegetation will reduce the visual impact of built development on the views of existing residents.	Moderate Adverse	Moderate Adverse	Minor Adverse
6	Residents of Cobham Close	Medium-High	Medium	0m	Partial	Permanent	Construction: Medium Completion: Medium Year 15: Low-Medium	Although dwellings back onto the Site, dense boundary vegetation prevents primary views into the Site from ground floor windows. Partial views of proposed 2 storey dwellings may be experienced from bedroom windows, however these proposed houses will be set beyond allotments, with the nearest housing lying approximately 45m beyond the Site boundary. Over time, proposed structural and hedgerow planting will help to filter views towards built development.	Moderate Adverse	Moderate Adverse	Minor Adverse
6	Users of path at rear of Cobham Close	Medium-High	Medium	0m	Partial	Transient	Construction: Medium Completion: Medium Year 15: Low-Medium	If this path is retained, users will experience a view that is dominated by the proposed allotments in the foreground, with proposed dwellings visible beyond. Existing mature trees along field boundaries will be retained, and will form the horizon to the view. Over time, proposed planting around the allotments will help to soften views to the proposed built development.	Moderate Adverse	Moderate Adverse	Minor Adverse
7	Users of Footpath 156_2	Medium-High	Medium	0m	Partial	Transient	Construction: Medium-High Completion: Medium-High Year 15: Medium-High	The Illustrative Masterplan shows a proposed SUDS pond will be located in the immediate foreground of the view, with proposed dwellings set beyond this. This will result in a change in the nature of the view, from semi-rural to urban fringe. By Year 15, proposed tree planting along the Site perimeter will help to filter views towards built development, but not sufficiently to result in a reduction in visual impact.	Moderate Adverse	Moderate Adverse	Moderate Adverse
8	Residents of Drove Lane Farm	High	Medium	350m	Glimpse	Permanent	Construction: Negligible Completion: Negligible Year 15: Negligible	Only glimpses of proposed dwellings on the western edge of the Site would be available from this location, seen through winter vegetation, beyond the large arable field that dominates the foreground. When trees and hedgerows are in leaf, it would be difficult to pick out the development in the wider view. Should the development of Land at Drove Lane come forward, the proposed development at Bilsham Road would be totally screened by this intervening development, resulting in no cumulative impact.	Negligible Adverse	Negligible Adverse	Negligible Adverse
8	Users of Drove Lane	Medium-High	Medium	350m	Glimpse	Transient	Construction: Negligible Completion: Negligible Year 15: Negligible	Only glimpses of proposed dwellings on the western edge of the Site would be available from this location, seen through winter vegetation, beyond the large arable field that dominates the foreground. When trees and hedgerows are in leaf, it would be difficult to pick out the development in the wider view. Should the development of Land at Drove Lane come forward, the proposed development at Bilsham Road would be totally screened by this intervening development, resulting in no cumulative impact.	Negligible Adverse	Negligible Adverse	Negligible Adverse
9	Users of Footpath 146	Medium-High	Medium	1.61km	Glimpse	Transient	Construction: Negligible Completion: Negligible Year 15: None	The proposed dwellings may be glimpsed in the distance, and beyond intervening vegetation. When hedgerows and trees are in leaf, it is anticipated that the built development would be hidden from view. Should the development of Land at Drove Lane come forward, the proposed development at Bilsham Road would be totally screened by this intervening development, resulting in no cumulative impact.	Negligible Adverse	Negligible Adverse	None

10	Users of Footpath 158	Medium-High	Medium	1.13km	Glimpse	Transient	Construction: Negligible Completion: Negligible Year 15: None	The proposed dwellings may be glimpsed in the distance, and beyond intervening vegetation. When hedgerows and trees are in leaf, it is anticipated that the built development would be hidden from view. Should the development of Land at Drove Lane come forward, the proposed development at Bilsham Road would be totally screened by this intervening development, resulting in no cumulative impact.	Negligible Adverse	Negligible Adverse	None
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