



Landlink Estates

Land at Drove Lane, Yapton

LANDSCAPE AND VISUAL APPRAISAL

November 2017

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1.0 INTRODUCTION

- 1.1 This Landscape and Visual Appraisal (LVA) has been carried out for 'Land at Drove Lane' 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 13.1ha 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 300 residential units (2-2.5 storeys);
 - 3.98 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 rife 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 majority of the Site lies within ‘21: West of Yapton Coastal Plain’, with the northern extent lying within ‘22: Barnham-Yapton Coastal Plain’. The Site also lies immediately adjacent to ‘30: Bilsham 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**.

22. Barham – Yapton Coastal Plain

- 4.12 This LCA is described as *“Predominantly small scale patchwork of paddocks, pasture and horticulture, open arable to the east. Provides separation between Barnham and Yapton, on edge of upper coastal plain.”*
- 4.13 Landscape Sensitivity is given as **Moderate**, Landscape Value is **Slight**, and overall Landscape Capacity is **Medium/ High**.

30. Bilsham Coastal Plain

- 4.14 The Brief Description of this area states *“Enclosed rural arable landscape, separates Bilsham and Yapton, partially in floodplain.”*
- 4.15 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

- 4.16 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 area 8a. 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.”*
- 4.17 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.
- 4.18 In regard to the type and form of development that might be appropriate on the Site, the study states:
- “Area 8a is judged to have Substantial sensitivity due to its open views and inconsistency with the settlement form and Moderate value, and is therefore considered to have Low capacity, making it unsuitable for development.”*
- 4.19 This doesn’t reflect the district level assessment, or this appraisal. The statement in regard to suitability for development is somewhat sweeping, and goes beyond the scope of the study, which is to consider landscape capacity. The landscape value is considered in the following paragraphs.

Designations

- 4.20 No designations of relevance to landscape are present within the study area. The northern-most field parcel lies within a Conservation Area. Figure 5 shows the location of the two Conservation Areas in relation to the Site.

Topography

Context – Landform

- 4.21 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

- 4.22 The Site itself is relatively level, at approximately 5m AOD. A localised depression just south of Main Road marks the route of the disused Portsmouth and Arundel Canal.

Site and Immediate Context

- 4.23 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.
- 4.24 The Site comprises a large arable field, and a small pastoral field adjacent to the settlement boundary. The western boundary, abutting Dove Lane is open, as is the southern Site boundary, and northern boundary abutting Main Road. In the east of the Site, hedgerows and hedgerow trees separate the Site from agricultural land further east. A further hedgerow separates the two fields comprising the Site. Hedges are predominantly Hawthorn, and a mix of Oak, Elm, Ash and Field Maple trees are found along these boundaries. The northern hedgerow is clipped, however the eastern hedgerow exhibits little signs of regular management.
- 4.25 The northern paddock is located within a Conservation Area, and creates a pleasant entrance to Yapton when approaching from the west. At the time of undertaking this assessment, this small field parcel was used for grazing sheep. It is bounded by estate railings along Main Road Drove Lane, and by a well-maintained hedgerow to the south. Canal Cottages lie immediately east of this field. The line of the former Portsmouth and Arundel Canal can be seen as an undulation in the southern part of this field.
- 4.26 The large arable field is bounded by a well-maintained hedgerow, and a small part of the settlement edge to the north, and by an outgrown hedgerow and hedgerow trees to the east. The western and southern boundaries are open. Drove Lane abuts the western edge, and an embankment between the lane and this field result in a change in level of circa 1m along part of the western boundary, with the Site slightly raised above the level of Drove Lane.
- 4.27 The northern Site 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 western-most boundary is defined by Drove Lane, whilst arable fields extend westwards and southwards beyond the Site.
- 4.28 A number of public footpaths cross the Site, connecting the settlement with the agricultural land beyond.

Landscape Value

- 4.29 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.

- 4.30 **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.
- 4.31 **Landscape Quality (Condition):** The Site comprises a heavily-managed arable field and a pastoral field. Fields are bounded by hedgerows, with mature deciduous trees, while other field boundaries are open. The eastern hedgerow shows little sign of maintenance, and is outgrown.
- 4.32 **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.
- 4.33 **Rarity and Representativeness:** Although representative of the wider agricultural landscape, the Site does not contain any rare elements or features.
- 4.34 **Conservation Interest:** The northern field parcel lies in Main Road Conservation Area, and within this is a localised depression, marking the route of the former Portsmouth and Arundel Canal.
- 4.35 **Recreational Value:** A number of public footpaths follow the perimeter of the Site, with a further footpath crossing the Site. Otherwise, the Site is not used for public recreation.
- 4.36 **Perceptual Aspects and Associations:** The Site is typical of settlement edges, and has no notable perceptual qualities. The immediate landscape has no notable associations.
- 4.37 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

- 4.38 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.
- 4.39 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 photographs were taken on the 26th September 2017 and seasonal differences have been taken into account when determining the visual effects on these receptors.

Photo Viewpoints

- 4.40 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

- 4.41 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. Tops of mature trees can be glimpsed on the horizon, and dwellings on Gladstone Road and Bilsham Road terminate the right side of the view. The Site is not visible from this location, due to the screening effects of intervening vegetation and dwellings.

Photo Viewpoint 2: View north from Footpath 148 1

- 4.42 This Viewpoint is located on a public footpath, just north of Bilsham Manor. No views of the Site are available from this location, due to the screening effects of intervening hedgerows and hedgerow trees. The immediate pastoral field and vegetated field boundary beyond dominate the view. A dwelling on Gladstone Road (immediately north of the Site) can be glimpsed through this intervening vegetation.

Photo Viewpoint 3: View west from Loveys Road

- 4.43 Beyond the immediate arable field, the tops of mature trees can be seen, on the eastern Site boundary. The Site is screened by a combination of intervening vegetation and dwellings.

Photo Viewpoint 4: View southwest from path at rear of dwellings on Cobham Close

- 4.44 Photo Viewpoint 4 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, however The Site is screened by dwellings and field boundary trees, seen on the horizon.

Photo Viewpoint 5: View west from Footpath 157, where it meets Footpath 156 2

- 4.45 This Viewpoint is located in the eastern extent of the Site. The immediate large, arable field within the Site dominates the view, beyond which Drove Lane Farm is visible in the left of the view, and a small part of the settlement edge can be seen in the extreme right of the view. The northern-most field parcel within the Site is not visible from this location.

Photo Viewpoint 6: View northeast from Drove Lane (Footpath 155), adj. to Drove Lane Farm

- 4.46 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 within the Site forms the foreground of the view. The view is terminated by the settlement edge in the left of the view, and by trees and hedgerows in the left of the view. The northern-most field parcel within the Site is not visible from this location.

Photo Viewpoint 7: View east from Drove Lane (Footpath 155)

- 4.47 This Viewpoint is located north of Viewpoint 6. The embankment alongside Drove Lane results in shallow views being experienced across the majority of the Site. Users of Footpath 155 experience a view towards Yapton beyond the immediate arable field within the Site. The mature trees marking the eastern Site boundary can be seen in the centre of the View. The northern-most field parcel within the Site is not visible from this location.

Photo Viewpoint 8: View south from entrance to Bonhams House, Main Road, Yapton

- 4.48 Viewpoint 8 is located on the northern edge of the Site. Although the northern-most pastoral field can be seen from this location, the hedgerow separating this field from the rest of the Site, and intervening dwellings, prevents views into the wider Site.

