

Landscape and Visual Impact Assessment.

Land at North End Road, Yapton, West Sussex



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Yapton
West Sussex
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1.0 INTRODUCTION

1.1 craft pegg Ltd (CP) was commissioned in September 2014 to carry out a landscape and visual impact appraisal (LVIA) for a proposed planning application on land at North End Road, Yapton.

1.2 craft:pegg are a landscape architectural practice whose directors have over 20 years' experience of architecture, landscape, ecology, urban design, master planning and environmental impact assessment. The practice is a Registered Practice of the Landscape Institute, John Pegg, the report author, is a Chartered Landscape Architect of 14 years standing and a member of the South East Region Design Review Panel.

1.3 The objective of this report is to assess the baseline landscape and visual character of the application site and associated study area and provide an assessment of the landscape and visual issues associated with the redevelopment of the site.

1.4 This report has been undertaken within the context of the proposals (as shown in Appendix A) and presents the findings of the Landscape and Visual Impact Assessment (LVIA) of the proposed development (hereby referred to as 'the Site', 'the Scheme', the 'Development' or 'the proposals'). It considers the effects of development upon:

- **Landscape character and resources;** including effects on the aesthetic values of the landscape caused by changes in its elements and qualities as a result of the development; and

- **Visual amenity;** including effects upon potential viewers and viewing groups caused by changes in the appearance of the landscape as a result of the development.

1.5 Landscape character and resources are considered to be of importance in their own right and are valued for their intrinsic qualities regardless of whether they are seen. Impacts on visual amenity as perceived by people are therefore clearly distinguished from, although closely linked to, impacts on landscape character and resources.

1.6 The LVIA also outlines the landscape mitigation proposed for incorporation as part of the overall scheme.

1.7 The Site is located to the west of North End Road immediately north of Yapton C of E Primary School. The gross site area is approximately 1.6 hectares (circa 3.93 acres) of grass paddock.

1.8 A description of the development assessed in this report is provided in Section 4.

2.0 METHODOLOGY

Background

2.1 A landscape and visual impact assessment of the site has been conducted, encompassing the “Guidelines for Landscape and Visual Impact Assessment” (GLVIA) published by the Landscape Institute and the Institute of Environmental Management and Assessment 2013, and “Landscape Character Assessment. Guidance for England and Scotland” (LCA) published by the Countryside Agency and Scottish National Heritage 2002. These documents do not provide a prescriptive approach to assessment but instead explain the principles of assessment and provide worked examples of best practice with regard to LVIAAs.

2.2 The methodology for this assessment is described in the following section and is based on the aforementioned guidance / best practice.

2.3 The GLVIA states.

“Landscape impact assessment, in common with any assessment of environmental effects, includes a combination of objective and subjective judgements, and it is therefore important that a structured and consistent approach is used. It is necessary to differentiate between judgements that involve a degree of subjective opinion (as in the assessment of landscape value) from those that are normally more objective and quantifiable”. (para. 2.11)

2.4 The GLVIA also states:

2.5 “Landscape and visual assessments are separate, although linked, procedures. The landscape baseline, its analysis and the assessment of landscape effects all contribute to the baseline for visual assessment studies. The assessment of the potential effect on the landscape is carried out as an effect on an environmental resource, i.e. the landscape. Visual effects are assessed as one of the interrelated effects on population”. (para 2.13)

2.6 A clear distinction is drawn between impacts on landscape character and visual impacts, i.e. on views, as described below:

- **Landscape impacts** relate to the effects of the proposals on the physical and aesthetic qualities of the landscape and its resulting character and quality; whereas
- **Visual impacts** relate to the effects on views from visual receptors (e.g. locations where residents, employees, tourists etc can view the Site) and on the visual amenity experienced by those people.

Impact Assessment Methodology

2.7 All landscape and visual assessments are based upon a clearly defined purpose. This influences the scale and detail of the assessment and the types of judgements that are needed to inform decisions. The process comprises two key distinct stages:

- a) Existing characteristics and sensitivity – which is concerned with identifying, classifying and describing areas of similar character and sensitivity.
- b) Making judgements – to inform particular decisions, which may use one or a combination of approaches; depending upon the purpose of the exercise.

2.8 The assessment approach combines information and desktop reviews with on-site surveys and appraisals.

Desk Based Review

2.9 The following studies and documents have been considered as part of the desk based review and subsequent appraisal:

1. National Planning Policy Framework (2012);
2. South East Plan (Regional Spatial Strategy for the South East) (May 2009)
3. Arun District Local Plan – (2003)
4. Natural England Character Map of England;
5. Landscape Character Assessment of West Sussex (2007)
6. Mapping data and GIS databases (e.g., www.magic.gov.uk)
7. Aerial photography
8. Arun Local Plan 2011-2031 Publication Version
9. Yaptan Neighbourhood Plan 2014 Referendum Version

Site Based Assessment

2.10 The site-based assessment involves the recording of both objective descriptions and subjective impressions of the landscape using reasoned professional judgement, as well as details of the existing landscape condition and the most appropriate management strategy to be adopted. The latter recognises that some areas are worthy of conservation and maintenance of existing landscape character, whereas others would benefit from some enhancement measures or a more significant restoration strategy.

2.11 To help understand the site's capacity for development, both landscape character and visual resources have been assessed. The aim is to ensure that the development proposals minimise any potential adverse landscape and visual impacts and maximise opportunities for landscape and visual benefits, through landscape enhancement and green infrastructure provision.

Impact Assessment Terminology

2.12 In the context of landscape and visual assessment, the following terms are used:

Landscape character

The distinct and recognisable pattern of elements that occur consistently in a particular type of landscape, and how this is perceived by people. It reflects particular combinations of geology, landform, soils, vegetation, land use and human settlement, creating the particular sense of place of different areas of the landscape.

Sensitivity of the Landscape Resource

The degree to which a particular landscape type or area can accommodate change arising from a particular development, without detrimental effects on its character. This will vary with:

- Existing land use;
- The pattern and scale of the landscape;
- Visual enclosure / openness of views, and distribution of receptors;
- The scope of mitigation; in character with the existing landscape.
- The relative level of the site within its surroundings

Scale or magnitude of landscape effects:

There is no standard methodology for the quantification of the magnitude of effects. However, it is generally based on the scale or degree of change in the landscape resource, the nature of the effect and its duration.

Sensitivity of visual receptors:

The sensitivity of visual receptors and views will be dependent on the location and context of the viewpoints and the expectations and occupation or activity of the receptor. The most sensitive receptors may include:

- Users of outdoor recreational facilities including public rights of way, whose attention or interest may be focused on the landscape;
- Communities where the development results in changes in the landscape setting or valued views enjoyed by the community;
- Occupiers of residential properties with views altered by the development.

The least sensitive receptors are likely to be people at their place of work, or engaged in similar activities, whose attention may be focused on their work or activity and who therefore may be less susceptible to changes in the view.

Scale or magnitude of visual effects:

In the evaluation of effects on views and on the visual amenity of identified receptors, the magnitude or scale of visual change is described by reference to:

- The scale of change in the view with respect to the loss or addition of features in the view and changes in its composition including the proportion of the view occupied by the scheme;
- The degree of contrast or integration, in terms of form, scale and mass, line, height, colour and texture, of any new features / changes within the landscape when viewed against existing landscape elements and characteristics.
- The duration and nature of the effect, whether temporary or permanent, intermittent or continuous, etc;
- The angle of view in relation to the main activity of the receptor;
- The distance of the viewpoint from the proposals;
- The extent of the area over which the changes would be visible.
- The comparative levels from which the site will be viewed.

2.13 Landscape effects derive from changes in the physical landscape, which may give rise to changes in its character and how this is experienced. This may in turn affect the perceived value ascribed to the landscape.

2.14 The description and analysis of effects on a landscape resource relies on the adoption of certain basic principles about the positive (or beneficial) and negative (or

adverse) effects of change within the landscape. Due to the inherently dynamic nature of the landscape, change arising from a development may not necessarily be significant.

2.15 Landscape Assessments are used to aid decisions about the ability of an area to accommodate change, often through the introduction of new development but also through other land use and land cover changes including woodland and other planting. It is in these circumstances that judgements should be based upon an understanding of the ability of the landscape to accommodate this change without unnecessary significant effects. Creation of new landscape character may also be appropriate in some circumstances.

2.16 Visual effects relate to the changes that arise in the composition of available views as a result of changes to the landscape, to people's responses to the changes, and to the overall effects with respect to visual amenity. The likely extent to which the site and any future development would be visible from the surrounding area has been determined in conjunction with the estimated number or receptors (properties, public footpaths, roads etc.) with views to parts or all of the site area or development.

Landscape Impact

2.17 For this assessment the following criteria apply:

Table 1: Landscape Impact Sensitivity

High

Landscape areas with particularly distinctive or positive characters or with valued landscape features. The areas may be sensitive to relatively small changes.

Medium

Landscape areas with reasonably positive character, but with evidence of alteration or degradation of the character or features. Potentially tolerant of some change.

Low

Landscape areas with a weak character or relatively few features of value, potentially tolerant of significant change.

Table 2: Magnitude of Landscape Change

High Adverse

Total loss of, or major alteration to the key characteristics or features of the landscape area.

Medium Adverse

Potential loss of or alteration to the key characteristics or features of the landscape area.

Low Adverse

Minor loss of, or alteration to the key characteristics or features of the landscape area.

No change

Very minor loss or change to the landscape characteristics or features of the area, compensated by landscape improvements or enhancements.

Low Beneficial

Minor improvements to the key characteristics or features that outweigh any adverse landscape effects of the proposal. Removal of minor incongruous features

Medium Beneficial

Notable improvements to the key landscape characteristics or features, or improvements resulting from removal of inappropriate land uses or features.

High Beneficial

Major landscape improvements, through the creation of a new landscape structure, or the removal of large-scale inappropriate features.

2.18 Overall landscape impact is determined by combining the sensitivity of the landscape resource with the magnitude of landscape change. Professional judgement is used to determine the overall significance of impact based on these two elements.

2.19 Overall significance is classified as Substantial, Moderate, Slight or Negligible and the effects can be classed as either adverse or beneficial.

Visual Impact

2.20 For this assessment the following criteria applies:

Table 3: Visual Impact Sensitivity**High**

Occupiers of residential properties with views affected by the scheme.
Users of outdoor recreational facilities including rights of way where interest may be focused on the landscape.

Medium

Users of outdoor recreational facilities where the view is less important to the activities (e.g. sports pitches). People at places of work. Properties with secondary or restricted views, i.e from first floor level

Low

People travelling through the area in cars or on trains, or people at places of work with limited views potentially affected by the development (e.g. Industrial sites).

