

BONHAMS FIELD, YAPTON

LANDSCAPE EVALUATION



Ecology
Archaeology
Arbiculture
Landscape Architecture



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1.0 Introduction

- 1.1 ACD Environmental Ltd was originally commissioned by Seaward Properties Ltd in June 2016 to carry out a Landscape and Visual Impact Assessment (LVIA) of a proposed development site located at Bonhams Field, Yapton, West Sussex. Information was gathered during site visits in August 2016 (summer views) and December 2016 (winter views). The layout of the residential site was subsequently designed to accommodate 56 dwellings, and outline planning permission (under application Y/1/17/OUT) was granted in December 2017.
- 1.2 In August 2020 ACD Environmental Ltd was approached to provide updated visual information to support a revised application for 75 dwellings on the same site. The general layout of the proposed development will remain the same as in the consented scheme. The main changes relate to an increase in smaller dwellings in the north-western part of the site, whereas the principle of rear gardens backing onto the northern site boundary and providing a large area of open space, community orchard and single storey barn style properties in the south-eastern part of the site to protect the setting of historic assets will remain.
- 1.3 Since 2016 several housing developments within the village have been given planning permission, and one of these is now under construction.
- 1.4 A field survey was carried out on 21st August 2020, with the purpose of revisiting the ten viewpoints included in the original LVIA and recording any changes within the landscape which have occurred since August 2016.
- 1.5 The original viewpoints were focussed on the potential views from Public Rights of Way (PRoW) and included other locally accessible routes. The full list of viewpoints can be seen in Table 1.

2.0 The Site

- 2.1 The proposal is for a residential development with a site entrance along the B2233 Main Road, on the western side of the settlement of Yapton in West Sussex.
- 2.2 Yapton village is located on low-lying level land within the 5m contour.
- 2.3 The site lies opposite Drove Lane, a farm track leading to Drove Lane Farm and a large solar farm. The site wraps around the former Bonhams Farm, a small group of Grade II listed buildings comprising the former farmhouse and a barn which has been converted for residential use.
- 2.4 Several other listed buildings lie to the south east of the site along Main Road, and to the west of the site of North End Road.
- 2.5 The course of the former Chichester and Arundel Canal passes to the southwest of the site towards the centre of Yapton village, represented by a wide depression in the ground. The former towpath is retained as a popular public right of way which reaches as far as the outskirts of Chichester in a westerly direction.
- 2.6 An extensive network of public footpaths serves the triangle of countryside between the villages of Yapton, Flansham and Barnham. Photographs were taken from some of these PRow, and where necessary the identification numbers used in this report have been taken from West Sussex County Council's iMap, at <https://www.westsussex.gov.uk/land-waste-and-housing/public-paths-and-the-countryside/public-rights-of-way/public-rights-of-way-imap/imap/>
- 2.7 At least a further five major housing developments have been granted outline permission since 2016, located around the perimeter of Yapton village on greenfield sites, including:
- Y/92/17/OUT permission for 300 homes on the field a short distance along Drove Lane, to the south of the site.
 - Y/88/18/OUT and Y/44/17/OUT permission for 108 homes on land to the west of North End Road, wrapping around the primary school site.

- Y/91/17/OUT permission for 250 homes on land at Bilsham Road, adjacent to the 300 homes site and south of the Bonhams Field site.
- Y/80/16/OUT permission for 100 homes and land set aside for public open space to the south of Ford Lane on the north side of the village.