Photo Viewpoint 9: View southeast from B2233

- 4.49 This Photo Viewpoint represents the view of road users, seen when entering Yapton from the west. Due to the screening effects of vegetation along the B2233 and Drove Lane, only glimpsed views into the northern-most pastoral field within the Site can be experienced from here.

Photo Viewpoint 10: View southwest from Footpath 157, nr Tack Lee Road

- 4.50 This footpath leads south from the former canal bridge, and continues along the eastern Site boundary. An open view is experienced across the majority of the Site, which fills the foreground, however dwellings on Tack Lee Road screen the northern-most pastoral field from view.

Photo Viewpoint 11: View east from Brook Lane (Footpath 146), nr Barnham Court Farm

- 4.51 Users of Footpath 146 experience a glimpsed view towards Yapton through a gap in established vegetation alongside the footpath. The mature trees marking the eastern Site boundary can just be picked out in the distance, along with the settlement edge abutting the Site. Shallow views are available towards the Site, however this takes up a small proportion of the overall view.

Photo Viewpoint 12: View southeast from Footpath 158, nr Parsonage Farm, Barnham

- 4.52 Viewpoint 12 is located on the eastern edge of Barnham. Dwellings on Tack Lee Road can be glimpsed from this location. The screening effect of overlapping vegetation prevents views into much of the Site, however filtered shallow views are available towards small sections of the Site.

Summary of Visual Baseline

- 4.53 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, residents of Drove Lane Farm, road users on Drove Road and the B2233, 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. The Landscape Strategy Plan (Appendix D) illustrates the key landscape design principles. In summary these proposals include:
- The provision of 3.98 hectares of land dedicated to landscape, GI, public open space, play and habitat related proposals – representing approximately 30% of the total site area;
 - New landscape buffers will be established along the southern and western Site boundaries, comprising open space, SUDS features, 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.
 - The northern-most pastoral field will be retained as public open space, incorporating the remains of the former canal.

- Existing trees and hedgerows within the Site and along the Site boundary will be retained and incorporated into the proposed layout.
- 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 300 dwellings would result in a loss of agricultural land, as well as two small sections 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 northern-most pastoral field parcel lies within the Barnham-Yapton Coastal Plain Landscape Character Area (LCA 22). The proposed development will result in some small-scale alterations to the landscape fabric of this area, as a result of the proposed new Site access at Drove Lane, and the new emergency access in front of Canal Cottages. The pastoral land will remain as open space,

and the majority of the former canal within the Site will be retained as a localised undulation. Due to the small scale of the changes, the proposals are judged to result in a negligible adverse effect on the landscape character of this LCA.

- 6.7 The majority of the Site lies within the West of Yapton 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.
- 6.8 The proposals will erode the rural character of the LCA, and result in a loss of openness in the vicinity of the Site. Proposed housing will be set within Green Infrastructure, comprising retained trees and hedgerows, in addition to new landscape features, as described in Section 5.
- 6.9 The initial effect on the landscape character, as judged by this appraisal, is moderate adverse, as the openness of the Site would allow indirect impact on landscape character of the LCA beyond the immediate context of the Site. 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-moderate adverse.
- 6.10 Although the Bilsham 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 30.

Site and Immediate Context

- 6.11 The landscape is not recognised by any national or local designations such as National Park or AONB.
- 6.12 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 east 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.
- 6.13 The proposed built development will result in the loss of agricultural land, however the existing ditches, hedgerows and hedgerow trees will be retained. The northern-most field will be retained as open space. 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 rural agricultural, to residential and therefore urban.
- 6.14 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.
- 6.15 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 30m 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.

- 6.16 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 adverse effect upon the immediate landscape and its setting, reducing to minor-moderate adverse after 15 years once the tree and hedge planting has fully established.

Visual Effects

Zone of Theoretical Visibility (ZTV)

- 6.17 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.
- 6.18 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.
- 6.19 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 around 200m west of the Site. 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 shallow glimpses.

Construction

- 6.20 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)

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

Residential Properties and Settlement

- 6.22 The majority of residential receptors are located on the settlement edge of Yapton, and are represented by Viewpoints 1, 3, 4, 8, 9 and 10. The effects on residents of more isolated dwellings beyond the settlement boundary are also considered here, and represented by Viewpoints 2 and 6.
- 6.23 The proposals will result in no effect on the nature of views experienced by residents on Bilsham Road and Graham Road, due to the screening effects of intervening dwellings and vegetation.

- 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. For residents of Loveys Road, the initial negligible adverse effect on the visual amenity of residents will reduce to none by Year 15, due to the peripheral nature of the development in views. For residents of Cobham Close, the initial minor adverse effect on visual amenity will reduce to negligible adverse by Year 15, as trees will largely obscure the view to dwellings when in full leaf.
- 6.25 Residents of around 12 dwellings on Main Road/ B2233 would experience some degree of change to views experienced towards the Site. The immediate pastoral field would be retained as open space, but the addition of roofs and access points to the view is likely to result on a minor-moderate adverse effect on the visual amenity of residents.
- 6.26 Due to the unimpeded view to the proposed dwellings, experienced by residents of approximately 12 dwellings on Tack Lee Road, the effect on the visual amenity of residents has been judged as moderate-major adverse. No significant planting is proposed against this edge to mitigate this impact over time, and therefore the effect at Year 15 is likely to remain unchanged.
- 6.27 The cottage at Drove Lane Farm is set behind an established hedge, however the proposed dwellings are likely to be visible from first floor windows, and seen beyond the immediate field. The initial moderate adverse effect on visual amenity is likely to reduce to minor adverse by Year 15, due to the mitigating effect of the proposed planting.
- 6.28 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.

Public Rights of Way (PROW) and Other Footpaths etc

- 6.29 Users of footpaths within the Site (represented by Viewpoints 5 and 10) will experience a high degree of change to views, due to dwellings replacing open views across farmland. The view experienced by footpath users is transient, and visual impact will reduce with increased distance from the Site. Where footpaths cross the Site, the effect on visual amenity would be moderate adverse.
- 6.30 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.
- 6.31 By Year 15, the establishment of proposed planting within the Green Infrastructure will help the built development to assimilate with the wider context, potentially reduce the effect on visual amenity from some locations along internal paths. However, due to the loss of openness, it is considered that the visual effect will remain unchanged from some locations.
- 6.32 Drove Lane lies immediately adjacent to the Site's western perimeter. Footpath users would experience a high degree of change as a result of the proposed development. The existing settlement edge is visible from Drove Lane, but the new settlement edge would be much more

prominent. The transient nature of the view has been taken into account when judging a moderate adverse effect upon completion of the development. The screening effect of proposed vegetation on the western Site boundary would reduce the effect on visual amenity to minor-moderate adverse by Year 15.

- 6.33 The visual impact on footpath users beyond the immediate vicinity of 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, 4, 11 and 12 would be negligible, primarily due to the screening effects of established, intervening vegetation. By Year 15, and when trees are in leaf, effects from Viewpoints 2, 4 and 12 would be reduced to none.

Roads

- 6.34 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.
- 6.35 In terms of the wider road network, only users of Main Road/ B2233 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.
- 6.36 Users of Main Road/ B2233 are likely to experience only transient, glimpsed views of the proposed development, seen from short stretch of road in the vicinity of the Site, resulting in a minor adverse effect on the view. Over time, this is not anticipated to reduce.
- 6.37 Due to a combination of distance and the screening effect of intervening features, the proposed development will result in no effects on the visual amenity of road users on Bilsham Road.