Table 4: Visual Magnitude of Change**High Adverse**

Where the scheme would cause a significant deterioration in the view.

Medium Adverse

Where the scheme would cause a noticeable deterioration in the view.

Low Adverse

Where the scheme would cause a minor deterioration in the view.

No Change

Where the scheme overall would not form a noticeable deterioration or improvement in the view.

Low Beneficial

Where the scheme would cause a minor improvement in the view.

Medium Beneficial

Where the scheme would cause a noticeable improvement in the view.

High Beneficial

Where the scheme would cause a significant improvement in the view.

2.21 Overall visual impact is determined by combining the sensitivity of the receptor with the magnitude of visual change. Professional judgement is used to determine the overall significance of impact based on these two elements.

2.22 Overall significance is classified as Substantial, Moderate, Slight or Negligible, and the effects can be classed as either adverse or beneficial.

2.23 Recorded effects which have been graded as moderate/substantial or substantial are considered to be significantly adverse. All other effects are not considered significant and would not therefore cause notable changes to landscape character or feature significantly within the composition of views.

Limitations

2.24 It should be noted that the assessment of views from properties is based on a best assumption from publicly accessible locations close to the properties. Where it has not been possible to sufficiently assess the potential effects on properties from public viewpoints or where confidence in predictions are low this is stated within the text.

2.25 The Study Area referred to through the assessment is illustrated in the figures accompanying the report. It is considered to be highly unlikely that there could be any significant effects on views beyond 3km from the site; by virtue of a combination of the scale of the development within the view, and likely incidence of intervening features such as vegetation, topography or other built elements. As such, the study area reflects a distance radius from the Site of approximately (but no greater than) 3km.

Iterative Design and Mitigation

2.26 The purpose of mitigation is to avoid, reduce and where possible remedy significant adverse effects on the environment arising from the proposals.

2.27 Mitigation is thus not solely concerned with 'damage limitation' but may also consider measures that could compensate for unavoidable residual effects, i.e. those effects that remain significant once mitigation has been implemented.

2.28 Mitigation measures are generally more effective if they are designed as an integral part of an iterative process of project planning and design. An iterative design approach enables the Site planning and detailed design for the project to be informed by the ongoing assessment. The amended proposals then feed back into the assessment process, until the preferred design solution is reached. Mitigation is thus used as a design approach that is, where possible, implemented from project inception when alternative designs or site options are being considered.

2.29 The GLVIA (Para 5.1.7) states that:

2.30 *“Where planting is intended to provide a visual screen for the development, it may also be appropriate to assess residual effects for different periods of time, such as day of opening...and year fifteen.”*

2.31 Effects on landscape character and resources and visual amenity have been assessed for the development upon completion i.e. in year 0 before planting becomes established and buildings weather. Subsequently residual effects, i.e. the effect of development in year 15 following the establishment and maturation of planting etc have also been considered.

2.32 Where practicable, mitigation measures have been suggested for incorporation wherever impacts are of moderate significance or higher. This is to ensure that the development is integrated into the landscape as effectively and sensitively as possible.

3.0 EXISTING BASELINE CONDITIONS

Existing Site Context

3.1 The setting of the Site, both in terms of the wider Study Area (3km radius from the centre of the Site) and its more immediate local context are illustrated in the supporting Figure 1 and Figure 2 on the Location Plan and Aerial Photograph, respectively.

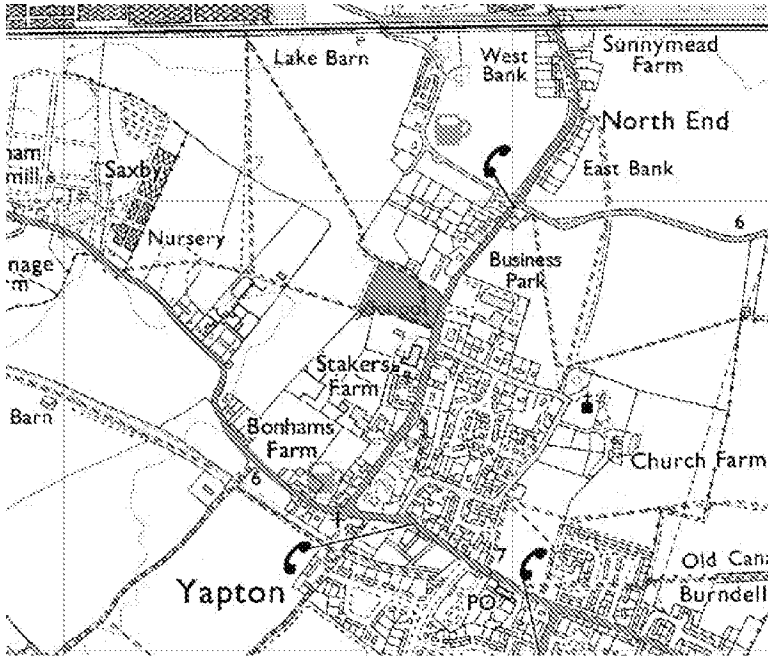


Figure 1 Site Location



Figure 2 Aerial Photograph

Settlements and Infrastructure

3.2 The Site lies at the north western edge of Yapton Village, comprising a former paddock and a dilapidated field shelter . Immediately north of the site are residential units of North End Road, the paddocks of Clays Farm. To the south the site adjoins Yapton C of E primary School. Opposite of the site on North End Road is the Orchard Business Park

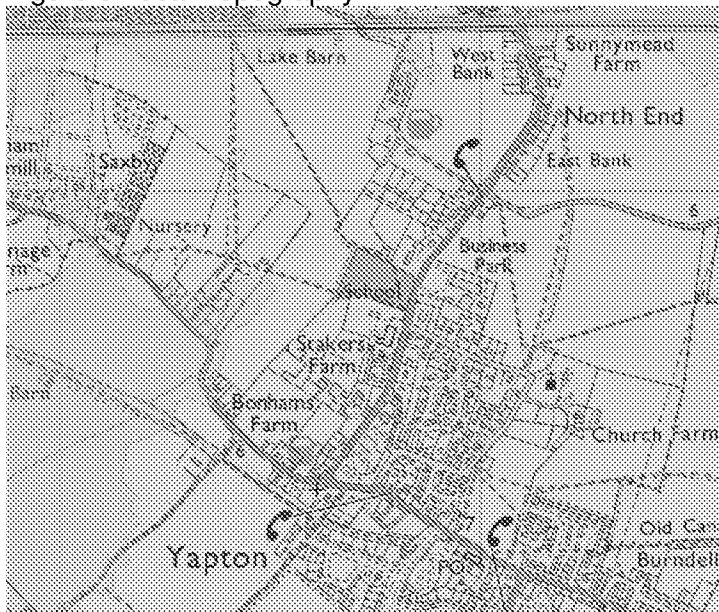
3.3 North End Road connects Yapton to Walberton approximately 1.5 km to the north. The road crosses the mainline railway 500m north of the site. North End Road is characterised by “ribbon” housing development and extensive Horticultural structures to the North of the railway.

3.4 Yapton's village structure can be characterised as asymmetrical. The historic core of the settlement including the church and school are located in the north eastern quadrant. The preponderance of housing lies to the south and south west of the settlement core and is comprised of a range and ages of housing estates.

Topography

3.7 The topography of both the study area - and even more so of the wider landscape – is designated as part of the South Coast Plain (Landscape Character of West Sussex 2003). As with most settlements within the area the village and the site are located on low clay ridges and islands within the plain usually above the 5m AOD contour.

Figure 3 Local Topography



green 0-5m aod
blue 5-10m aod

3.9 The plain extends from the coast to the foot of the south downs at Fontwell and Arundel, a width of 6km. Yapton is located at the approximate mid point of the plain approximately 3km from both the coast and the foot of the downs. The low range of topographic change in the area results in the visibility of features being determined by distance and the presence or absence of intervening features.

Landuse

3.10 Land use surrounding the Site is mixed. To the north, the land is utilised as small paddocks with large wind break hedges of poplar and evergreens. Also to the north North End Road is lined with ribbon development of residential houses and garden planting.

3.11 To the east across North End Road is the Orchard Business Park. To the south the site is bounded by the playing field of Yapton School.

3.12 The Western boundary abuts an open arable field which is in turn bounded to the west by two substantial conifer wind break hedges and an unmanaged field which appears to show the characteristics of a former nursery or horticultural site.

Landscape Designations

3.13 There are no landscape designations such as regional parks and gardens, AONBs or National Parks within or adjacent to the Site, nor within the Study Area.

3.14 The Site does not lie within Greenbelt or any other landscape policy area. There are two Conservation Areas to the east and south of the site centred on the Church and the Main Road junction with North End Road respectively. The site lies approximately 350m from the closest boundary of each of these areas.

The Application Site

3.15 The site comprises a single land parcel the external boundaries of which are clearly delineated by hedges and fencing.

3.16 The western boundary is marked by a slight change of level and an intermittent hedge and fence, within the hedge are a number of large hawthorn specimens. The northern and southern terminations of the western boundary are marked by small but well developed stands of trees that lie off site. The southern boundary with the school playing field is defined by a chain link fence and field maple hedge that has not been laid since planting and is irregularly maintained by mechanical cutting. The eastern boundary with North End Road raise by approximately 1 metre above the road, this bank is topped with a dense hedge of bramble (*Rubus fruticosus*). The northern boundary is comprised of wire fencing and ornamental evergreen hedge, apparently maintained by the neighbouring property

3.17 The site itself is an unstocked paddock with a single vehicle entrance off North End Road and the dilapidated remains of a corrugated iron field shelter.

Planning Policy Context

3.18 The following considers the relevant planning and legislative framework in the context of landscape and visual issues. Not all policies are referred to or listed in full. Only those policies considered of relevance to the assessment of impacts on the Site's landscape character and visual amenity are included below.

National Planning Policy Framework (March 2012)

The NPPF sets out the Government's economic, environmental and social planning policy and in combination these policies establish the Government's vision for sustainable development. The NPPF emphasises the need for good design, promoting healthy communities and conserving and enhancing the natural environment.

"Planning policies and decisions should aim to ensure that developments:

- Optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments);*

- Are visually attractive as a result of good architecture and appropriate landscaping. ...securing high quality and inclusive design goes beyond aesthetic considerations. Therefore planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment."*

(Section 7; paragraphs 58 and 61)

3.19 Regarding landscape and green infrastructure, the Natural Environment section of NPPF provides a policy context for open countryside and green infrastructure. The key objectives are to protect valued landscapes and, where possible, provide net gains in biodiversity. The conservation and enhancement of the natural environment is also considered.

