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<th>Paul Warren</th>
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Annexe 1 LVIA methodology
Introduction

1. Terence O'Rourke Ltd has been commissioned by Arun District Council (ADC) to undertake a landscape and visual assessment to inform the preparation of a Local Development Order (LDO) being prepared to support the delivery of the Strategic Employment Allocation at Enterprise Bognor Regis (EBR).

2. Enterprise Bognor Regis aims to create a high quality employment park through the Local Development Order (LDO) process, of which this assessment is part. The LDO area will provide greater permitted development rights across its area, with the aim to foster economic growth and provide the opportunity for preferred employment uses to come forward through a simplified planning process.

3. The LDO site comprises three land parcels on the north western edge of Bognor Regis. The parcels are known as Oldlands Farm, Rowan Way and Salt Box and these areas are shown on Figure 7. The LDO excludes land that benefits from a recent planning permission for 43,000 sq. metres of B use class development currently being constructed for Rolls Royce (Ref: BE/73/14/PL) and a parcel of land that is within the Environment Agency classification Flood Zone 3b (Functional Flood Plain). The former LEC Airfield and adjoining land is not included in the LDO “red line” boundary, as development on this site requires significant infrastructure investment and further studies, notably measures to overcome significant environmental constraints.

4. A full description of the proposals is provided in the LDO Design Guidance document and this assessment should be read in conjunction with that document.

5. The purpose of this report is to assess the potential effects of the proposed development on the landscape character and visual amenity of both the LDO area and its surrounding landscape. In doing so, the assessment takes account of the current context (baseline conditions) of the site, including recent construction of the Bognor Regis northern relief road and the recently approved Rolls Royce development immediately east of the Oldlands Farm part of the site.

References and data sources

6. The documents referred to as part of the landscape and visual assessment process are listed in table 1.

| Landscape Institute and Institute of Environmental Management and Assessment, 2013, Guidelines for Landscape and Visual Assessment (3rd edition) |
| Arun Landscape Study 2006, prepared by Hankinson Duckett |
| Arun Green Infrastructure Study prepared by LUC |
| West Sussex Landscape Character Assessment |
| Sussex Historic Landscape Characterisation Area 23 |
| National Planning Policy Framework (NPPF) |
| Arun Local Plan 2003 saved policies |
| Local Plan (February Publication Version 21/02.2014) |
| Interim Planning Policy Guidance on enterprise@BognorRegis Draft for consultation July 2012 by Nathaniel Lichfield & Partners |
Legislation and policy

7. The relevant planning framework consists of national policy, including the National Planning Policy Framework (March 2012), and local policy in the form of the Arun Local Plan saved policies and the Local Plan (February Publication Version 21/02.2014). The following paragraphs set out the most directly relevant landscape related policy with extracts and comment.

National policy

8. The National Planning Policy Framework includes a number of generally relevant policy statements. The most relevant of these statements, section 11, ‘Conserving and enhancing the Natural Environment’, sets out the broad national policies in relation to landscape issues. Paragraphs 113 and 115 clearly establish that the weight that local planning authorities place on preserving the landscape should be commensurate with the importance of the landscape, with the highest levels of importance, i.e. National Parks and AONBs being afforded the greatest protection. The South Downs National Park is 5km to the north of the site.

Regional planning policy

9. The South East Plan was revoked in March 2013 with two policies retained, neither of which is relevant to this proposal.

Local policy

10. The current local policy is in the form of the Arun Local Plan (http://www.arun.gov.uk/current-local-plan) saved policies.

11. The most relevant of the local plan saved general and area policies, from a landscape aspect, are GEN3 Protection of the Countryside, GEN 7 Form of New Development, GEN 28 Trees and Woodlands, GEN 33 Light Pollution, Area 2 Conservation areas, Area 9 Area of Outstanding Natural Beauty (potentially relevant but on investigation no potential impacts found). The most directly relevant of the saved policies is SITE 6 Land to the north of Bersted, Bognor Regis and Felpham.