Cumulative Effects

- 6.38 The Site immediately abuts a proposal for 250 dwellings, together with 4.0ha of Green Infrastructure. This site is known as 'Land at Bilsham Road', and is situated immediately east of the Site. Although Land at Bilsham Road is also located adjacent to the settlement edge, it is more enclosed than the Site, due to the presence of mature trees and hedgerows along field boundaries.
- 6.39 Although the Bilsham Road 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.
- 6.40 The Bilsham Road site is situated in an adjacent LCA at district level, this being 'Bilsham Coastal Plain'. The enclosed nature of this LCA will help development to assimilate readily with the immediate context, although the loss of rural character and agricultural land use would result in a minor-moderate adverse effect.
- 6.41 It is considered that the Bilsham Road development would not result in any increased effect on the district level LCA 'West of Yapton Coastal Plain' in which the Site is located, as the dense vegetation on the eastern Site boundary significantly restricts inter-visibility.
- 6.42 It is considered that the proposed development at Bilsham Road will only result in cumulative visual effects on 4 receptors assessed by this appraisal. These are considered in Appendix C, and are

all located east of the Site. Should the development of Land at Bilsham Road come forward, the proposed development at Drove Lane 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 a small pastoral field, and a large arable field, separated by a well-maintained hedgerow. The Site immediately abuts the existing settlement edge of Yapton. The Site and its immediate context are not subject to any landscape designations, however the northern field parcel lies within a Conservation Area.
- 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 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 larger field lies within 'West of Yapton Coastal Plain', which the study describes as an *"open rural landscape unrelated to settlement"*. Landscape sensitivity has been assessed as substantial, while landscape value is given as slight, and overall landscape capacity is concluded as low/medium. The northern field lies on the southern edge of the 'Barnham-Yapton Coastal Plain', which the study describes as *"Predominantly small scale patchwork of paddocks, pasture and horticulture, open arable to the east..."* Landscape sensitivity has been assessed as moderate, while landscape value is given as slight, and overall landscape capacity is concluded as medium/high.
- 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 8a. 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;
 - The northern paddock will be retained as open space, retaining the localised landform marking the line of the former Portsmouth and Arundel canal;
 - 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 'West of Yapton Coastal Plain', the proposed built development may initially result in a minor-moderate adverse effect on this LCA, however the illustrative masterplan demonstrates how this impact could be mitigated over time, through careful treatment of Site edges, reducing long-term effect to minor-moderate adverse.
- 7.9 The Site lies in a very small part of the 'Barnham-Yapton Coastal Plain' LCA, and the degree of change at district level would be negligible, as this area will be largely retained as open space. This is likely to result in a negligible adverse effect at worst.
- 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 hedgerows and hedgerow trees will be retained and reinforced where feasible, helping to limit the extent of the effects. 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 Tack Lee Road would experience the most change to views, as there are fairly open, primary views into the Site from dwellings backing onto the Site. These residents may experience a moderate-major adverse effect on visual amenity.
- 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 Main Road/ B2233, The Millers, The Pines, Loveys Road and Cobham Close. These residents currently experience partial or glimpsed views towards the Site across arable farmland, and filtered by established trees and hedgerows. These would, at worst, experience a low-medium degree of change to views, and a minor-moderate adverse effect on visual amenity. The anticipated effect on most of these settlement-edge dwellings

is minor adverse or negligible adverse. Effects on visual amenity will reduce over time, as the proposed Green Infrastructure establishes.

- 7.14 Other dwellings are located beyond the settlement edge, and residents experience views towards the Site. The residents at a cottage located at Drove Lane Farm would experience a moderate adverse on visual amenity, reducing to minor adverse by Year 15, however effects on other remote dwellings have been judged negligible adverse at worst.
- 7.15 A network of footpaths connects Yapton to the countryside to the south, including two footpaths that lead through the Site. Users of footpaths within the Site will experience an initial moderate adverse effect on visual amenity, and footpath users on Drove Lane will be similarly affected. It is anticipated that footpath users beyond the immediate context of the Site will only experience a negligible adverse effect at worst.
- 7.16 Road users of Main Road/ B2233 will experience partial, transient views of the proposed development, resulting in a minor adverse effect on visual amenity.

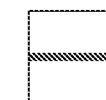
Conclusions

- 7.17 The Site itself currently comprises agricultural fields abutting the settlement edge. The Site has capacity to accommodate a sustainable residential development of up to 300 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.



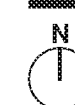
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Site Boundary

client Landlink Estates Ltd
project Land at Drove Lane
Yapton, West Sussex
drawing title SITE LOCATION
fpcr



scale 1:25000 @ A3

drawn MDP

issue date 12 October 2017

Figure 1



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Site Boundary



client Landlink Estates Ltd

project
Land at Drove Lane
Yapton, West Sussex

drawing title
AERIAL PHOTOGRAPH



scale
NTS@ A3

drawn
MDP

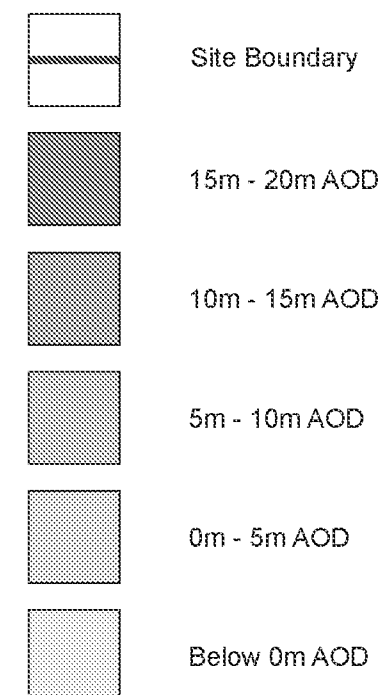
issue date
12 October 2017

Figure 2



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project
Land at Drove Lane
Yapton, West Sussex