3.0 Methodology

- 3.1 Please refer to the LVIA produced by ACD Environmental in 2016 relating to the proposal for 56 dwellings. This was granted outline consent (ADC ref. Y/1/17/OUT) in December 2017 and Reserved Matters approval (ADC ref. Y/63/19/RES) in February 2020.
- 3.2 The viewpoints used in the Landscape and Visual Impact Assessment produced by ACD Environmental Ltd in 2016 were re-visited to note any changes in the landscape other than those associated with seasonal changes in the existing vegetation. The viewpoints and their grid references are listed in table 1 below. Additional photographs were taken to illustrate the types of vegetation and some of the buildings and features in the area.
- 3.3 The extents of the study area were determined by the nature of the proposed development site, the location of public rights of way (PRoW) and the topography.
- 3.4 A Canon EOS 600D camera with an 18-55mm lens was used, set at 35mm focal length. This is in line with best practice as shown in the Photography and photomontage in landscape and visual impact assessment advice notes issued by the Landscape Institute (Advice note 01/11).
- 3.5 Weather conditions on the day of the visit were slightly overcast and windy.
- 3.6 A review was undertaken of the current planning applications in the immediate area to understand the impact that proposed developments will have on views into the site from these viewpoints.
- 3.7 Information regarding the site and surroundings was gathered from Ordnance Survey maps, aerial photographs and on-site observations. Measurements and grid references were taken using the Viewranger and Gridreferencefinder.com geo-location applications.

3.8 In section 4 below the previous photograph, either dating from August or December 2016, is reproduced alongside the recent photograph for comparison.

Table 1. Viewpoint Details

No	Location	Distance (km) and direction of view	Northing	Easting	Rationale for selection
1	Junction of PRoW 155 Drove Lane with B2233, located to the south west of the site	0.01km, NE	497428	103362	Proximity to site, drivers and pedestrians using PRoW and road.
2	B2233 south of site	0.01km, N	497569	103317	Proximity to site, drivers and pedestrians using road and pavement.
3	PRoW 157 junction with 155 Drove Lane	0.05km, NE	497097	103078	PRoW users
4	PRoW 329 north of site	0.24km, S	497490	103786	Users of PRoW
5	PRoW 329 north of site	0.27km, S	497694	103761	Users of PRoW
6	B2132 North End Road	0.08km, W	497729	103442	Proximity to site, drivers and pedestrians.
7	Mini-roundabout junction of B2233 and B2132	0.06km, NW	497634	103299	Road users
8	Former canal path, PRoW 200-1	0.42km, E	497029	103577	Users of PRoW
9	PRoW 148-1, south of site	1.11km, N	497371	102234	Users of PRoW
10	PRoW 148 junction with Prow 156-1	0.99km, N	497296	102402	Users of PRoW
11	PRoW 156-1 and 156-2	0.516km, N	497582	102838	Users of PRoW

4.0 Photographs into the Site

Viewpoint 1: View from site frontage on B2233

A: December 2016



B: August 2020



Vp1	Panoramic View
Baseline Description	This is a view of the western part of the site frontage taken from the point where Drove Lane meets the B2233 Main Road, showing the low boundary wall, neighbouring residential properties to the west and properties on the site centre frontage. The field is currently pastoral and all of the trees visible are located on property boundaries. The barns of Stakers Farm are visible in the background. There have been no material changes in this view since 2016 other than the installation of a sign advertising the proposed development.
Predicted change	From this viewpoint the proposed residential development will be highly visible. The proposed vehicular and pedestrian access will join the B2233 at this point, with associated road markings, signage and street lighting. Open space is proposed to the east of the access road, featuring trees which will increasingly soften the impact on views from the road as they mature. The proposed arrangement of new dwellings commences on the western side of the site, adjacent to the boundary with the house visible on the left hand side of the photograph.

Viewpoint 2: View from B2233;

A: December 2016



B: August 2020



VP2	Panoramic View
Baseline Description	This is another view of the site frontage on the B2233 Main Road, showing the existing fence on the eastern frontage, neighbouring residential properties to the west and property boundaries on the site centre frontage. Decorative conifers on the boundary of Bonhams House dominate the western half of this view, and the brick and flint wall, built in the local vernacular style, is clearly visible in the centre of the photograph. The field is currently pastoral and all of the trees visible are located on the boundaries, with the group in the distance located on North End Road. The barns in the distance are part of Stakers Farm. There have been no material changes in this view since 2016.
Predicted change	From this viewpoint the proposed residential development will be visible, however the green space visible in the foreground will be retained as open space with a pathway and trees. Further into the site two residential blocks are proposed which will align with, and have a similar built form to the distant barns of Stakers Farm.