12. The latter saved policy SITE 6, supports the principle of development, including the proposed employment site in the LDO area.

13. The Local Plan (Publication Version was submitted to Secretary of State in January 2015) (http://www.arun.gov.uk/local-plan-primary-evidence) Section 7 contains the most relevant policy in relation to landscape. The policies and supporting text are not set out in full; the Local Plan should be referred to for the full text, but the following paragraphs set out the salient points relevant to this proposal.

14. Section 7 describes the settlement structure, the importance of the existing green infrastructure and landscape of the area. It describes the ‘Built Up Area Boundary’ (BUAB), which defines the urban area interface with the countryside.
This section also describes the need for the Council to ‘consider the impact of development upon the National Park as well as views into and out of it.’ On this point, early in the LVIA process the potential for development on the LDO site to impact on views out of the National Park were explored and the conclusion was that development would be imperceptible due to the distance and that there would be no impacts.

*Policy SD SP2 – Built Up Area Boundary*

15. Policy SD SP2 confirms that development within the BUAB will be permitted subject to all other local plan policies. The site is within the defined proposed BUAB although it should be reiterated that the local plan is under examination and not yet policy. With regard to the sensitivity of the landscape, the value of the landscape is a determining factor in judging its sensitivity and the knowledge that an area is within the BUAB would affect its perceived value in terms of expectations that it will remain as undeveloped farmland. This is particularly relevant to the Salt Box site, which although within the proposed BUAB, is currently agricultural land.

*Policy C SP1 – Countryside*

16. Policy C SP1 Countryside is about safeguarding the countryside for its own sake and relates to the area outside the Built Up Area Boundary and therefore the policy does not relate to the site.

*Policy GI SP3 – Green Infrastructure and Development*

17. Policy GI SP3 requires major development to be designed to ‘to protect and enhance existing Green Infrastructure assets, and the connections between them, in order to ensure a joined up Green Infrastructure Network.

18. Gaps between settlements should also be considered as important Green Infrastructure assets and should be protected from inappropriate development, and enhanced to ensure that they provide high quality environment and multi-functional benefits for the District.’

19. This policy is of some relevance to the assessment of proposals for the Salt Box site, which, although within the BUAB, currently provides an area of open land between Bognor/Bersted and the village of Shripney.

*Policy SD SP3 – Gaps between settlements*

20. Policy SD SP3 lists specific gaps between settlements to be protected. The open land between Bognor and Shripney is not included. There are references to the open land between Bognor and Shripney in the Green Infrastructure Study and the Arun Landscape Study. These references to the role of this area of farmland as open land are taken into account in the assessment of the sensitivity of the Salt Box area of the site. They are also taken into consideration in the LDO design guidance.

*Policy LAN DM1 – Protection of landscape character*

21. Policy LAN DM1 states;

   *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.

22. This policy relates to visual impacts on landscape character, the settings of settlements and the setting and views out of the National Park. In consideration of this policy, a study was carried out at the earliest stages of the process to investigate the potential of the development to impact on the National Park and it was concluded that there would be no perceptible affect on those assets. With regard to effects on landscape character and the settings of settlements, the LVIA process has guided the LDO design guidance to minimize landscape and visual effects.

The historic environment policies

23. Although primarily a cultural heritage concern, the cultural heritage aspects of the landscape are an important consideration in the LVIA process. Policy HER SP1 suggests amongst that development should not prejudice the settings of Conservation Areas and Listed Buildings and Policy HER DM3, Conservation Areas, expands on the need for sensitive development within the setting of a Conservation Area.

24. The proposals are within 150m of the Conservation Area at Shripney and there are also a number of listed buildings in the area. The LVIA and the cultural heritage report, has taken account of these policies and the LDO design guidance includes measures to minimize impacts on heritage assets.