drawing title
TOPOGRAPHY

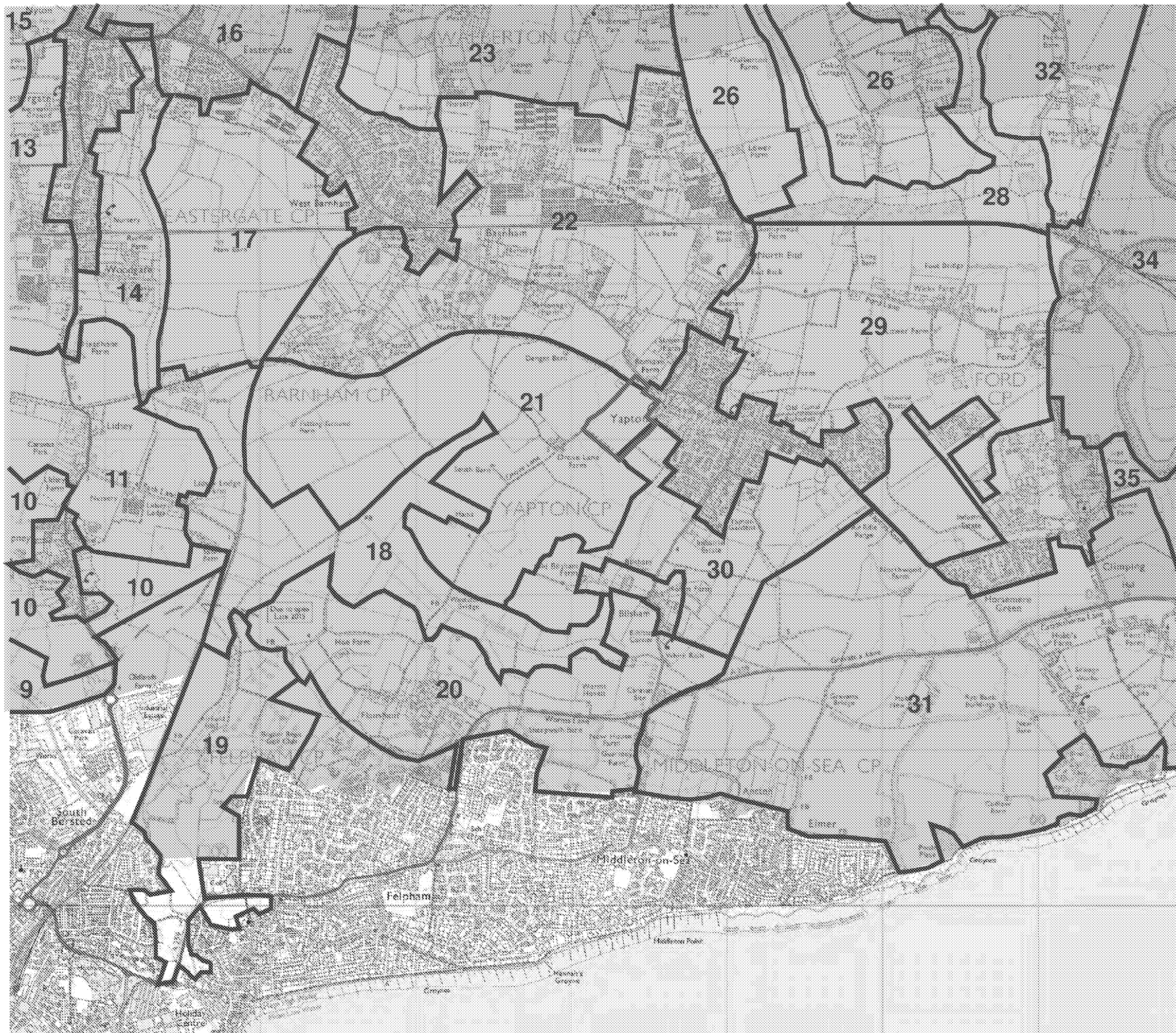
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drawn
MDP

issue date
12 October 2017

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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

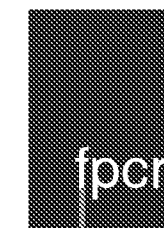


Character Area Boundaries

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

client Landlink Estates Ltd



project
Land at Drove Lane
Yapton, West Sussex

drawing title
LANDSCAPE CHARACTER

scale
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12 October 2017



Figure 4



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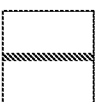
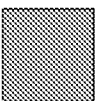
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-  Site Boundary
-  Conservation Areas
-  Gaps between Settlements



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



client Landlink Estates Ltd

project Land at Drove Lane
Yapton, West Sussex

drawing title VISUAL APPRAISAL

scale 1:25000 @ A3

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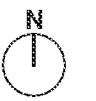


Figure 6

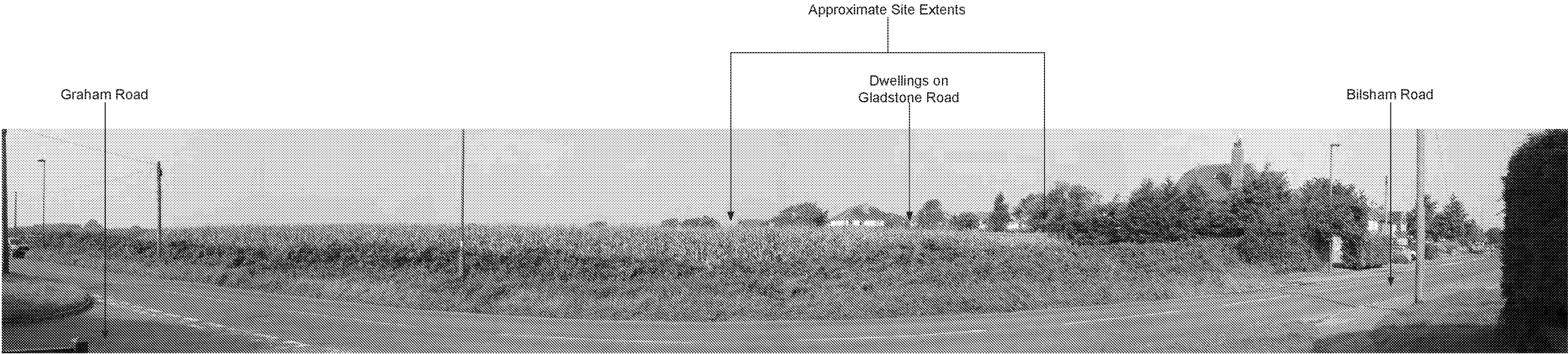


PHOTO VIEWPOINT 1: View west from Bilsham Road / Graham Road junction

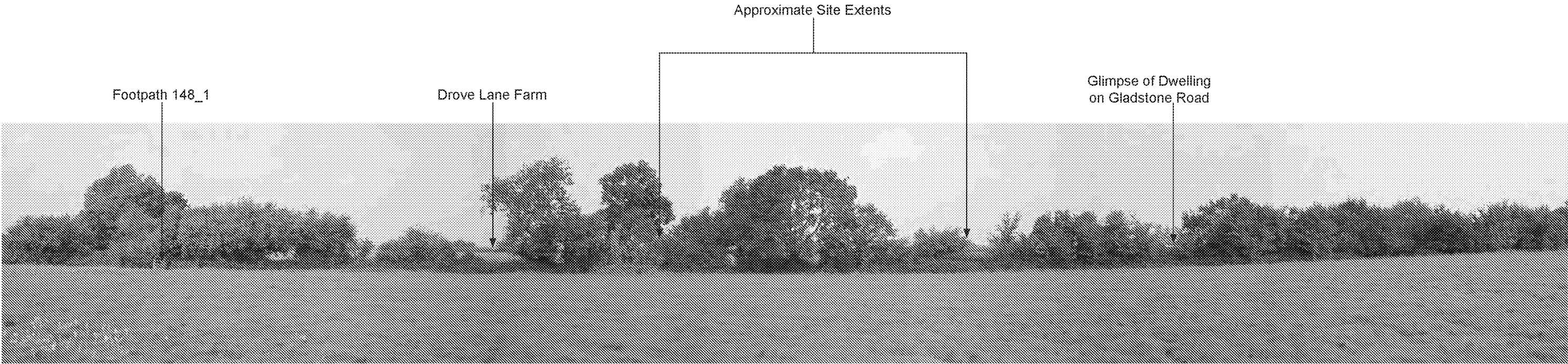


PHOTO VIEWPOINT 2: View north from Footpath 148_1



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Yapton, West Sussex

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Figure 7

Approximate Site Extents

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Field within Site



PHOTO VIEWPOINT 3: View west from Loveys Road

Approximate Site Extents

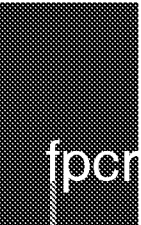
Footpath 148_1

Footpath 156_2
(beyond crops)

Dwelling on
Cobham Close



PHOTO VIEWPOINT 4: View west from path at rear of dwellings on Cobham Close



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Figure 8



PHOTO VIEWPOINT 5: View northwest from Footpath 157, where it meets Footpath 156_2