Viewpoint 3: View from Drove Lane
A: August 2016



B: August 2020



VP3 Panoramic View	
Baseline Description	This is a view from the point where the PRoW 157 intersects with Drove Lane (PRoW 155), looking north. This view is representative of the potential views of users of the PRoW. The fields are currently in agricultural use and are broadly level from east to west, with the development of Yapton visible along the line of the B2233. A hedgerow running parallel to the B2233, on the north side of the disused Chichester and Arundel Canal (PRoW 200-1), screens views of the road. The conifers visible to the left of centre are located along the frontage of Bonhams House on Main Road, between the two parts of the residential site frontage.
Predicted change	At present the view is largely unchanged since 2016, however there is the likelihood of dramatic change, since outline permission has been granted under application number Y/92/17/OUT for a development of 300 homes on this agricultural field, which would obscure views of the Bonham Fields site from the PRoW.

Viewpoint 4: View from PRow to the north

A: August 2016



B: August 2020



VP4	Panoramic View
Baseline Description	This is a view from PRow 329 immediately to the north of the site, which runs east-west from the B2233 to the B2132 North End Road, through fields currently in agricultural use. The development known as The Croft is visible on the far left of the photograph, with the farm to the north of Bonhams Field visible to the right of The Croft. Housing on the B2233 is also visible between groups of trees on the right of the image. The proposed development site is located centrally beyond the Heras fencing visible against the tree line. There has been no change to the view since 2016.
Predicted change	The view from this point will be significantly affected by another residential development permitted under application Y/44/17/OUT which will be located within the area demarcated by Heras fencing from the left to the centre of this view. This will partially block views of the proposed Bonhams Field development site from PRow 329.

Viewpoint 5: View from PRow 329 adjacent to Primary School land

A: December 2016



B: August 2020



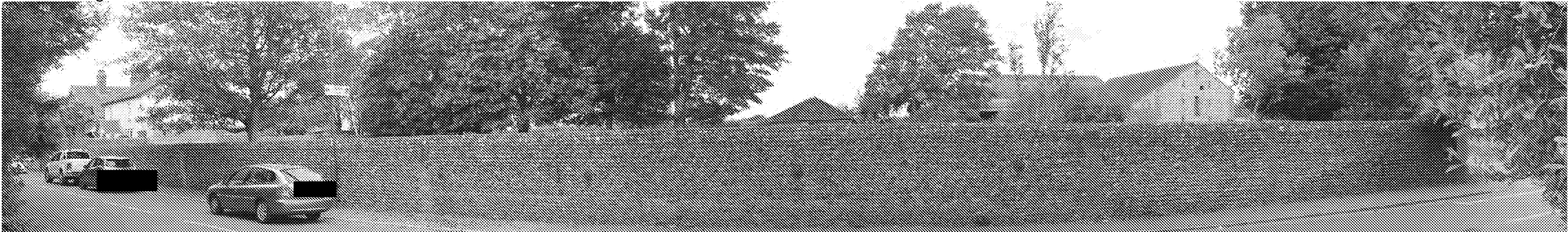
VP5	Panoramic View, looking south
Baseline Description	This is another view from PRow 329, taken close to the boundary fence to the Primary School, with the proposed site to the rear and right of the farm buildings. Since 2016 this right of way has been enclosed between two lines of Heras fencing demarcating separate phases of residential housing development. The houses on the B2233 frontage can be seen in the distance.
Predicted change	From this viewpoint, the proposed Bonham Fields development would be completely screened by the new housing development. This is a major change to the views described in the LVIA of 2016.