The natural environment policies

25. Although primarily a natural heritage concern, the biodiversity aspects of the landscape are an important consideration in the LVIA process. The local plan also has policies relating to the natural environment including policy ENV DM1 relating to sites of biodiversity, ENV DM3, relating to Biodiversity Opportunity Areas (Lidsey Rife is a BOA), ENV DM4 protection of trees and ENV DM5, development and biodiversity. Biodiversity relating to the site and proposals are described in the LDO Habitat and Ecology Report These are taken into account in the LVIA and the LDO design guidance incorporates measures to retain most of the on site vegetation and new biodiversity areas and to provide biodiversity links with the surrounding landscape.
Landscape designations

National designations

26. The closest designated landscape is the South Downs National Park, located over 5km north of the proposals. There are no significant heritage assets on the site or in close proximity. There are listed buildings in the wider area of landscape surrounding the site. There is a Local Nature reserve adjacent to the Salt Box and Rowan Park sites.

Local designations

27. There are no local landscape designations relevant to the assessment.

Methodology

28. The assessment has been undertaken in accordance with the published ‘Guidelines for Landscape and Visual Impact Assessment’ Third edition 2013, published by the landscape institute and Institute of Environmental Management.

29. The assessment has been carried out with reference to the documents listed in table 1 and field studies. A summary of the methodology used in the assessment is provided here, and the full methodology is set out in annex 1 at the end of this report.

The purpose and process of LVIA

30. The purpose of landscape and visual impact assessment is to firstly identify the landscapes and the views that people experience, which might be affected by the proposals.

31. Once these have been identified, the second stage of the assessment is to make a professional judgement on the value and sensitivity of the affected landscape or the persons affected by views.

32. The third stage is to assess the degree of change that the landscape or views will undergo as a result of the proposals.

33. The final stage is to assess the significance of the change by taking into account both the sensitivity of the affected landscape or view and the degree of change that it undergoes.

Defining ‘Landscape’ and ‘Visual’

34. The term ‘landscape and visual impact assessment’, immediately suggests two separate but linked elements. The main reason for their assessment as separate entities, is because in EIA, the assessment needs to take account of:

   a) - Effects on environmental resources (in LVIA, the landscape is the resource) so in LVIA this is ‘landscape resources or receptors’ and
   b) - Effects on people (population) (in LVIA, mainly effect on peoples views, so persons affected are described as visual receptors

35. Landscape resources can be one of two types;
1 - Physical landscape elements. This could be any component of the landscape, for instance trees, hedgerows, areas of field, topographical features, water courses, roads, street lights, power lines or buildings.

2 - Landscape character. This is a less tangible concept and efforts to identify and define the landscape as a resource, usually relies on landscape character assessment, which is a separate, though closely related discipline. The landscape resources would include the character of the site and its context, but would also include any landscapes beyond the site, the character of which, might be indirectly changed by the visual appearance of the proposals. Planning designations, such as ‘Area of Outstanding Natural Beauty’ or character area zones already defined within the planning system, can be used to define these landscape resources.

Determining the extent of study area

36. A combination of information from desktop topographical analysis, computer modelling and field studies was used to determine the zone of theoretical visibility (ZTV), which is defined as the extent of potential visibility of the proposed development in the surrounding landscape. Following initial site studies, a professional judgement was made that 3km is the distance beyond which a proposed development of this scale, nature and context would not have a significant effect on either landscape character or views. An initial 3km radius study area was therefore set for the assessment.

37. Within this initial 3km study area, the detailed field-based testing of visual analysis determined that the area of potential significant impact on landscape resources and visual amenity lay within approximately 1.5km of the LDO area. Beyond this area, potential effects on the landscape were found to be very limited and were not considered significant. For this reason, and where considered appropriate, the mapping of baseline information has not always covered the full 3km study area as the majority of it will remain unaffected by the proposals. Views and visual receptors were identified within the ZTV and a number of viewpoints were selected for the assessment to provide a representative selection of views from a variety of directions and distances in relation to the range of expected important visual receptors, which include local residents, tourists and users of public transport routes.