"The planning system should contribute to and enhance the natural and local environment by... protecting and enhancing value landscapes..."

Planning policies and decisions should encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value."

(Section 11; paragraphs 109 and 111)

Arun District Local Plan (2003)

3.20 The following policies are of relevance to landscape and visual resources.

POLICY GEN16 Public Rights of Way

The Council will protect the rights of way network and will support and encourage improvements and enhancements. Development will not be permitted which would have an adverse impact on the use of a right-of-way. The rural characteristics of rights of way outside of the built up area boundaries should be retained.

POLICY GEN20 Provision of Public Open Space within New Development

Residential development will be required to provide public open space to the minimum standard of 2.4 hectares per 1,000 people and play equipment to meet the needs of the development. The

Council will require the application of this standard and provision of play equipment as detailed in supplementary planning guidance.

POLICY GEN27 Landscape Diversity Development which would have an unacceptable adverse impact on individual features or the character of the landscape will not be permitted.

POLICY GEN28 Trees and Woodlands Development will not be permitted if it would damage or destroy one or more trees protected by a tree preservation order, identified as ancient woodland or in a conservation area unless:

the removal of one or more trees would be in the interests of good arboricultural practice; or

the benefits of the proposed development outweigh the amenity value of the protected trees.

Arun District Plan 2011-2031 Publication Version

3.21 Policy LAN DM1 of the Arun District Plan states;

*“Protection of landscape character
Development will be permitted where:*

a. Landscape character, including its natural features, are conserved or enhanced;

b. The historic character and development pattern of settlements is respected, taking into account their distinct identity and setting; and

c. It does not negatively impact upon the setting of, or upon views into and out of South Downs National Park

All proposed development either adjoining or in close proximity to the South Downs National Park planning authority boundary (see Proposals Map) shall have particular regard to the setting of and views in to and out of the South Downs National Park.

Developments shall only be permitted where they will not have a demonstrable visual impact on either the landscape character of Arun or the setting of and views into and out of the South Downs National Park.

Developments shall also be consistent with all other Local Plan policies.”

3.22 The proposals conserve the landscape character and respect the historic settlement pattern of Yapton and are therefore in keeping with policy LAN DM1

Yapton Neighbourhood Plan

3.23 The Yapton Neighbourhood Plan 2014-2029, identifies the site as an allocation titled “Land north of Yapton C of E Primary School” for which it defines Policy SA1. Policy SA1 is accompanied by the site plan shown as Figure 4. The policy requires the provision of publicly accessible green space within the site, the introduction of landscaping on the eastern and western boundary of the site. The proposals are entirely in line with this policy providing a 3m strip of native planting on the western boundary and a dense native hedgerow on the eastern boundary.

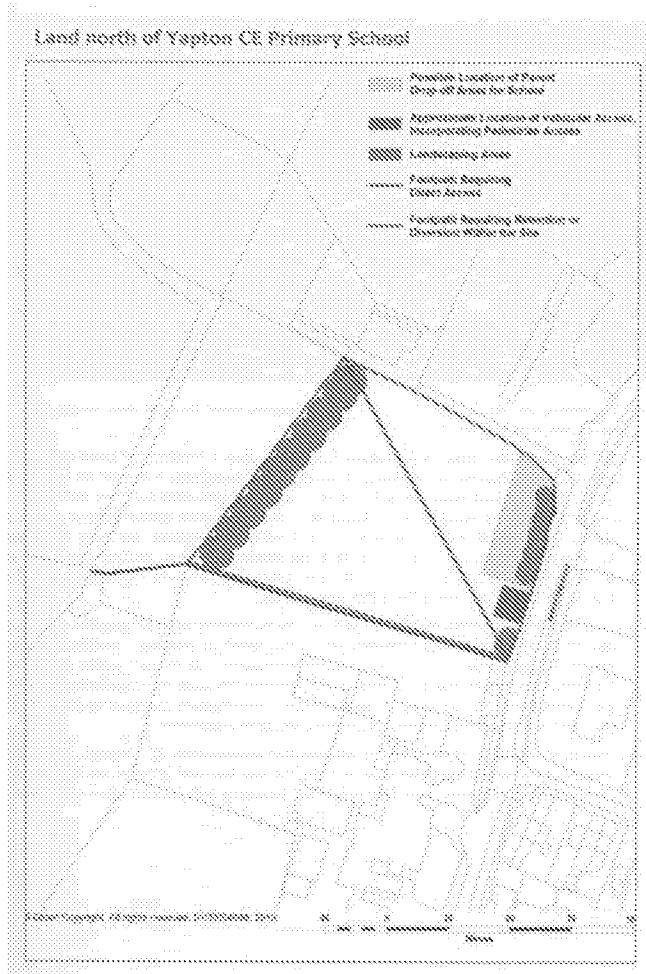


Figure 4 Yapton Neighbourhood Plan Extract

Landscape Character Assessment

3.24 The various elements of a landscape; including historical and cultural associations; when viewed in combination set one area apart from another and make its character unique to the people who both live in or visit the area. Landscape Character Assessment (LCA) is a process of characterising a landscape through the identification of distinctive features followed by an assessment of any given areas ability to accommodate change.

National Character Map of England

3.25 The Countryside Character Initiative, led by the former Countryside Agency (now Natural England), mapped England into 159 separate, distinctive character areas on a regional scale. The site and the study area lie entirely within NCA126 South Coastal plain.

3.26 Key characteristics of NCA126 include;

- *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.

3.27 Given that the Natural England assessment covers a very significant landscape area, the description and details contained therein only describe the very broad landscape context which have no apparent bearing on this particular site.

3.28 Landscape opportunities identified within the document do not seem directed at this form of development however the document does include the following Statement of Environmental Opportunity:

“SEO 2: 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

3.29 West Sussex County Council published “A Strategy for the West Sussex Landscape” in October 2005. Landscape Character Areas (LCA's) are largely defined according to the NCA boundaries. The site falls within the Designation Area SC9 Chichester to Yapton Coastal Plain.

3.30 The document sets out a vision for the entire South Coast Plain of which the following points seem pertinent:

High quality new development is well-integrated with existing towns and the wider landscape.

The urban fringe combines a distinctive landscape character (including a combination of open spaces, woodlands, and hedgerows) with well-managed land uses which benefit residents and visitors in town and country alike.

A strong network of woodlands and hedgerows forms green corridors within the gaps between the coastal towns, providing informal recreational opportunities and helping to connect the towns and their residents with the wider landscape.

Productive farmland and permitted horticultural uses are set within a strong landscape framework of woodlands, shelterbelts and hedgerows. Agriculture adopts sympathetic farming and land management methods, contributing to landscape renewal and biodiversity, including conserving wetlands and pasturelands.

3.31 The LCA of the Chichester to Yapton Coastal Plain identifies the areas Key Characteristics as follows;

- *Low lying flat open landscape.*
- *Meandering rivers 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.*

Site Landscape Character

3.32 The Site sits within the urban fringe area cited in the LCA list of Key Characteristics, surrounded by residential, institutional, light industry, paddocks and agricultural uses.

3.33 Boundaries are fenced and partly vegetated. The hedges are poorly or inappropriately maintained so they do not form strong ecological resources or visual boundaries. The southern hedge is a single species unlaid hedge with little ground flora. The northern and western hedges are intermittent and the eastern hedge appears to be predominantly self set bramble growth.

3.34 The site internally is an open grass field, relatively flat but the surface remains obscured by unmaintained grass growth.

Visual Resources

3.35 The interaction of settlements, vegetation and topography determines the potential for views of the site and the proposed development. This visual appraisal seeks to establish the approximate visibility of the site from any surrounding receptors.

3.36 Key receptors have been identified as a result of desk study and site visits and are indicated on Figure 5. An assessment of the visual effects of the proposed development upon identified receptors is detailed in the subsequent effects section.

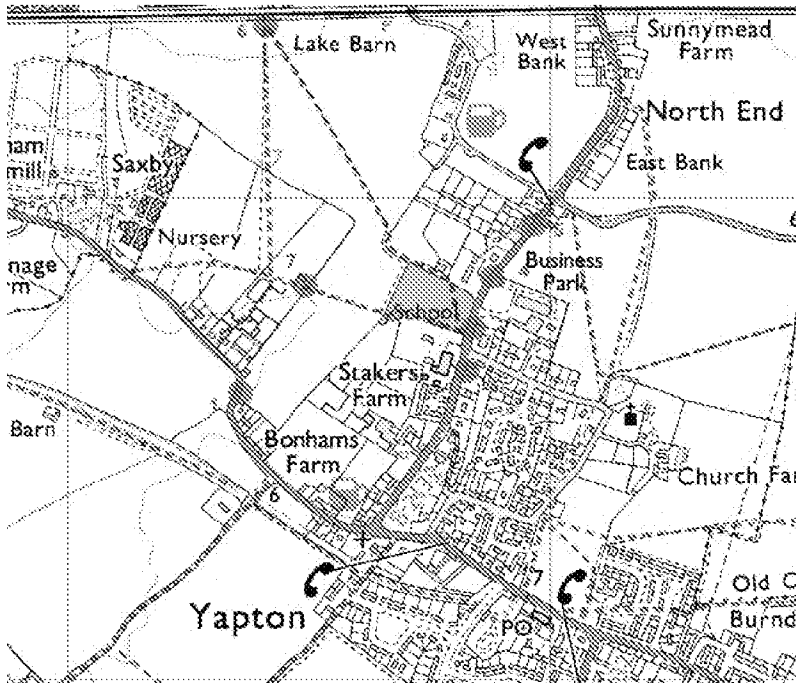


Figure 5 Key Visual Receptors

3.37 This section provides a baseline analysis of available views towards the site and is supported by a series of photo viewpoints. Figure 5 details the visual constraints and location of the photo viewpoints, and Figures 6 to 10 comprise the photographic viewpoints. Views are described below.

3.38 Viewpoint 1

Due to intervening development and planting the site is only visible from the south from a short length of the B2233, Yapton Road/Main Road. This point occurs at the sharp corners located at grid reference SU 97343 03605. the south western corner of the site is visible from this location. Whilst this corner of the site is well screen by the small group of trees to the south west of the site, some views of the upper levels of any development will be visible from this location. The view is well off the probable sight line for any drivers and is therefore only likely to be available to passengers or pedestrians.