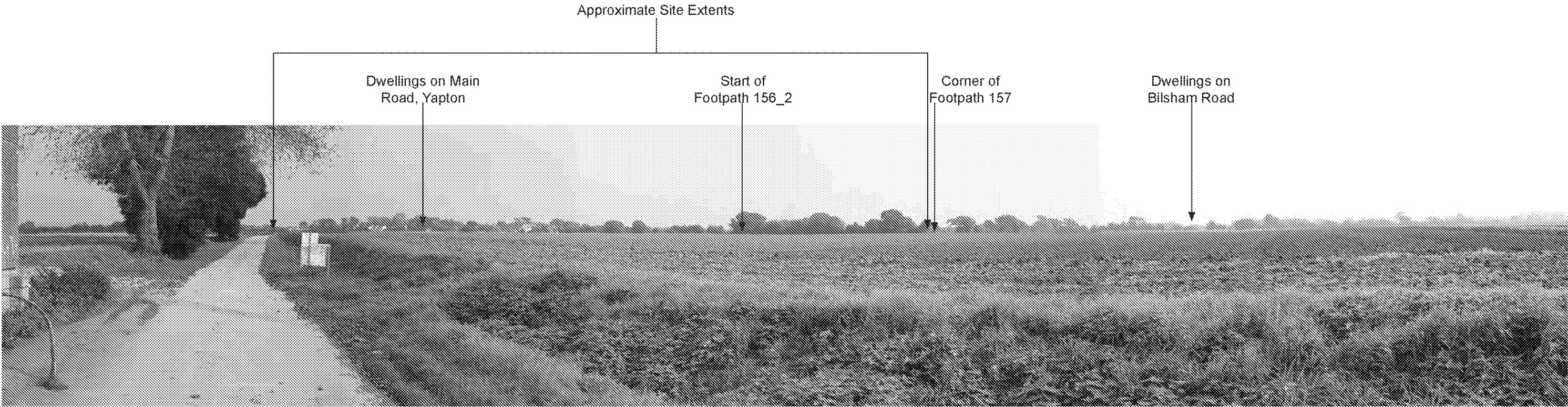
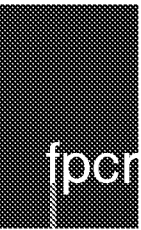


PHOTO VIEWPOINT 6: View northeast from Drove Lane (Footpath 155), adjacent to Drove Lane Farm



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Figure 9

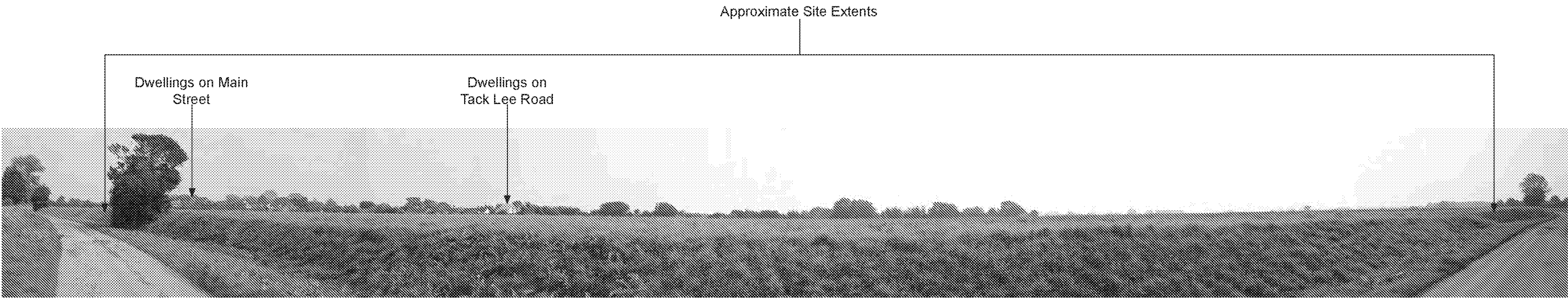


PHOTO VIEWPOINT 7: View east from Drove Lane (Footpath 155)

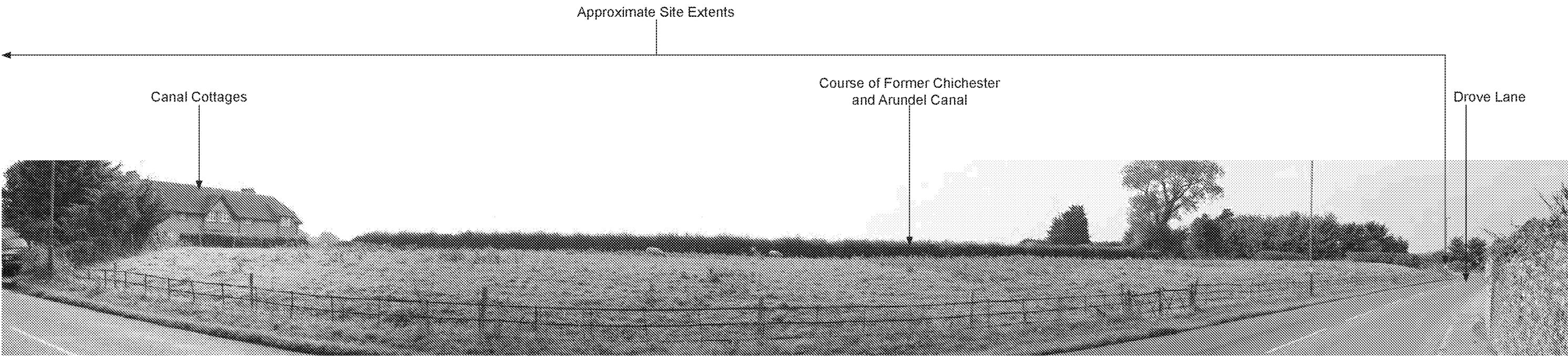


PHOTO VIEWPOINT 8: View south from entrance to Bonhams House, Main Road, Yapton



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Figure 10



PHOTO VIEWPOINT 9: View southeast from B2233

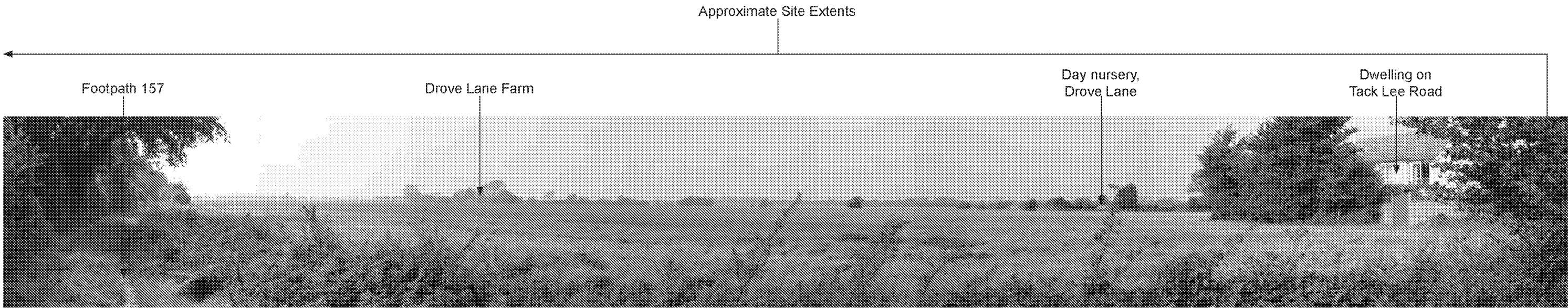
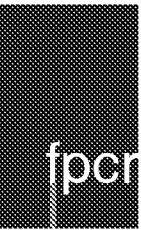