Viewpoint 6: North End Road

A: August 2016



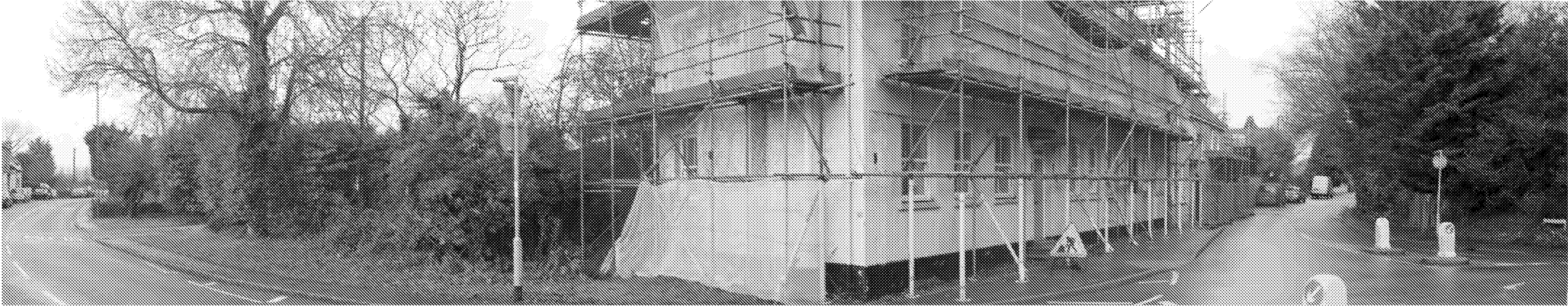
B: August 2020



VP6	Panoramic View
Baseline Description	This is a view from the eastern side of the B2132 North End Road, with the farm to the north of the site visible over the wall. The flint wall is a dominant foreground feature in this panorama and would limit views from pedestrians on that side of the road. The group of trees centre-left of the image, which are outside the development site boundary, further restrict views of the site from this location. There has been no material change to the view since 2016.
Predicted change	From this viewpoint there will be limited views of small parts of the proposed residential development, but these will be glimpsed impressions of roofs and there will be no impression of the extent of the development or the form.

Viewpoint 7: View from B2233 / B2132 junction

A: December 2016



B: August 2020



VP7 Panoramic View	
Baseline Description	This is a view from the mini-roundabout on the B2233 at the junction with the B2132, looking north-west towards the site, from the footpath on the southern side of the road, which would otherwise be seen by motorists and travellers. The former Olive Tree public house was undergoing conversion to residential use when the LVIA was completed in 2016; this is now complete. Trees feature in the views up both streets, forming a backdrop to the built environment.
Predicted change	From this viewpoint, the vegetation and the undulating topography in the foreground forms a complete visual barrier to views of the wider landscape. The proposed buildings would be set beyond the existing agricultural related buildings and would not break the skyline. The introduction of the proposed building types would be comparable to the type of development that already exists in the local landscape. From this viewpoint the proposed development site is not visible due to the mature vegetation in the landscape.

Viewpoint 8: View from the disused canal path:

A: August 2016



B: August 2020



See next page for description

VP8 Panoramic View	
Baseline Description	A remnant of the disused Chichester and Arundel Canal runs north-west to south-east approximately 60m from the site boundary with the B2233, and the towpath is retained as PRow 200-1. Along the section to the west of the site the path is elevated and views to the north are screened by dense hedgerow vegetation, but at this location there is a break for access to agricultural land, allowing a view to the B2233. The view is north-east and the housing visible is on the northern side of the B2233. Beyond Drove Lane, the PRow continues briefly, but has then been developed for housing and the PRow is expunged. The two views have been taken from slightly different locations; the 2016 photograph was taken from an elevated position on the footpath; the 2020 photograph from a position adjacent to the farm gate.
Predicted change	From this viewpoint there will be no views of the proposed development and along the length of the PRow there will be only limited views in winter when deciduous trees are bare.