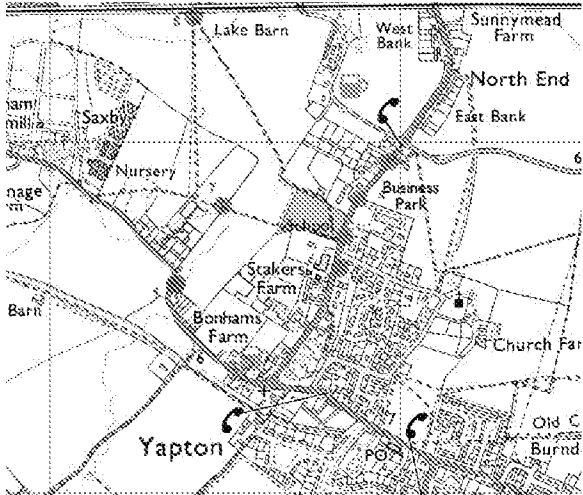


Figure 6 Viewpoint Location 1



Figure 7 View from Viewpoint 1

3.39 Viewpoint 2

Located opposite the neighbouring primary school at grid reference SU 97826 03649 viewpoint 2 shows the site frontage in relationship to North End Road and its junction with Church Lane.

The domestic hedge to the north of the site is characteristic of the residential ribbon development which extends north from the site. The distant view shows the characteristic gardenesque plant palette and visible rooflines of North End Road. The site boundary is raised approximately 1 metre above road level and the boundary fence obscured within a bramble hedge varying in height from 2-3 metres.

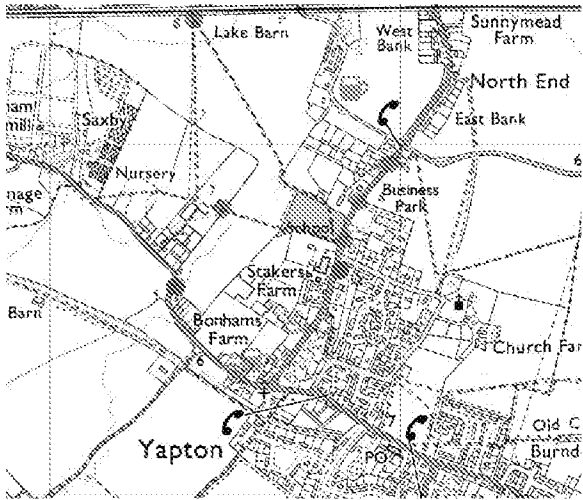


Figure 8 Viewpoint Location 2



Figure 9 View from Viewpoint 2

3.40 Viewpoint 3

From the north east corner of the site at grid reference SU 97860 03793 the view is characterised by the long view through the site. The low point of the site lies at this corner allowing views into the site, the bramble topped bank that obscures views into the site further south along North End Road is clearly visible. The domestic finish of the hedge and gravel driveway dominate the character on the northern boundary of the site.

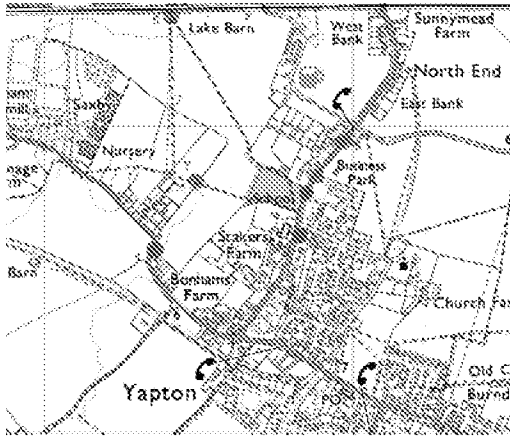


Figure 10 Viewpoint Location 3



Figure 11 View from Viewpoint 3

3.41 Viewpoint 4

This at grid reference SU 97887 03832 represents the most northerly point at which the site is visible along North End Road. The road is contained at this point by domestic character walls and hedges with ornamental tree species prevalent. The north east corner of the site is visible in the back ground of the site, the school roofs and the gable end of the Croft development are clearly visible.

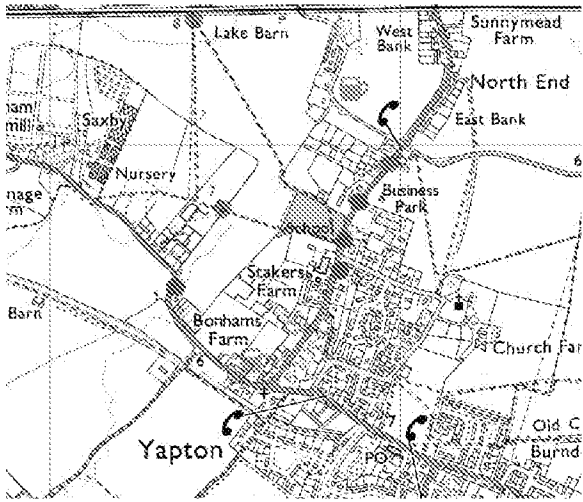


Figure 12 Viewpoint Location 4



Figure 13 View from Viewpoint 4

3.42 Viewpoint 5

Viewpoint 5 located at grid reference SU 97989 03953 demonstrates the residential character of North End Road and the limit of views to site. The distance and road geometries prevent clear views to the site from this distance clearly delimiting the sites Zone of Visual Influence.

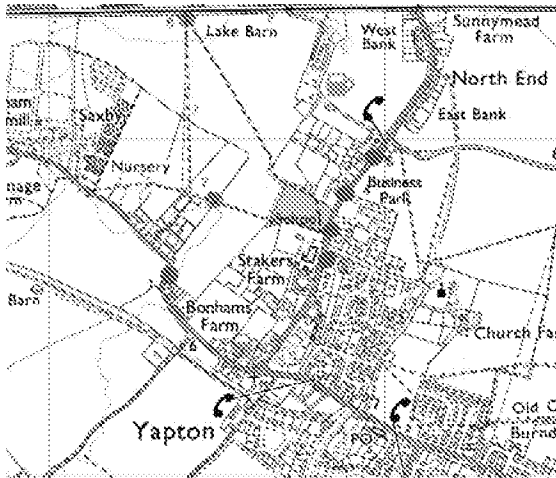


Figure 14 Viewpoint Location 5



Figure 15 View from Viewpoint 5

3.43 Viewpoint 6

Viewpoint 6 located at grid reference SU 97411 04370 represents the furthest point from which the site is visible. At this point the public right of way (PROW) which leads north west from the site meets the railway. Views from the trains on the railway are limited by virtue of the track's relative height to the surrounding fields and line side vegetation. On the PROW the site appears as a part of a complex horizon defined by building and the enhanced tree cover that is provided by the village. The dominant built features are the mobile homes located at the termination of Maypole Lane. The dominant vegetation features are the linear shelter belts that obscures views to the site.

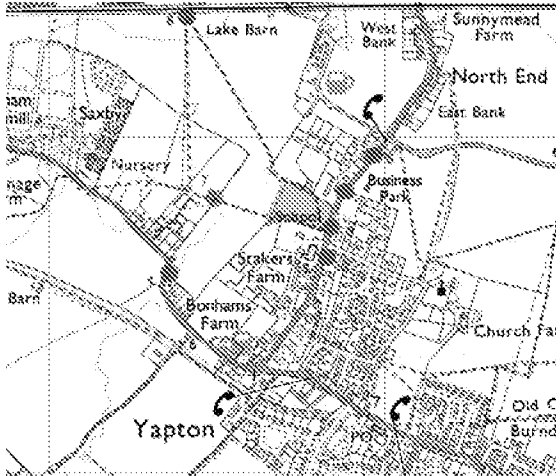


Figure 16 Viewpoint Location 6

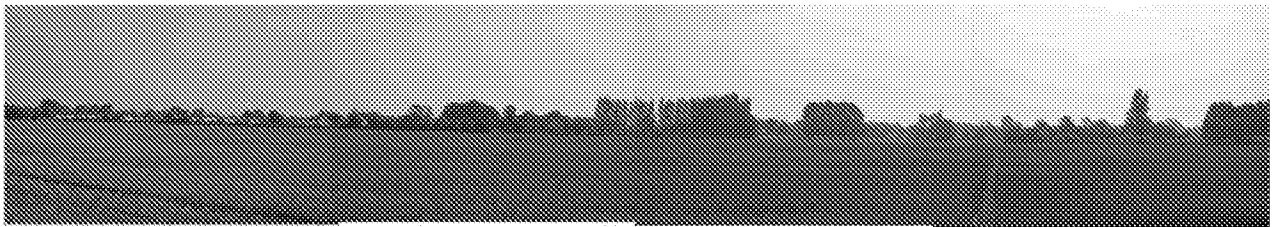


Figure 17 View from Viewpoint 6

3.44 Viewpoint 7

Viewpoint 7 at grid reference SU 97489 03786 represents the furthest extent of site visibility from the west. At this point the PROW from the site enters a series of shelter belts that prohibit views to site. The site extent is shown on the view with a red line. To the south of the site the horizon is dominated by the buildings of Stakers Farm and the residential development of the Croft which form a distinct edge to Yapton. Closer to the site the school buildings are clearly visible. The site boundary is visually broken up by the tree stands at the north and south corners and by four large hawthorn specimens within the site's western boundary hedge. The northern section of the view is dominated by the characteristic shelter belt planting and the entire horizon is defined by the canopies of trees planted within the village core.

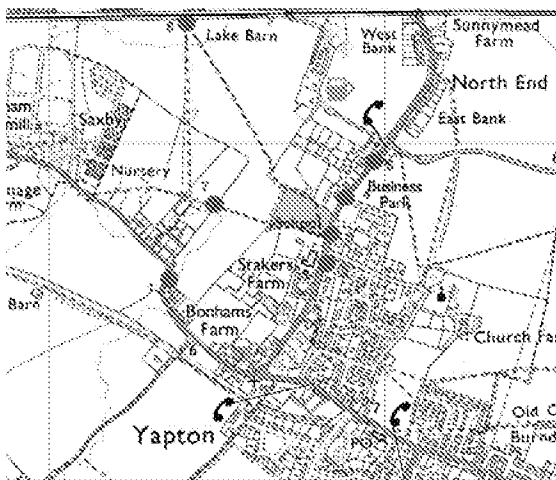


Figure 18 Viewpoint Location 7



Figure 19 View from Viewpoint 7

3.45 Zone of Visual Influence

The location of and degree of site visibility demonstrated in the viewpoint study results in site possessing a relatively small Zone of Visual Influence, this I set out in figure 20. The visual impact on publicly accessible locations is significantly restricted due to the lack of topography and the high degree of screening afforded by established vegetation and buildings.

The envelope is significantly restricted along North End Road due to the ribbon of existing development. To the west the visual envelope is much larger along the B2233 and public footpaths, however the distance from site, and relatively small number of footpath users, militate against the significance of impact to these receptors.