PHOTO VIEWPOINT 10: View southwest from Footpath 157, nr Tack Lee Road



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Figure 11

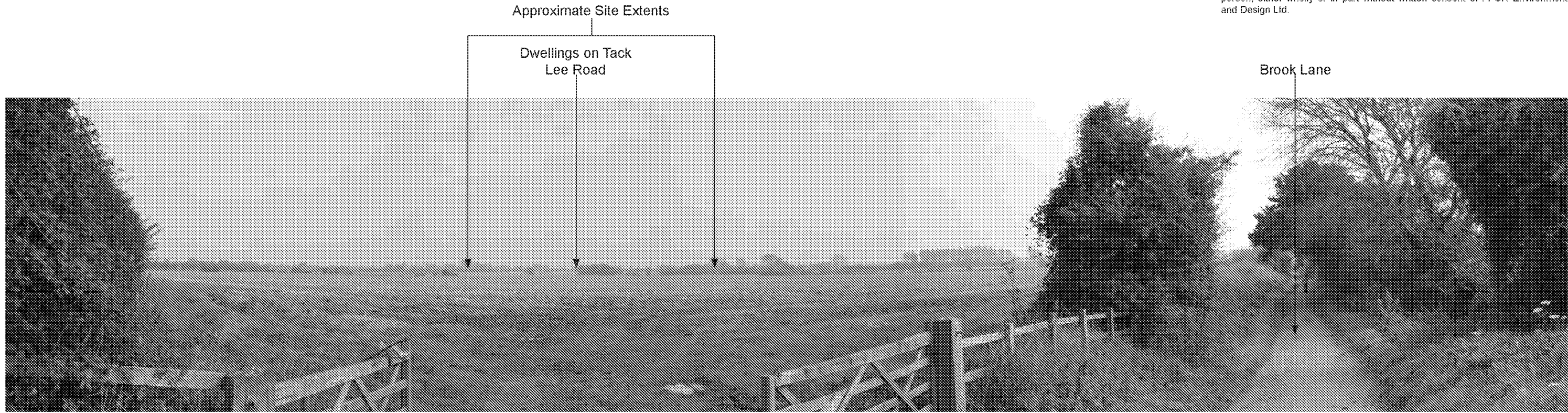


PHOTO VIEWPOINT 11: View east from Brook Lane (Footpath 146), nr Barnham Court Farm

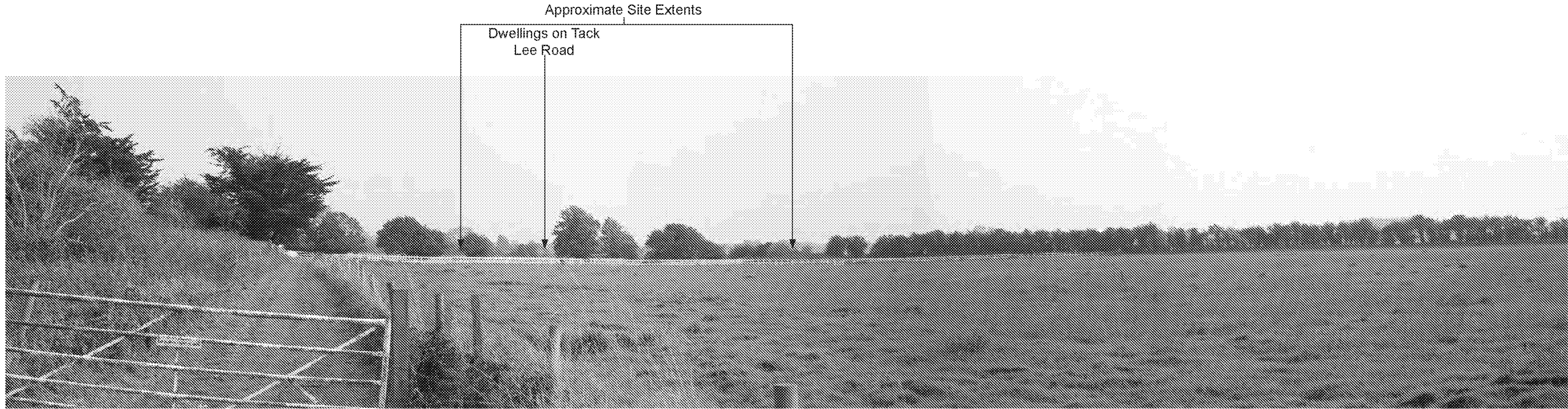


PHOTO VIEWPOINT 12: View southeast from Footpath 158, nr Parsonage Farm, Barnham

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Figure 12

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
Arun District Landscape Character Assessment: 22. Barnham-Yapton Coastal Plain	Medium	Medium	Construction: Negligible Completion: Negligible Year 15: Negligible	No	- The description of this LCA is consistent with the character of the northern-most pastoral parcel within the Site. The district-level assessment states that the landscape capacity is medium/high, suggesting that that the landscape has capacity to accommodate some change. - The small paddock/ area of pasture will change in nature as a result of the proposals. The agricultural land use will be lost, however the openness will be retained. - The construction of new access points will result in a slight urbanising effect on the character. - Overall, it is considered that the negligible scale of change on the overall character of this LCA will result in a negligible effect. - By Year 15, it is unlikely that the level of effect would change.	Negligible Adverse	Negligible Adverse	Negligible 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	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	Adverse Beneficial
Arun District Landscape Character Assessment: 21. West of Yapton Coastal Plain	Medium-High	Medium	Construction: Medium Completion: Medium Year 15: Medium	No	- The description of this LCA states that it is an open rural landscape unrelated to the settlement. In the vicinity of the Site, it clearly does have a relationship with the settlement edge, but otherwise 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 arable land use, thus adversely affecting the landscape character. - The development will retain existing hedgerows and trees, which will be integrated into the layout. New tree planting, hedgerows and structural vegetation will help to provide additional enclosure over time. - The change in landscape character resulting from the proposed development will be experienced beyond the Site, due to the openness of the southern and western boundaries. - This LCA is rural in nature, only reaching the settlement edge in the vicinity of the Site. Only a small number of buildings are present within the LCA, and these are related to agriculture. The proposed development will contrast in character to the rest of the LCA. - By Year 15, proposed vegetation would have established, and will help the development to assimilate with the receiving landscape. Proposed structural vegetation along the southern and western boundaries will help to limit the geographical extent of the effects on the LCA, hence the reduction in effects on the LCA as a whole.	Moderate Adverse	Moderate Adverse	Minor- Moderate Adverse	
Arun District Landscape Character Assessment: 30. Bilsham 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 21, 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									
Site and Immediate Context	Medium	Medium	Construction: Medium - High Completion: Medium - High Year 15: Medium	No	- The Site comprises two field parcels that differ in character. The northern paddock creates a pleasant setting to the village, when entering from the west, and forms part of the Conservation Area. Despite the changes to this paddock, including change to land use (to public open space) and construction of new access point, the openness will be retained, along with most of the remains of the former canal. - The rural character and openness of the large arable field will be lost, and as a result of the proposed development, the Site will become more urban in nature. The arable land use will be lost and the open field will be replaced by housing, set within Green Infrastructure. - 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 some of the perimeter, will help contain the development, thus helping to limit the geographical extent of landscape effects. - By Year 15, proposed vegetation would have established, helping to enclose the development and helping it to assimilate with the receiving landscape. Proposed areas of Green Infrastructure, including internal hedgerows, trees and open space, will provide a pleasant setting for the housing, helping to slightly reduce the level of landscape effect. Proposed structural planting, particularly that along the southern and western boundaries, will help to enclose the Site, confining the landscape effects to the immediate context of the Site.	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
									Susceptibility to Change	Value	Approximate distance to Site Boundary (approx. m/km)
		High Medium Low	High Medium Low		Full Partial Glimpse None		High Medium Low Negligible/ None		Adverse or Beneficial	Adverse or Beneficial	Adverse or Beneficial
1	Residents on Bilsham Road & Graham Road	Medium	Medium	630m	None	Permanent	Construction: None Completion: None Year 15: None	The existing hedgerow along Bilsham Road is low, fragmented and poorly maintained, allowing open views into the immediate field parcel from dwellings facing towards the Site. Intervening screening elements, such as the settlement edge, hedges and mature trees, will prevent views to the proposed development, even from first floor windows. Should the proposed development at Bilsham Road come forward, this would be clearly visible in the foreground, but would totally screen the Site, resulting in no cumulative impact.	None	None	None
1	Road users of Bilsham Road	Low-Medium	Medium	630m	None	Transient	Construction: None Completion: None Year 15: None	The existing hedgerow along Bilsham Road is low, fragmented and poorly maintained, allowing open views into the immediate field parcel. Intervening screening elements, such as the settlement edge, hedges and mature trees, will prevent views to the proposed development from Bilsham Road. Should the proposed development at Bilsham Road come forward, this would be clearly visible in the foreground, but would totally screen the Site, resulting in no cumulative impact.	None	None	None
2	Users of Footpath 148_1	Medium-High	Medium	745m	Glimpse/None	Transient	Construction: Negligible Completion: Negligible Year 15: None	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. It is not anticipated that construction of a further 250 dwellings at Bilsham Road would result in any cumulative impact, due to the likely glimpsed nature of the proposed development, and screening effect of proposed planting.	Negligible Adverse	Negligible Adverse	None
2	Residents of cottages at Bilsham Manor	High	Medium	790m	Glimpse/None	Permanent	Construction: Negligible Completion: Negligible Year 15: None	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 may 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. It is not anticipated that construction of a further 250 dwellings at Bilsham Road would result in any cumulative impact, due to the likely glimpsed nature of the proposed development, and screening effect of proposed planting.	Negligible Adverse	Negligible Adverse	None
3	Residents of Lovelys Road	Medium	Low	245m	Glimpse	Permanent	Construction: Negligible Completion: Negligible Year 15: None	The roofs of proposed dwellings on the eastern side of the Site may be glimpsed from first floor windows of properties at the western end of Lovelys Road. Properties on Lovelys Road are orientated perpendicular to the Site, and therefore glimpses of the proposed development would be seen in the periphery of the view. By Year 15, once proposed structural vegetation and trees have established, it is anticipated that the proposed dwellings would be totally hidden from view, when trees are in leaf. In the event that the proposed development of 250 units at Bilsham Road comes forward, this development would hide the proposed development at Drive Lane from view, resulting in no cumulative impact.	Negligible Adverse	Negligible Adverse	None