Assessing the significance of landscape effects

38. Landscape effects arise either from direct changes as a result of development in the physical elements of the receiving landscape, or from indirect effects on the character and quality of the surrounding landscape. The significance of a landscape effect is determined by consideration of the sensitivity of the landscape and the magnitude of change that it will undergo.

39. The baseline section that follows, identifies intrinsic factors that can be used to assess the relative sensitivity, importance or value that society attaches to the landscape, often in the form of a designation. The guidance in figure 1 has been used in the assessment to arrive at an evaluation of landscape sensitivity.

40. The magnitude of change is a function of the degree to which the scale, nature and extent of the changes are at variance with the character and qualities of the receiving landscape. Physical landscape characteristics, such as topography,
scale, vegetation and land use, are taken into account. The guidance in figure 2 has been used in the assessment.

41. The significance of the effects on the landscape resource is arrived at from a combined evaluation of landscape sensitivity and magnitude of change, using the matrix in figure 3. Effects that are moderate or above are considered to be significant.

**Assessing the significance of visual effects**

42. Visual effects arise from the changes in character and quality of people’s views arising from the proposed development. The significance of an effect on visual amenity is determined by consideration of the sensitivity of the receptor (the group of people experiencing the view) and the magnitude of the change. The guidance in figure 4 has been used to arrive at an evaluation of the sensitivity of visual receptors. Views from community areas, residential areas or public footpaths are generally considered more important than transient views from roads or views from workplaces, although transient views can include tourist routes that may be important. Views of attractive unspoilt landscapes might be considered more important than views of a rapidly changing area of development.

43. The magnitude of change in a view is determined partly by the degree of intrusion and obstruction of views in relation to the receptor, and partly by the degree to which the nature and scale of the proposed development assimilates with, or alters, the character and quality of the existing view. The guidance in figure 5 has been used in the assessment of impact magnitude.

44. The significance of the effects on the views is arrived at from a combined evaluation of receptor sensitivity and magnitude of change set out in the matrix in figure 6. Effects that are moderate or above are considered to be significant.

**Baseline conditions**

**Introduction**

45. The purpose of the baseline study is to record the existing landscape situation against which the effects of the proposals (beneficial, adverse and subjective) can be assessed. It describes and assesses the LDO area, its setting and its main features. It examines the existing landscape elements, character, quality, potential opportunities and sensitivity of the landscape, allowing identification of the principal landscape issues and an evaluation of the visual and character sensitivity of the LDO area to the proposed development.

46. A process of description, classification, and evaluation and a combination of both desktop and field surveys and analysis informs the assessment.

**Landscape setting and site features**

**Location**

47. The LDO site comprises three land parcels on the north western edge of Bognor Regis. The parcels are known as Oldlands Farm, Rowan Park and Salt Box and these areas are shown on Figure 7. The LDO excludes land on which, following a recent planning permission, two large buildings are currently being
constructed for Rolls Royce (Ref: BE/73/14/PL) It also excludes a parcel of land that is within the Environment Agency classification Flood Zone 3b (Functional Flood Plain). The former LEC Airfield and adjoining land is not included in the LDO “red line” boundary, as development on this site requires significant infrastructure investment and further studies, notably measures to overcome significant environmental constraints.

Oldlands Farm

48. This 7.78 ha site is currently agricultural land. The site is bordered by the A29 to the west, the new road in construction forming the site boundary immediately to the north with beyond that, open countryside leading towards Shripney. To the immediate east the recently approved Rolls Royce development is in construction and the Southern Cross industrial estate forms the boundary to the south. Photographs of this part of the site are shown on figure 8.