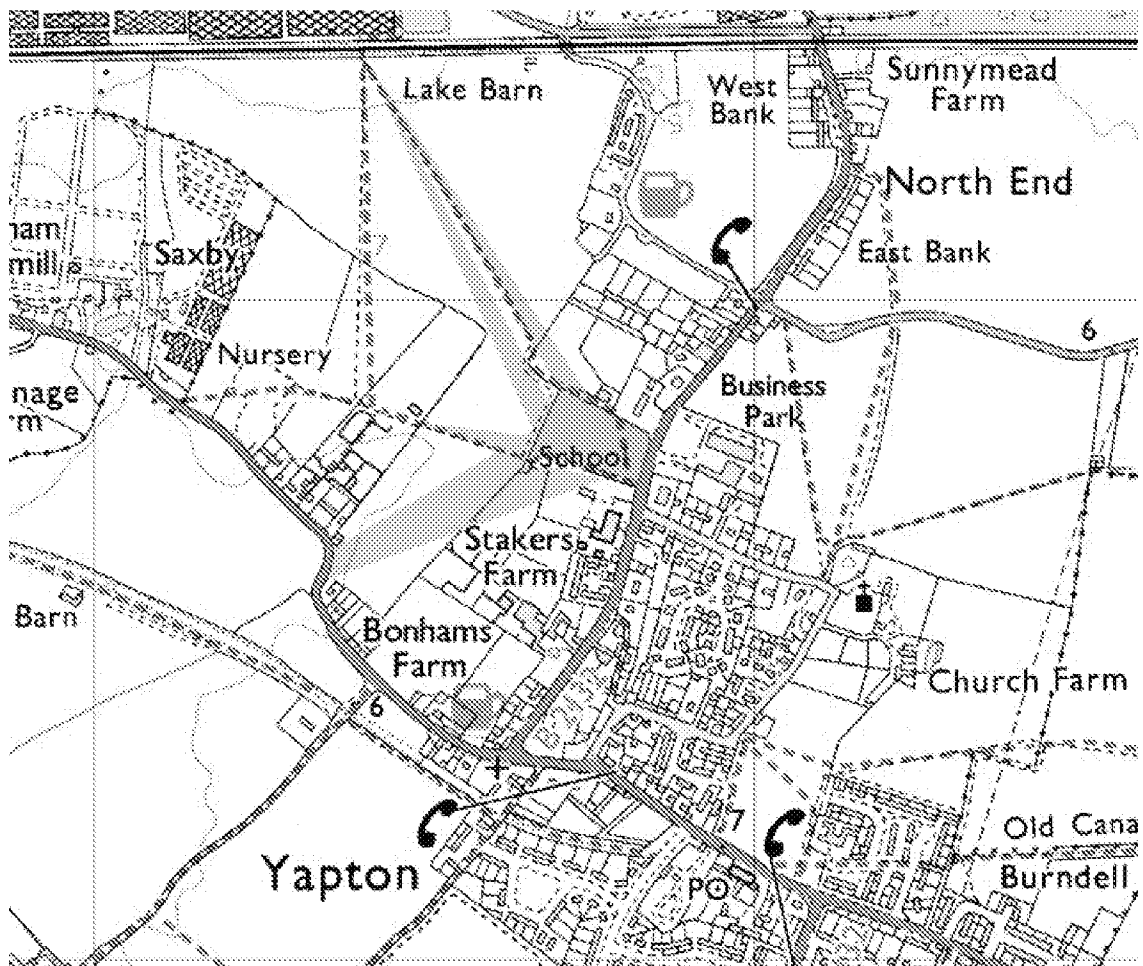


Figure 20 Zone of Visual Influence

4.0 THE PROPOSED SCHEME AND MITIGATION

Introduction and Objectives

4.1 Mitigation measures are important to ensure that significant adverse impacts predicted during construction and occupation of the proposed development are minimised and that the proposed development fits into the landscape as sympathetically as possible. Mitigation measures are based on the findings of the impact appraisal and iterative development of the Scheme throughout the process.

4.2 Mitigation measures seek to meet the following objectives:

- To respect existing landscape and townscape character;
- To enhance landscape character and biodiversity through the provision of an appropriate landscape framework for the development.
- Minimise any potential adverse landscape or visual effects through a well-considered layout in terms of the location of uses, the amount of development, and scale and height.
- The application of best practice landscape design principles and careful attention to design through all stages of the development process;
- Adopt an appropriate landscape management and maintenance regime to ensure the successful establishment and continued thriving of existing and new planting and landscape areas.

4.3 The details of the proposed mitigation are set out below, and are illustrated on the Proposed Site Layout at Appendix A, and Proposed Landscaping measures (dwg ref. D001) at Appendix B. In accordance with PolicySA1 of the Yapton Neighbourhood plan 2014-2029 the eastern and western boundaries of the site will be planted with a hedge and/or landscape buffer of native plants.

4.4 In the context of this landscape and visual appraisal, the majority of these measures have been incorporated as an integral part of the scheme design. This has enabled the extent and scale of the potential adverse effects to be appraised as part of the evolving scheme design.

4.5 The design of the proposed development includes measures to avoid, reduce or remediate potential effects arising from the proposed development. Primary measures adopted as part of the proposals have considered many aspects, including the relative location, extent, siting and height of the built development and the provision of new public open space to enhance the practical and visual issues that currently revolve around access to and from the school site. Other measures considered have included the role of structural planting to further minimise any potentially adverse effects.

Mitigation During Construction

4.6 The following mitigation measures are suggested throughout the construction of the development:

- Unnecessary tree and vegetation removal should be avoided and all existing trees and hedgerows to be retained would be protected prior to the commencement of construction in accordance with BS5837:2012 Trees in Relation to Design, Demolition, Construction;

- Site hoarding should be carefully considered to restrict views of the works from public roads and public rights of way;
- Lighting of the Site will be restricted to agreed working hours and those necessary for security;
- All machinery and materials will be stored tidily during the works and kept away from the boundaries; and
- Vehicle movements into and out of the Site will be carefully controlled to limit disturbance to the users of the North End Road which should be maintained free of dust and mud.

Mitigation During Operation

4.7 The following mitigation measures are suggested to reduce the long term permanent impacts that proposed development will have on the landscape character of the area and the visual amenity of surrounding receptors;

- The development will be designed to a high standard, and will incorporate and utilise the existing plants around the site;
- The design of, and alterations to, the frontage onto North End Road will be sympathetically considered so as to reduce visual and character impacts on receptors to the east, such as through the removal of the bramble hedge and its replacement with a hedgerow of native species;
- New 'infill' hedgerow planting along all boundaries to reduce impacts on users of the adjacent sites and routes;
- Enhance existing hedge/woodland buffer planting on the western edge;
- Provision of a new public open space at the south eastern corner of the site to provide for recreation and a potential new pedestrian and vehicular access to the school site;
- Provision of a new pedestrian footway along the site's perimeter with North End Road;

4.8 These proposed mitigation measures seek to build on the site's existing landscape structure whilst helping to integrate the development within its surroundings. Additional structural planting around the site will provide physical and visual containment of the development whilst also improving the site's biodiversity and the existing villagers' recreation.

5.0 ASSESSMENT OF EFFECTS

5.1 This section details the landscape and visual effects arising from the proposed development once fully completed. Two scenarios are evaluated; Year 0, with development completed and the (newly planted) landscape proposals in place, and Year 15 (residual impact), when landscape treatment has matured.

Short Term Effects

5.2 Short term landscape and visual impacts will result from alterations to the landscape during the construction of the Scheme. These impacts will be temporary and restricted in nature. Impacts will be limited to the Site and / or offsite highway works associated with modifications to Site access and service provision.

5.3 Key landscape and visual impacts resulting from construction include:

- Removal of bramble vegetation along the North End Road perimeter;
- The storage of materials and installation of a contractors' compound;
- Temporary traffic and pedestrian/cycleway management arrangements;
- Traffic movements into and out of the Site;
- Views of construction machinery.

5.4 Operations that will result in the greatest effects on landscape character and views will be operations such as the removal of some boundary vegetation and in those areas that are used for the longest duration such as the Site access and contractors' compound. It is acknowledged that construction noise, vehicle activities etc, will provide a degree of intrusion into views, especially to receptors using the public rights of way which lies within, and adjacent to, the Site.

Landscape Character

5.5 Construction impacts will be direct within the LCA as the works will physically affect this area. The magnitude of change within this character area is considered to be 'no change' when the area is considered as a whole. Impacts are typically limited to a small part of the character area and no key characteristics of the area will be lost as a result of the Scheme. The magnitude of change is considered to be low adverse to no change when considering the Site and its immediate surrounds albeit impacts upon the character of the Site will typically be temporary in nature.

Visual Amenity

5.7 Construction activities will result in temporary, phased, adverse impacts on the viewing experience of all visual receptors that have views of the works. The magnitude of change in the visual environment is considered at greatest to be low adverse at a limited number of locations; immediately adjacent to the site .

5.8 From each particular receptor the magnitude of change will vary, being greater where construction activities are at short distance and directly visible and lower where views are oblique or partially obscured for example.

5.9 The receptors who will be most significantly affected by the proposals will be the users along North End Road to the east of the site (viewpoints 2 and 3). These receptors will be subject to views of construction as well as Site movements into and out of the Site via North End Road, although these will be minimised due to the difference in levels between the road and the interior of the site. Access control, restrictions on vehicle

movements at particular times, lighting and hoarding will need to be carefully considered.

Long Term Effects

5.11 Permanent impacts upon the character of the landscape resulting from the Scheme will lead to change however the site will remain a rural/fringe landscape. Permanent changes include:

- Some loss of internal pasture;
- Introduction of new green infrastructure including hedgerows, tree and shrub planting;
- Introduction of more robust woodland/hedge perimeter to the site boundaries;
- Introduction of new play and recreation space on site;
- Possible introduction of new vehicle and pedestrian exit from the school site which will be a safer route and a richer environment for children and parents;

5.12 Permanent changes within an undeveloped rural landscape would typically result in impacts of moderate to substantial adverse significance. This Site however does not constitute virgin countryside being previously surrounded on three sides by industrial residential and institutional uses. As such permanent changes of the type proposed in conjunction with the mitigation measures are considered to result in impacts of considerably lesser significance.

Landscape Character

5.13 The development will directly affect only a very small part the character of the 'Chichester to Yapton Coastal Plain' LCA. Given that this area is already urban fringe in character, development of the type and scale proposed would not comprise material alteration to the character of the wider LCA itself.

5.14 Immediately along the boundaries of the site existing planting and trees would be retained and enhanced. New hedgerows and trees would be planted to enhance existing vegetation, help integrate the development within its surroundings and to soften the impact of development within views across the area.