Viewpoint 9: PRow near Bilsham

A: August 2016



B: August 2020



VP9 Panoramic View, looking north	
Baseline Description	This is a view from PRow 148-1 south of Yapton, running east-west parallel to Bilsham Lane. The land is in arable use and is flat, with hedgerows and individual trees evident throughout. The woodland clump in the image is south of the B2233 and the housing visible to the right of the image is on Mill View Road. The South Downs are just visible in the distance. There has been no consequential change in the view since 2016.
Predicted change	From this viewpoint, there are no views of the site due to the vegetation and undulating topography. The introduction of the proposed building types would be comparable to the type of development that already exists in the local landscape. From this viewpoint the proposed development site is not visible.

Viewpoint 10: PRoW between Bilsham and Drove Lane.

A: August 2016



B: August 2020



VP10	Panoramic View, looking north
Baseline Description	This is a view from the junction between two footpaths south of Yapton, looking northwards towards the development site. At this location PRoW 148 running east-west meets 156-1 running north-south. The land is in arable use and is flat, with hedgerows and individual trees evident throughout. The development site is just visible in the small gap in the vegetation on the left hand side of the image, but this gap has closed up significantly since 2016 as the vegetation matures. The housing visible to the right of the image is on Mill View Road.
Predicted change	From this viewpoint the proposed development site is barely visible, due to large hedgerows on the south sides of the rights of way which obscure views towards the development site.

Viewpoint 11: PRow between Bilsham and Drove Lane. *August 2020*



VP11	Panoramic View, looking north
Baseline Description	This is a view from a point close to the junction between two footpaths south of Tack Lee Road in Yapton, the 156-1 and 156-2. This land has been fenced off prior to residential development approved under application Y/91/17/OUT, for 250 homes
Predicted change	From this viewpoint the proposed development site is not currently visible due to vegetation. The proposed housing will obscure future views completely.

5.0 Further Photographs around the Vicinity of the Site

August 2020



A view towards the site from a point adjacent to the old canal path where it joins Drove Lane



Local hedgerow species include spindle (*Euonymus europaeus*) and dogwood (*Cornus alba*), hawthorn (*Crateagus monogyna*) and elder (*Sambucus nigra*)



Local native trees include lime (*Tilia spp*) and ash (*Fraxinus excelsior*)



Yapton Free Church, Old Church Building. Located a short distance to the south-east along the B2233 Main Road.



View of the site from the lower end of Drove Lane



Close-up view of the flint and brick wall perpendicular to the eastern part of the site frontage.

6.0 Conclusions

- 6.1 The scheme proposes a residential development on open land at the western gateway to Yapton Village, adjacent to existing listed buildings. There is an extant outline planning permission, that was granted in December 2017, for 56 residential dwellings (ADC ref. Y/1/17/OUT) with associated open space and new access. Through the granting of planning permission for one and two storey residential development, the effects on the landscape character and key views into the site has already been accepted by the Council.
- 6.2 The revised scheme, subject of this planning application is looking to increase the number of new homes by 19no. which would result in 75 new homes on the site. The general height and block structure of the proposed development will remain the same. The arrangement of rear gardens backing onto the northern boundary, the large area of open space, community orchard, most of the adjacent dwellings and the single storey barn style properties will remain as in the consented scheme. The main changes relate to an increase in smaller dwellings in the north-western part of the site in order to meet local housing needs and are unlikely to have any significant further effect on key views into the site or the character of the surrounding countryside.
- 6.3 There are clear views into the site from the B2233 Main Road immediately outside the site, but mature trees and hedgerows and existing built development limit views of the site from most other viewpoints.
- 6.4 There are a number of approved outline applications for large residential schemes, totalling in excess of 750 new homes on other greenfield sites.
- 6.5 Some of the properties in these proposed developments may have views of the Bonhams Field site but it is not currently possible to determine the extent of these as the proposed development land is not publicly accessible.

- 6.6 The proposed developments are of a similar type to the proposal and this scheme would not appear out of character to the surroundings.

