

Landscape Architect's response to Planning Application

From: Tim Dyer - Principal Landscape Architect

On behalf of: West Sussex County Council (Environment & Heritage Team)

Date: 05/02/14

Application ref: Y/99/13

Description: Land to the North & East of St Mary's Church, Yapton

Determining Authority: Arun D.C.

Summary response: Landscape objection

Comments:

Potential impacts

Direct – Views from the Public Rights of Way (PROW), Character of the PROW, Landscape Character

Indirect – South Downs National Park, Conservation Area Character, Views from the Conservation Area, Setting of a listed building – St Mary's Church, View from Ford Lane

Principle of development

I undertook a site visit to understand the context of the site and to establish a view on the potential impacts of the proposals. The site is situated on open coastal plain defined as SC9 – Chichester to Yapton Coastal Plain by WSCC with wide open views to the North, more restricted views to the East and South, and generally short views to the west. The application site is elevated above Ford Lane on its Northern edge and is crossed by a network of well used footpaths.

The open characteristics of the site, which link to the coastal plain around the site and the National Park in the distance; combine with a high level of public access, through existing PROW; and sensitive designation nearby to make development of this site problematic. The submitted Planning Summary includes some paragraphs regarding landscape (Appendix 4: Landscape & Public Open Space Statement) but there is no Landscape and Visual Impact Assessment to quantify the degree of harm caused by the proposals. A Landscape and Visual Impact Assessment should have been included to discuss in detail the level of impact, upon a defined baseline, and the degree to which mitigation offsets the harm caused by the proposals.

Conclusion

It is clear from visiting the site that the proposal will affect the character of the area and impact upon those viewing the landscape. I believe that the proposals will cause an unacceptable level of harm, causing visual impact and negatively affecting the character of the area. The application does not provide evidence to contradict this view and it should have included an accurate assessment of the impacts caused by the development, including the degree to which the mitigation measures proposed could offset those impacts.

PLEASE NOTE MY NEW TELEPHONE NUMBER

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