5.15 It is considered that the impact of the development on the landscape character area of 'Chichester to Yapton Coastal Plain' would be restricted to the landscape of the site and its immediate environs. As such, with the mitigation outlined in section 4, impacts on the wider character area are considered to be of Negligible significance.

5.16 Impacts on the Site and its immediate surrounds are considered to be of Negligible to Slight Adverse significance. The proposed hedgerow and planting seeks to reinforce that already existing, and establish a strong framework of planting around the development perimeter.

5.17 As a consequence of these proposals the significance of impacts is considered to reduce over time as the development 'settles' into the landscape i.e. as planting grows and matures. Impacts are considered to reduce in significance to Negligible by year 15.

5.18 Any perceptual changes in outlook from surrounding LCAs are unlikely.

Visual Effects

5.19 Receptors with potential views of the proposed development have been assessed in terms of their sensitivity, the nature and extent of the changes to the view and resulting overall significance of the likely visual effect.

5.20 Predicted impacts upon identified key receptors are summarised within the landscape and visual impact schedule:

Receptor	Distance	Description	Sensitivity	Magnitude	Significance of Effect
B2233 Viewpoint 1	340m SW	Views of the Site are possible from the footpath and road	Low	Minor	Negligible / Minor Adverse
North End Road/Church Lane	100m SE	Views northwards from Church Lane intersection to new public open space and frontage housing Views are from within the established residential area. Main view to new public open space and new hedge/woodland planting.	Low	Minor	Slight
North End Road/ Orchard Business Park	20m NE	Immediately adjacent to site, full view of new housing units and vehicle access. New hedge/woodland screen to be established.	Low	Moderate	Moderate
North End Road/Ford Lane Junction	>250m NE	Site not visible within area of established residential character	Low	No change	Negligible
PROW intersection with Railway line	600m NW	Topography makes views level across the intervening terrain. View dominated by sight of existing development at Maypole Lane and heavy village tree cover. Site partially screened by intervening shelter belts and planting. Additional screen planting to be established. Few footpath users max 50 per day.	Low	Minor	Negligible
Footpath intersection with shelter belt planting	185m W	Views towards the Site are partially screened by existing vegetation. View dominated by shelter belts and built form of the Croft and the School. Impact to be mitigated with strong hedge/woodland boundary planting. Few footpath users max 50 per day.	Low	Moderate	Moderate

5.21 The results of this assessment are described below:

Settlement and Properties

5.22 Although there are a number of properties within the study area, two factors combine to result in an almost universal negligible significance on residential receptors. Firstly, the Site is surrounded on three sides by existing residential and institutional development. Secondly, the site is situated on a plain with little topography, where vegetation or the existing structures control visibility or intervenes within the relatively level views.

5.23 The potential for impacts upon receptors would be no greater than Slight Adverse to Negligible. By 15 years this is considered to be Negligible.

5.24 Although surrounded by development on three sides, the orientation of buildings, boundaries between plots, woodland clumps and linear vegetation all contribute to the minimisation of opportunities for views from neighbouring areas. Where possible, views will be filtered by vegetation or a series of vegetated boundaries, making it likely that change resulting from the proposals will not be perceived from a large area.

Public Rights of Way (PROW)

5.25 Impacts on rights of way users are confined to a small geographical distribution. Users with views of the Site comprise those along footpaths in close proximity to the site.

5.26 Users of the footpaths to the west and east of the site will have direct visibility into the Site itself and thus impacts will be greatest on these users during construction and upon establishment. We believe these users of the footpaths to the west are limited to below 50 per day. Users of the eastern perimeter along North End Road will have visual access to the site. However the site is already embedded within the perceived residential core of Yapton and the public open space will comprise around 50% of the site frontage to this view. The most dominant effect will be on users of the footpaths within the development area. It is anticipated that the majority of users are likely to be residents and users of the development and new public open space. The character of the footpath in this area will demonstrate significant change.

Roads

5.28 Roads are considered to have a low sensitivity in general, due to the speed of the traffic and the transitory nature of the view. Impacts of development are likely only to be of any significance from along North End Road in immediate proximity to the development. Impacts are likely to include some perception of the removal of vegetation close to the eastern boundary; the new hedge will form a uniform screen, therefore improving in time the characteristics of the site frontage. The transient nature of views would therefore likely result in a greater significance of impact at the beginning of operation. Over time, this is considered to become No change to Minor Beneficial.

5.29 Development of the site is considered to result in negligible impacts on views from other roads in the vicinity.

6.0 SUMMARY AND CONCLUSIONS

6.1 The site is located on the edge the urban fringe of Yapton embedded on three sides by institutional, industrial and residential uses. It comprises a relatively isolated paddock. The site is bounded to the north by residential and equine uses, to the south by the village school and to the east by existing industrial uses in the Orchard Business Park. To the west the site abuts arable land.

6.2 The site does not impact on any landscape designations, landscape policy areas, Historic Parks and Gardens, Scheduled Ancient Monuments or Conservation Areas.

6.3 The site is located in the 'Chichester to Yapton Coastal Plain' landscape character area as identified in the "A Strategy fro the West Sussex" (2005). The site's lack of impact on either the LCA's key characteristics or key sensitivities result in the view that the impact on the LCA is considered within this assessment to be of low to medium sensitivity to change of the type proposed. As a result the impact on this character area is considered to be of Negligible significance with impacts of Slight Adverse to Negligible significance recorded for the site itself. Impacts are considered to reduce over time as the proposed landscape matures, with residual effects on the Site considered to be Negligible.

6.4 No indirect impacts upon the LCAs within reasonable proximity of the Site are predicted to be beyond Negligible significance in the longer term.

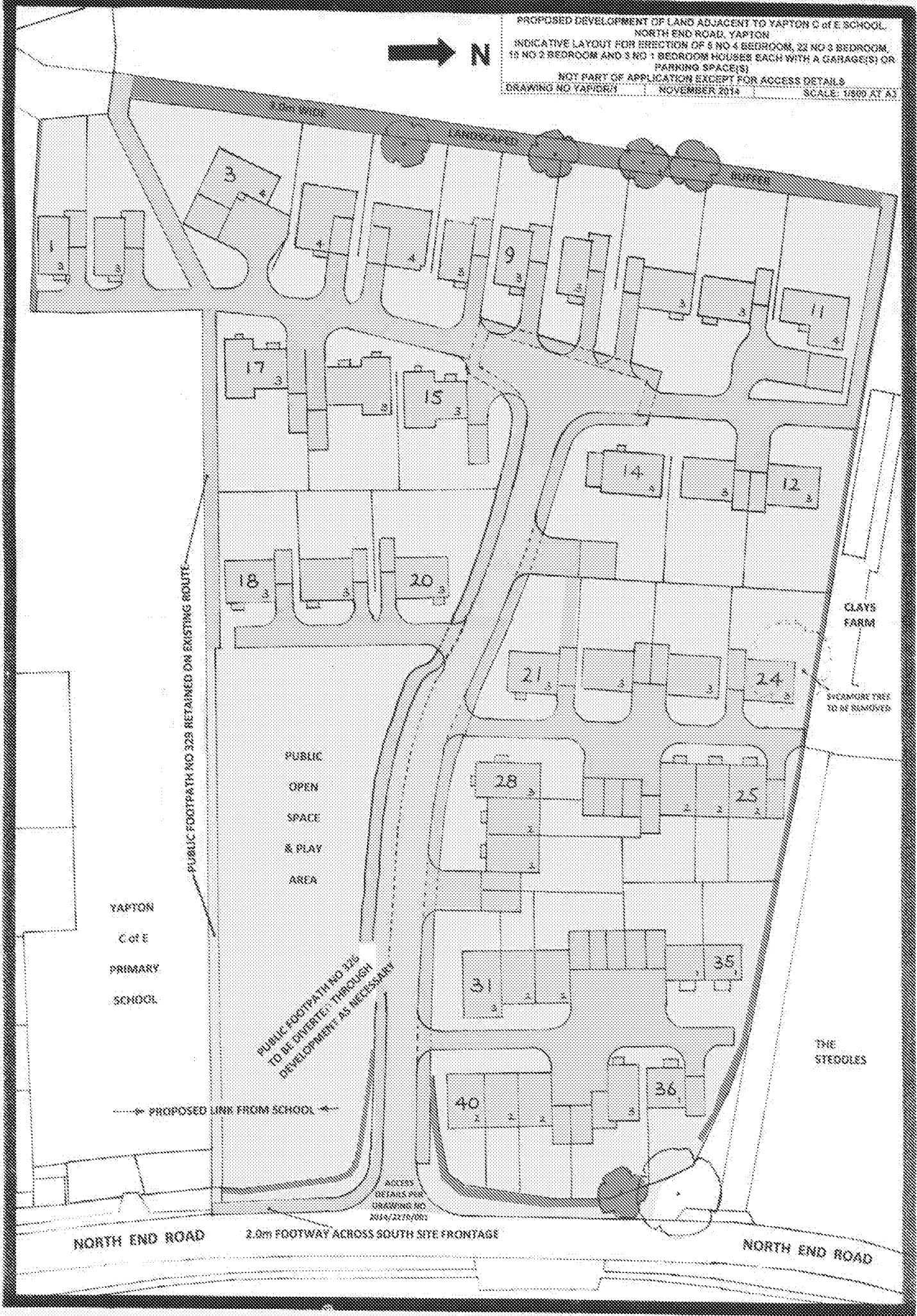
6.5 In terms of visual impacts, only a very small number of locations are predicted to experience any adverse impacts on completion of the development; namely footpath users and residents on the northern edge of the B2233. The effects on the users of the footpaths and the views of residents on the northern edge of the B2233 will be Slight to Negligible.

6.6 With the retention of the majority of structural planting to the site's perimeter for softening and screening of views into the site no impacts upon the visual amenity of receptors are predicted to exceed impacts of slight adverse significance in the longer term. Overall impacts upon receptors in the wider landscape are predominantly of Negligible significance.