7.0 Appendices

Figure 1: Viewpoint Location Plan

Figure 2: Previously consented scheme for 56 homes

Figure 3: Current proposal for 75 homes

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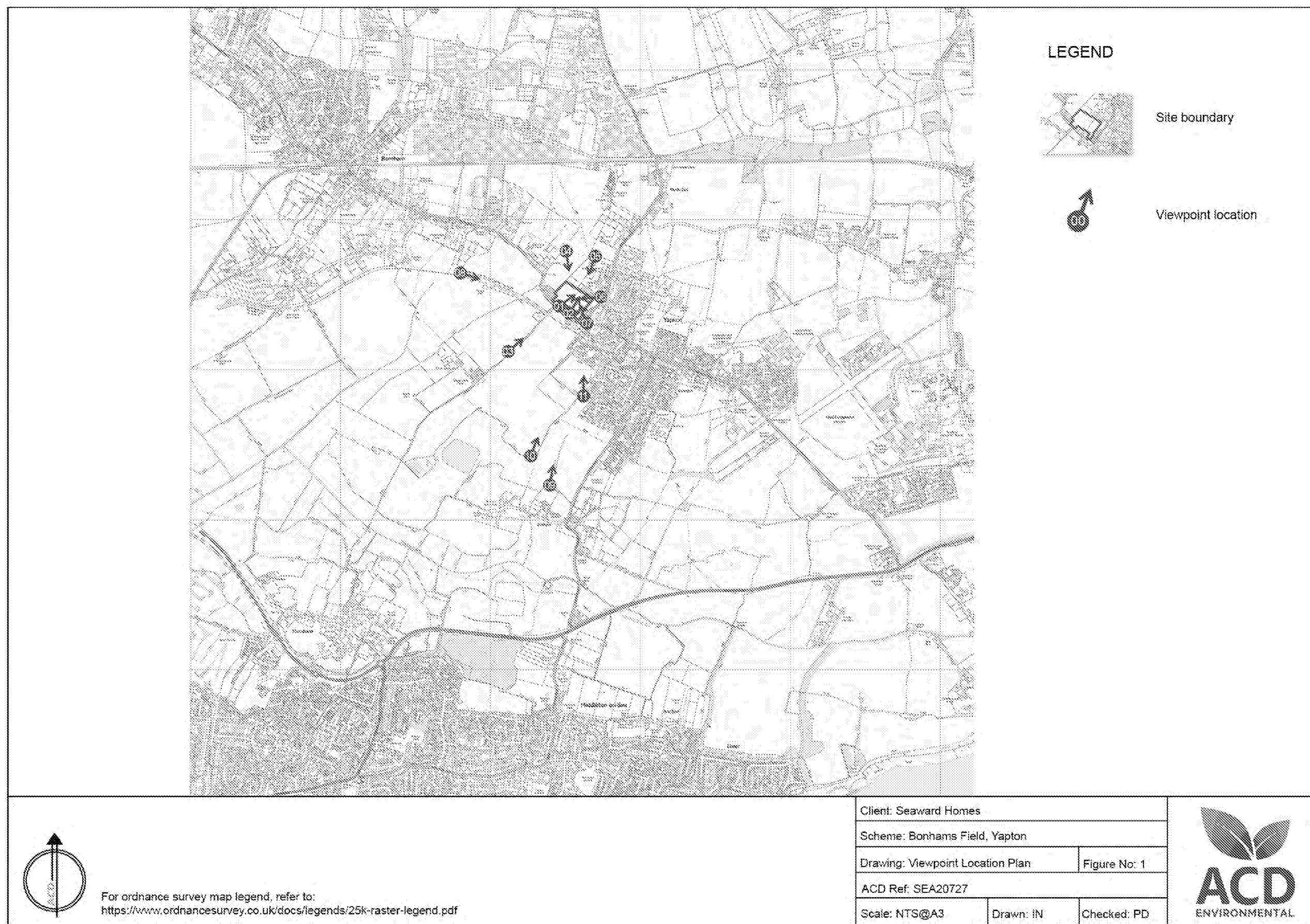
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Figure 2: Previously consented scheme for 56 homes



Figure 3: Current proposal for
75 homes







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