Rowan Park

49. This 3.311ha site is currently a Caravan Club site. The site is bordered by the A29 to the east, the Salt Box site to the north, a Local Nature Reserve to the west and Rowan Way to the south. Vehicular access to the site is gained from Rowan Way. Photographs of this part of the site are shown on figure 10.

Salt Box

50. The Salt Box 11.83 ha site currently comprises agricultural land. The site is bordered by the A29 to the east, Rowan Park and an open field to the south, open countryside to the west and Shripney, a thirteenth-century hamlet, to the north. Photographs of this part of the site are shown on figure 9.

Topography

51. The topography of the site area illustrated on Figure 11 is relatively flat and only a few metres above sea level. This means that development and vegetation are the main factors determining the extent of visibility of the proposals. The exception to this is the artificial topography of the Bognor Relief Road embankments, which provide localised visual enclosure.

Vegetation

52. The pattern of vegetation in the landscape surrounding the site is strongly influenced by the drainage and subsequent field pattern resulting from the relatively flat topography.

53. The vegetation in the landscape west of the A29 varies according to the landscape types. The Salt Box site consists of a large field. It is enclosed to the south by dense trees and shrubs on its boundary with Rowan Park and this restricts intervisibility beyond the boundary. Likewise to the north, dense vegetation on the boundary with properties on the southern edge of Shripney effectively restricts intervisibility. The boundary to the southwest and part of the western boundary with the Local Nature Reserve (LNR) is intermittent hedgerow with some trees and the transparency of this boundary currently allows intervisibility between North Bersted and the site. It should be noted however, that the large amount of maturing planting within the LNR will become an
increasingly effective screen, in both density and height. This will gradually restrict intervisibilty to the northern fringes of the LNR.

54. Vegetation on the western boundary with the adjacent field is mainly unmaintained and gappy hedgerow with some mature oak trees. This allows intervisibibility with fields extending approximately 700m westwards. Mature trees associated with Shripney Lane and a sub station to the west form the backdrop and extent of views to the west. Similarly, vegetation to the north west, on the fringes of Shripney forms a wooded backdrop to views and encloses the agricultural land.

55. The boundary with the A29 is a low bank with a varying density of remnant hedgerow shrubs, making it a relatively transparent boundary.

56. The vegetation of the Oldlands Farm part of the site includes a semi-maintained hedgerow along the boundary with the A29. This is not an effective screen, but trees on the Rowan Park boundary on the opposite side of the road form a dense screen enclosing the site from the west.

57. The Bognor northern relief road in construction, will form the north western boundary of the site. The road will be generally 2.5-3m above existing levels, rising to 8m where it crosses the railway line to the north east and native trees and shrubs will provide a densely vegetated boundary in the near future. Further to the north, the large open agricultural fields extend towards Sack Lane 1km to the north east with occasional trees and hedgerows, rifes and a concentration of vegetation around development on the lane. To the north west, trees and shrubs on the southern edge of Shripney form a dense screen.

58. There is no vegetation on the eastern boundary. The approved Rolls Royce development will include some new scrub vegetation on the shared boundary with the site.

Land use and development pattern

59. The sites lie on, or close to, the northern edge of the built up area of Bognor. This edge of Bognor has a concentration of employment sites, superstores and retail parks of a similar scale and nature to that proposed for the LDO area.

60. The Southern Cross industrial estate is immediately south of the Oldlands Farm site and there is a retail park south of the Rowan Park site, which is a caravan park. A new large development for Rolls Royce including two buildings, one of which is 13.75m high, (higher than the proposed 13.5m maximum for the LDO area) is in construction on the part of the Oldlands Farm site neighbouring the LDO area.

61. Oldlands Farm is a small group of farm and residential buildings immediately south east of the site. There is a local nature reserve south of the Salt Box and west of the Rowan Park sites. Further to the south, there is residential development and the recently opened section of the A259 at North Bersted.