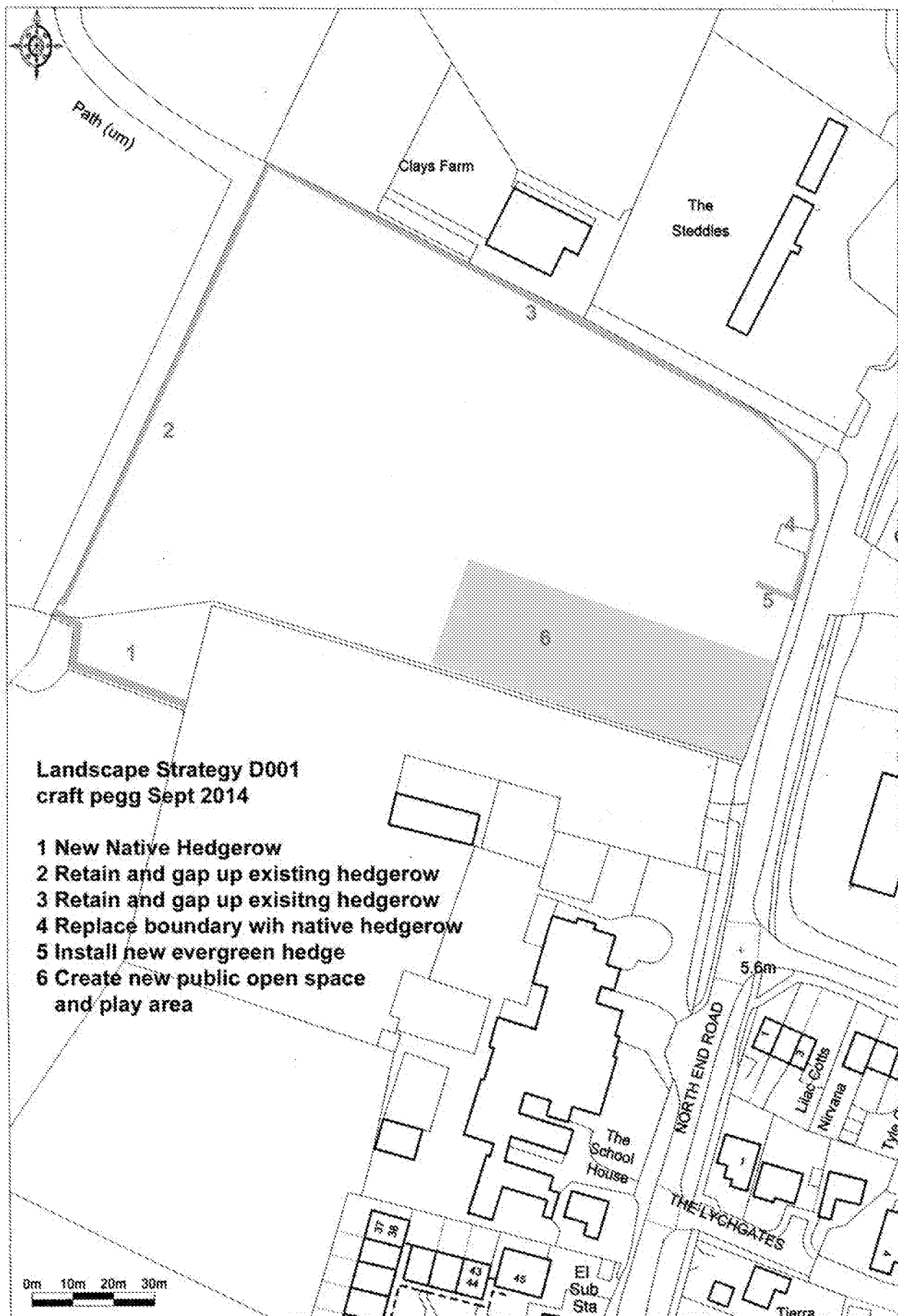
6.7 To conclude, the proposals will be readily assimilated into the landscape character of the wider area.

Appendix A: Proposed Site Layout

PROPOSED DEVELOPMENT OF LAND ADJACENT TO YAPTON C of E SCHOOL,
NORTH END ROAD, YAPTON
INDICATIVE LAYOUT FOR ERECTION OF 5 NO 4 BEDROOM, 23 NO 3 BEDROOM,
10 NO 2 BEDROOM AND 3 NO 1 BEDROOM HOUSES EACH WITH A GARAGE(S) OR
PARKING SPACE(S)
NOT PART OF APPLICATION EXCEPT FOR ACCESS DETAILS
DRAWING NO YAP08/1 NOVEMBER 2014 SCALE: 1:889 AT A3



Appendix B:
Proposed Landscape Strategy (dwg ref. CP001)



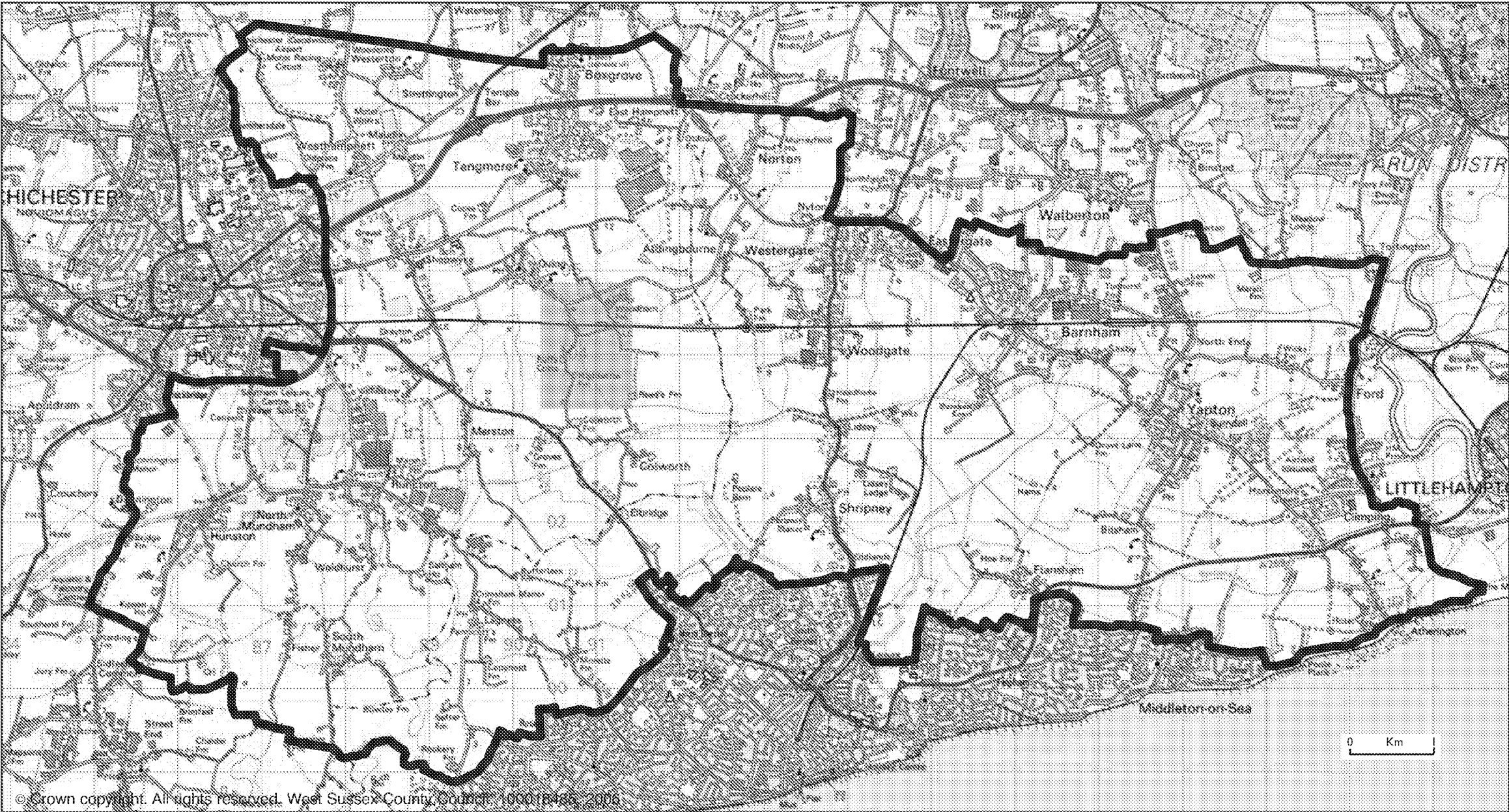
Appendix C: Relevant Landscape Character Assessment Extracts

Overall Character

This Character Area extends from Chichester in the west to the edge of the Arun Valley in the east, and around Bognor Regis to the south. Over time a large part of this area has been reclaimed from the sea, and remains below the current high spring tide level. It comprises a mainly flat, open landscape crossed by meandering rifes. Dominated by highly productive arable fields and modern farm buildings, it has a fragmented hedgerow and hedgerow tree pattern. The spire of Chichester Cathedral is a widely visible feature. Rows of large light reflecting glasshouses, equestrian facilities, horse paddocks and industrial buildings, for instance in the Ford and Tangmere areas, are strong suburban elements. Where these occur, they create visual confusion and poor definition between town and countryside, and erode distinctive landscape character. Major suburban settlements in the area are Tangmere, Barnham, Yapton, and Westergate. In contrast, there are areas of a smaller scale, more varied rural landscape with quiet hamlets and traditional villages enclosed by small pastures.

Key Characteristics

- Low lying flat open landscape.
- Meandering rifes and straight drainage ditch systems, with associated unimproved grassland and edged by reed beds.
- A low density of hedgerows and hedgerow trees with occasional shelterbelts.
- Large-scale arable farming and market gardening. Extensive farms with both traditional and modern farm buildings and silos.
- Clusters of glasshouses.
- Scattered, historically nucleated villages with mixed building materials of flint, brick, half timber and stone.
- Large farmsteads along roads, and on dead-end tracks.
- Long views to Arundel, the Downs and to the distinctive spire of Chichester Cathedral.
- The relatively open character of much of the area allows long views so that village church towers are important landmarks in views.
- Frequent urban fringe influences of horse paddocks, light industry and disused airfields, with busy minor and major roads.
- The urban fringes associated with Bognor are particularly obvious, with sporadic urban development in suburban settlements of Tangmere, Barnham, Yapton, and Westergate.
- Large gravel pit lakes around the edge of Chichester.
- Few trees or hedgerows, partly as a result of Dutch Elm Disease, from the 1970s and the Great Storm of 1987 and overall high quality agricultural land, although, where they do exist, they form prominent features.
- Light industry in the countryside at Ford and Tangmere.



Chichester to Yapton Coastal Plain

South Coast Plain

The area covered by the Sheet is derived from:
Chichester to Shoreham Coastal Plain (C1) Landscape Character Area as defined in the unpublished **West Sussex Landscape Character Assessment** (November 2003).



Historic Features

- Area settled and resources exploited from prehistoric times onwards. Few visible prehistoric monuments apart from crop marks.
- Distinctive medieval manor houses at Shripney and Barnham Court.
- Important medieval churches with spires which distinguish this otherwise flat landscape.
- Large regular fields, mostly the product of Parliamentary enclosure.
- Remains of the line of the Arundel to Chichester Canal. This formed part of an important late 18th century barge route.
- Excavations at Westhampnett, in advance of the bypass, demonstrated that Roman, iron age and earlier settlement evidence may lie just below plough soil level.
- At Aldingbourne, beside the Rife, lie the remains of a medieval castle. In those days Aldingbourne Rife was a navigable waterway.
- Disused airfields, such as at Tangmere and Yapton.