4	Residents of Cobham Close	Medium-High	Medium	300m	Partial	Permanent	Construction: Low Completion: Low Year 15: Negligible	The roofs of proposed dwellings on the eastern side of the Site may be glimpsed from first floor windows of properties at the western extent of Cobham Close. Unlike properties on Lovelys Road, the rear of these dwellings face the Site. By Year 15, once proposed structural vegetation and trees have established, it is anticipated that, at worst, only glimpses of the proposed dwellings would be experienced, when trees are in leaf. In the event that the proposed development of 250 units at Bilsham Road comes forward, this development would hide the proposed development at Drive Lane from view, resulting in no cumulative impact.	Minor Adverse	Minor Adverse	Negligible Adverse
4	Users of path at rear of Cobham Close	Medium-High	Medium	320m	Glimpse	Transient	Construction: Negligible Completion: Negligible Year 15: None	It is unlikely that path users would experience any noticeable change to the view, as a result of proposed residential development on the Site. At worst, roofs of dwellings would be glimpsed through intervening vegetation. When trees are in leaf, it is likely that the proposed dwellings would be hidden from view. In the event that the proposed development of 250 units at Bilsham Road comes forward, this development would hide the proposed development at Drive Lane from view, resulting in no cumulative impact.	Negligible Adverse	Negligible Adverse	None
5 & 10	Users of Footpath 157	Medium-High	Medium	0m	Full	Transient	Construction: High Completion: High Year 15: High	This footpath is located just inside the Site boundary, and as such there are no screening elements to filter views of the proposed development. Proposed dwellings will be dominant elements in the view, and the open view across agricultural fields would be lost. By Year 15, the proposed trees and vegetation will help the proposed dwellings to assimilate with their surroundings, but will not mitigate for the loss of openness, or reduce the impact of the proposed dwellings on the visual amenity of footpath users.	Moderate Adverse	Moderate Adverse	Moderate Adverse
6	Residents of Drove Lane Farm	Medium-High	Medium	180m	Full	Permanent	Construction: Medium Completion: Medium Year 15: Low	The farmhouse at Drove Lane Farm is set behind barns, and therefore no views of the proposed development would be experienced from the farmhouse itself. A dense hedgerow around the adjacent cottage would filter views towards the proposed dwellings, whilst a more open, but shallow view of the proposed development would be seen from Drove Lane, adjacent to the farm. Residents of this adjacent cottage are likely to see dwellings along the southern edge of the Site from first floor windows, beyond the immediate arable field. By Year 15, the proposed Green infrastructure along the southern edge of the Site would have established, allowing only partial views of roofs beyond. The potential development of 250 homes at Bilsham Road would not result in any cumulative visual impact, at it would be screened by the development at Drove Lane, in combination with established hedgerows and trees.	Moderate Adverse	Moderate Adverse	Minor Adverse
7	Users of Drove Lane	Medium-High	Medium	0m	Full	Transient	Construction: High Completion: High Year 15: Medium-High	The Illustrative Masterplan shows that proposed built development would be set back from this edge, separated from Drove Lane by a combination of proposed hedgerow, trees and SUDS features. Upon completion of the proposed development, the dwellings would dominate the views, resulting in a large and immediately apparent change in the view. The open, rural nature of the view would be lost. By Year 15, once the Green Infrastructure has established, the built development is likely to be hidden from view, however the enclosed nature of the view would be an obvious and recognisable change from the current situation. The proposed development at Bilsham Road would be completely screened by the immediate development, and as such, users of Drive Lane would experience no cumulative effects.	Moderate Adverse	Moderate Adverse	Minor - Moderate Adverse
8 & 9	Residents on Main Road, Yapton	High	Medium	350m	Partial - Full	Permanent	Construction: Low-Medium Completion: Low-Medium Year 15: Low-Medium	Residents of houses along the B2233 would experience varying degrees of change, depending on aspect of the view, and proximity to the Site. It is anticipated that residents of around 12 dwellings on this road will experience some degree of change. As worst, residents would experience views to roofs, beyond the northern-most hedgerow within the Site. The proposed access points onto the B2233 would result in a slight urbanising effect on the view, and a loss of a small section of hedgerow. By Year 15, it is not anticipated that the nature of the view would change significantly, as no substantial planting is proposed in the foreground of the view. The proposed development of 250 dwellings at Bilsham Road would not be visible from these existing dwellings, and therefore there would be no cumulative effect.	Minor – Moderate Adverse	Minor – Moderate Adverse	Minor – Moderate Adverse