Biodiversity

- Semi-natural habitats are scarce due to intensive arable agriculture.
- Hedgerow pattern is fragmented with occasional isolated woods, for example, Hunston Copse (Site of Nature Conservation Importance, SNCI).
- Low lying species-rich grasslands adjacent to the rifes, artificial water bodies of Chichester canal (SNCI) and gravel pits together with remnant semi-natural broadleaved woodlands form pockets of high nature conservation importance.
- Occasional species-rich meadows along rifes, for example, Kingston Manor meadows, Runcton.
- Artificial lakes of the Chichester Gravel Pit complex are particularly important for wintering and breeding birds as the largest collection of inland water bodies in the county.
- Occasional village ponds and greens provide local havens for wildlife.
- Invasive floating pennywort in Pagham Rife.

Change - Key Issues

- Urban development pressures, especially in the gaps between settlements and on the edge of Chichester.
- Major road improvements.
- Loss of mature elm trees in the 1970's and 1980's due to Dutch Elm disease.
- Loss of floodplain and wet woodland due to changes in agricultural drainage practices.
- Loss of tree and hedgerow cover from agricultural intensification since World War II.
- Conversion of agricultural buildings to light industrial uses.
- Farm diversification and garden centres leading to introduction of signs and fencing.
- Introduction of large scale industrial buildings and glasshouses with distribution sheds.
- Derelict glasshouses.
- Climate change may increase the risk of storm surges associated with flooding. This will have consequences for inter-tidal habitats, increasing pressure for possibly insensitive coastal defences.
- Management and possible realignment of sea defences due to predicted sea level rises will have significant implications for landscape over the coming decades.

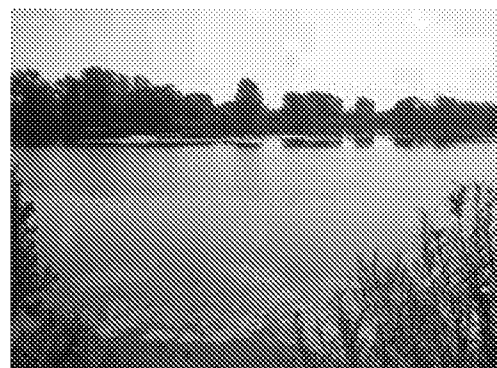
Landscape and Visual Sensitivities

Key sensitivities are:

- Key views to the South Downs, Chichester Cathedral and Arundel.
- Fragmentation and loss of hedgerows and connections between hedgerow and woodland.
- Replacement of mature treescape.
- Changes in drainage patterns.
- Industry in the countryside associated with horticulture and light industry, resulting in large clusters of glasshouses and industrial buildings.
- Loss of archaeological remains to ploughing.
- Development on settlement edges of Bognor and suburban settlements of Tangmere, Barnham, Yapton and Westergate.
- Loss of distinction between different settlements due to urban expansion.
- Changes in transport infrastructure due to urban development pressures.
- Managed retreat of the coastline may be particularly influential in the future, providing opportunities for the creation of new coastal and inter-tidal habitats, and could result in a more naturally functioning landscape.



Scattered villages - Merston



Gravel Pit Lakes - Chichester

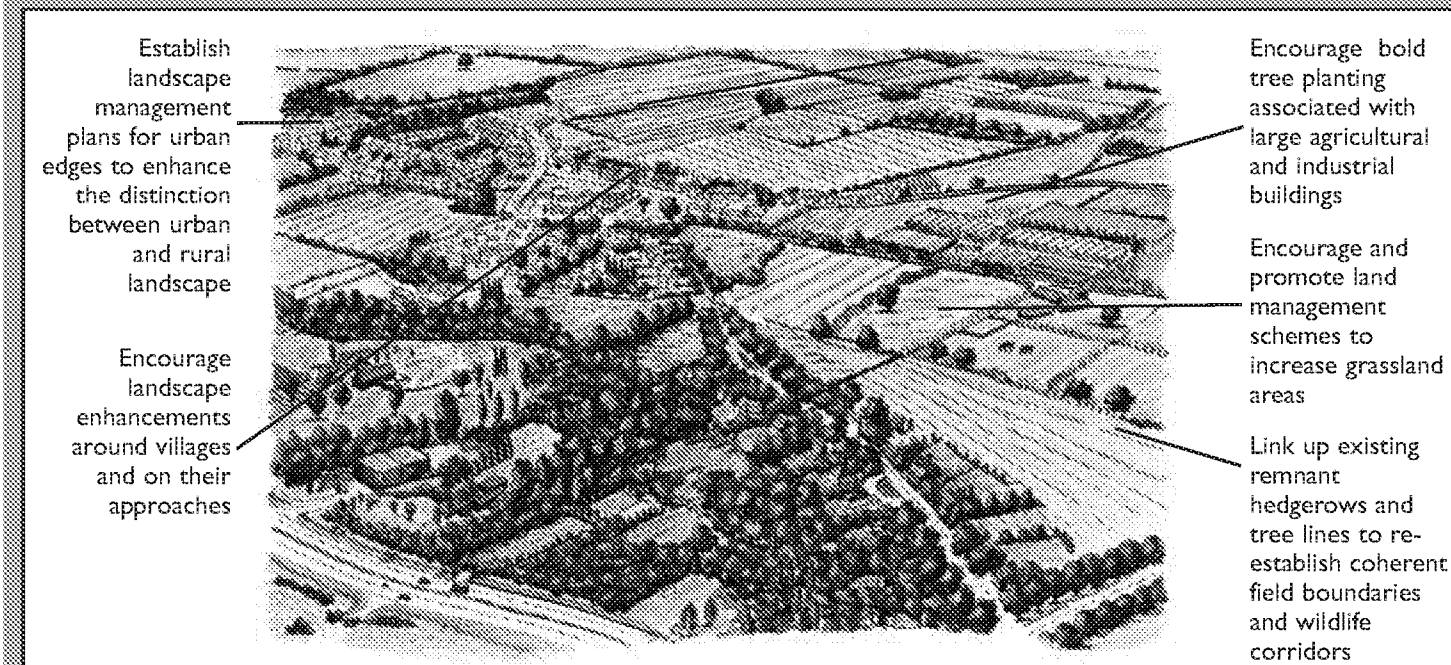


Clusters of glasshouses - Barnham



Large scale arable farming on flat open landscape - Oving

Land Management Guidelines



Conserve the significant views to Chichester Cathedral and the South Downs.

- 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.
- Encourage a full tree survey of the area with a view to conserving and managing existing feature tree groups and individuals.
- Encourage and promote land management schemes to increase species rich grassland areas.
- Promote management and establishment of grassland regimes of grazing, hay cutting and silage.
- 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.
- Encourage landscape enhancements around villages and on their approaches.
- Establish new vegetation features by the planting of hedgerows and tree clumps in field corners and along roadsides, especially those approaching settlements.
- Encourage the planting of shelter belts around horse paddocks, using native species, to give visual and wildlife benefits.
- Promote sympathetic design of new road schemes, particularly associated with transport infrastructure for Bognor Regis.
- Encourage the production of a colour and design study for new and existing agricultural and industrial buildings.
- Encourage bold tree planting associated with large agricultural buildings, glasshouses and industrial buildings to attempt to assimilate them into the landscape more satisfactorily.
- Restrict extensive areas of tree planting to poorer quality agricultural land.
- Encourage the replacement or restoration of derelict glasshouses where these appear detrimental to the landscape.
- Maintain and enhance the landscape and biodiversity of rifes and other existing habitats. Reprofile banks and encourage more diverse flora by lengthening clearance cycles.
- Enhance the visual prominence of rifes through the establishment of waterside vegetation features.
- Maintain, restore and enhance floodplain woodland and associated species, including native black poplar, where appropriate.

The Guidelines should be read in conjunction with:

- County-wide Landscape Guidelines set out in *A Strategy for the West Sussex Landscape* (November 2005) published by West Sussex County Council.
- Climate Change Adaptation Management Plan, 2006.
- South Downs Shoreline Management Plan - Beachy Head to Selsey Bill (under review).
- Black Poplar Species Action Plan for Sussex, June 2005.

Appendix D: Landscape and Visual Impact Assessment Glossary

Glossary

Classification

A process of sorting the landscape into different types using selected criteria but without attaching relative values to the different kinds of landscape.

Element

A component part of the landscape (for example, roads, hedges, woods).

Enhancement

Landscape improvement through restoration, reconstruction or creation.

Environment

Our physical surroundings including air, water and land.

Environmental appraisal

A generic term for the evaluation of the environmental implications of proposals (used by the UK Government in respect of policies and plans).

Landcover

Combinations of land use and vegetation that cover the land surface.

Landform

Combinations of slope and elevation that produce the shape and form of the land.

Landscape

Human perception of the land conditioned by knowledge and identity with a place.

Landscape capacity

The degree to which a particular landscape character type or area is able to accommodate change without unacceptable adverse effects on its character. Capacity is likely to vary according to the type and nature of change being proposed.

Landscape character

The distinct and recognisable pattern of elements that occurs consistently in a particular type of landscape, and how this is perceived by people. It reflects particular combinations of geology, landform, soils, vegetation, land use and human settlement. It creates the particular sense of place of different areas of the landscape.

Landscape character type

A landscape type will have broadly similar patterns of geology, landform, soils, vegetation, land use, settlement and field pattern discernible in maps and field survey records.

Landscape effects

Change in the elements, characteristics, character and qualities of the landscape as a result of development. These effects can be positive or negative.

Landscape feature

A prominent eye-catching element, for example, wooded hilltop or church spire.

Landscape quality / condition

Is based on judgements about physical state of the landscape, and about its intactness, from visual, functional, and ecological perspectives. It also reflects the state of repair of individual features and elements which make up the character in any one place.

Landscape sensitivity

The extent to which a landscape can accept change of a particular type and scale without unacceptable adverse effects on its character.

Land use

The primary use of the land, including both rural and urban activities.

Magnitude

A combination of the scale, extent and duration of an effect.

Mitigation

Measures, including any process, activity or design to avoid, reduce, remedy or compensate for adverse landscape and visual effects of a development project.

Visual amenity

The value of a particular area or view in terms of what is seen.

Visual effect

Change in the appearance of the landscape as a result of development. This can be positive (i.e. beneficial or an improvement) or negative (i.e. adverse or a detraction).

Visual envelope

Extent of potential visibility to or from a specific area or feature.

Zone of visual influence

Area within which a proposed development may have an influence or effect on visual amenity.