8 & 9	Road users of B2233/ Main Road	Medium	Medium	0-150m	Partial - Full	Transient	Construction: Low Completion: Low Year 15: Low	Road users of the B2233 would experience only transient, glimpsed views of the proposed development, seen from the immediate context of the Site. Road users may see roofs of the nearest dwellings, beyond the intervening hedgerow within the Site. The proposed access points onto the B2233 would result in a slight urbanising effect on the view. By Year 15, it is not anticipated that the nature of the view would change significantly, as no substantial planting is proposed in the foreground of the view. The proposed development of 250 dwellings at Bilsham Road would not be visible from these existing dwellings, and therefore there would be no cumulative effect.	Minor Adverse	Minor Adverse	Minor Adverse
10	Residents on Tack Lee Road	High	Medium	0m	Partial - Full	Permanent	Construction: High Completion: High Year 15: High	Residents of dwellings adjacent to the Site on Tack Lee Road would experience a large and immediate change to the view, as proposed dwellings would replace open views across arable fields. There is very little in the way of existing vegetation to rear boundaries, so views from ground floor windows would be dominated by proposed rear garden fences and proposed dwellings beyond. No significant planting is proposed between the proposed built development and these receptors, so it is not anticipated that there would be any change to the visual effect by Year 15. The proposed development of 250 dwellings at Bilsham Road would not be visible from these existing dwellings, and therefore there would be no cumulative effect.	Moderate – Major Adverse	Moderate – Major Adverse	Moderate – Major Adverse
11	Users of Footpath 146 (Brook Lane)	Medium- High	Medium	1.36km	Glimpse	Transient	Construction: Negligible Completion: Negligible Year 15: Negligible	Footpaths users will not experience any change to views experienced from the majority of this path. Only a glimpsed view to the proposed development would be seen through this a field gate. Proposed dwellings would be visible in the distance, resulting in a more prominent settlement edge, however this will take up only a small part of the overall view. By Year 15, proposed hedgerow and tree planting along the boundary with Drove Lane is likely to significantly filter views of the proposed development. The proposed development at Bilsham Road would be completely screened by the development at Drove Lane, and as such, footpath users would experience no cumulative effects.	Negligible Adverse	Negligible Adverse	Negligible Adverse
12	Users of Footpath 158	Medium- High	Medium	860m	Glimpse	Transient	Construction: Negligible Completion: Negligible Year 15: None	Due to the partial screening provided by intervening trees and hedgerows, only glimpses of the proposed housing would be seen through winter vegetation. It is anticipated that this would have very little effect on the nature of the view. By Year 15, proposed hedgerow and tree planting along the boundary with Drove Lane is likely to significantly filter views of the proposed development. When trees are in leaf, existing trees in combination with proposed vegetation would completely screen the proposed dwellings. The proposed development at Bilsham Road would be completely screened by the development at Drove Lane, and as such, footpath users would experience no cumulative effects.	Negligible Adverse	Negligible Adverse	None

KEY LANDSCAPE CHARACTERISTICS

West Sussex Landscape Character Assessment (2003)

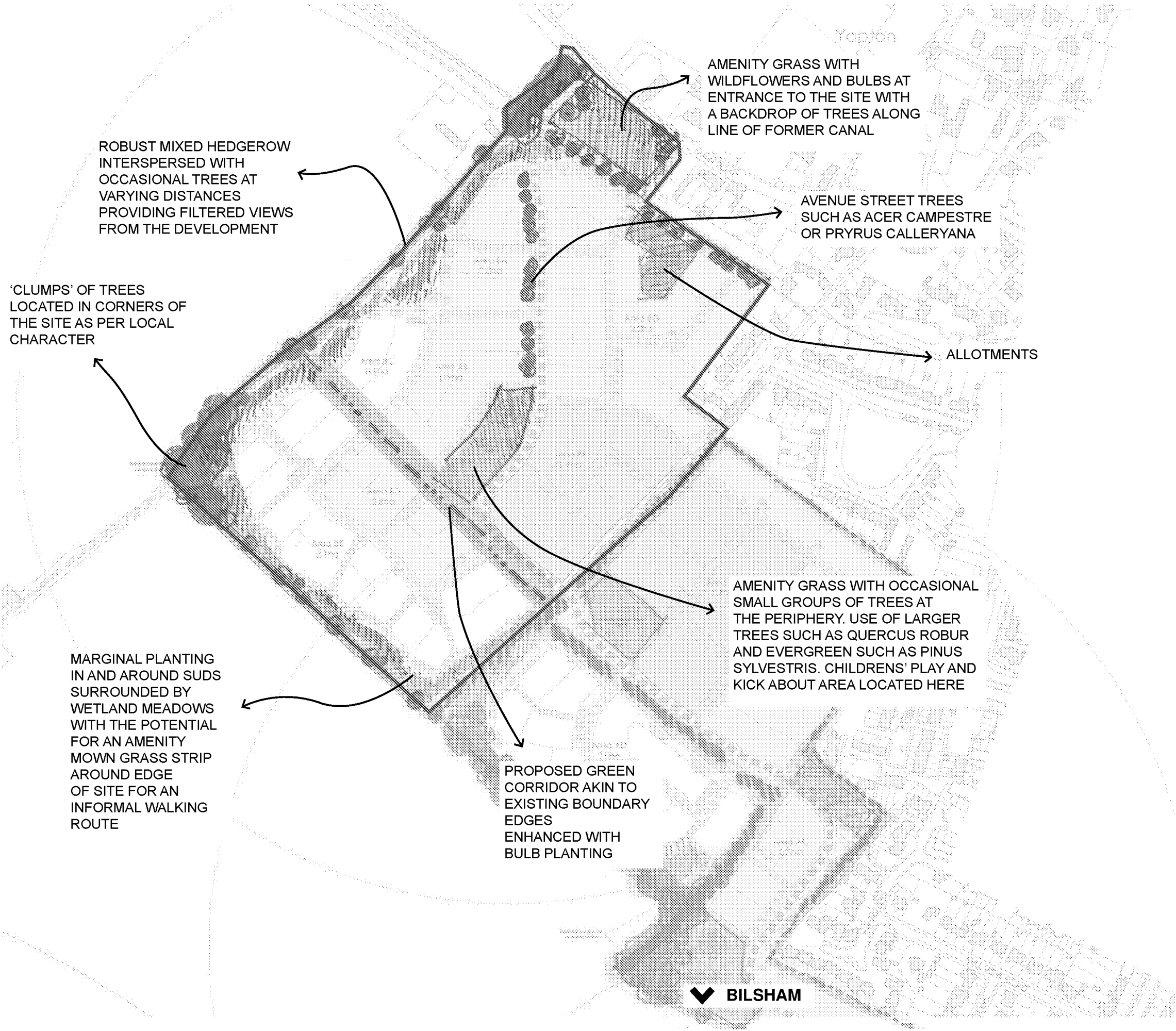
- A low density of hedgerows and hedgerow trees with occasional shelterbelts.
- Few trees or hedgerows, partly as a result of Dutch Elm Disease, from the 1970s and the Great Storm of 1987 and overall high quality agricultural land, although, where they do exist, they form prominent features.

Land Management Guidelines for the Chichester to Yapton Coastal Plain

- Establish new vegetation features by the planting
along roadsides, especially those approaching settlements.
- hedgerows and shelterbelts.
- Link up existing remnant hedgerows and tree lines
corridors.

Arun District Landscape Study (2006)
Bilsham Coastal Plain

- Enclosed rural arable landscape, separates Bilsham and Y



APPENDIX D



client
Landlink Estates

project
Land at Drove Lane,
Yapton, West Sussex

drawing title
LANDSCAPE STRATEGY PLAN

scale
NTS

drawn
SRE/DH

issue date
06 December 2017

rev
-

N

7905-L-02