62. Land to the west of the Salt Box site is agricultural, with the exception of the Shripney settlement edge on the northern boundary of the site and the road and rail development described under ‘access’ in later paragraphs.
63. More distantly, there are a number of small farmsteads and other small groups of buildings in the farmland east of Shripney at Sack Lane. Open farmland extends north-eastwards to Barnham.

64. To the east of Southern Cross industrial estate there is the former LEC airfield and east of that, open fields and a golf course.

**Landscape heritage / listed buildings**

65. The landscape and visual assessment has been carried out with due regard to cultural heritage aspects of the local landscape including the Sussex Historic Landscape Characterisation. The latter document characterises the sites as ‘Area 23 Coastal Hinterland of Bognor’ The most relevant features to this assessment are the Shripney conservation area 100m north of the Salt Box site and a number of listed buildings in Shripney. The assessment of setting sensitivity is included in the cultural heritage chapter. The effect of the proposed development on persons experiencing their settings is considered in this assessment in the visual assessment of the relevant viewpoints. The Historic Landscape Characterisation areas have also been taken into account although the report does not provide much detail relevant to this assessment.

**Access**

66. The main roads relevant to the site and the surrounding landscape are the A29 Shripney Road which runs between the sites, the section of A259 Bognor Regis Northern Relief Road in construction, enclosing the Oldlands Farm site to the north, Steyning Way south of the Oldlands Farm site providing access to the southern cross industrial estate and Rowan Way on the northern edge of Bognor Regis, south of the Rowan Park and Salt Box sites.

67. The Bognor to Barham railway line passes 200m to the east of the site.

68. Beyond the site, there is a network of public roads and lanes, but it appears to be a characteristic of the area that there are few bridleways and footpaths or other public rights of way. Public rights of way are shown on figure 7.

**Landscape character and sensitivity**

69. The National Character Area description NCA 126 South Coast Plain provides a description of the broad context for the local landscape.

70. At a county level, the West Sussex Landscape Character Assessment 2003, identifies a number of landscape character areas in West Sussex. The site is located within ‘Area SC9 Chichester to Yappton Coastal Plain’. The landscape character assessment for SC9 cites several ‘Landscape and visual sensitivities’. The following selection relate to the proposals:

- Fragmentation and loss of hedgerows and connections between hedgerow and woodland
- Changes in drainage patterns
- Development on settlement edges of Bognor
- Loss of distinction between different settlements due to urban expansion

71. Of the above sensitivities, perhaps the most significant is the ‘loss of distinction between different settlements due to urban extension’. In this case, the effects
on the degree Shripney’s separation from Bognor and its general setting is a potential landscape issue. However, in setting the Built Up Area Boundary to include the Salt Box site, the sensitivity of the site is reduced, as there is a presumption of development in its inclusion within the BUAB.

**Arun Landscape Study 2006**

72. Arun Landscape Study goes into a greater level of detail than the West Sussex Landscape Character Assessment, and seven character areas, which are identified in the Arun report (see figure 12), would potentially be either directly or indirectly affected. These are:

9 Aldingbourne Rife
10 Shripney Lower Coast Plain (Low) (Salt Box within this area)
11 Lidsey Lower Coast Plain (Low/Medium) (indirect effects)
18 Ryebank Rife (Low/Medium) (indirect effects)
19 Bognor Green Wedge (Low/Medium) (indirect effects)
20 Flan

73. It should be noted that because the Oldlands Farm site is within the defined built up area of Bognor; the Arun Landscape Study does not include that area within the assessment, although development within the area could have indirect effects on neighbouring character areas. Since the study was carried out, the Built Up Area Boundary (BUAB) has moved (2011) to include all areas within the site. It is probable, on the basis that the Arun Landscape study did not include the extant BUAB, that if carried out now, the Salt Box and Rowan Park sites would also be excluded.

74. The 2006 Arun Landscape Study assesses landscape sensitivity, landscape value and landscape capacity for residential development and the scores for each area relevant to this LVIA are indicated in table 2 below. It should be noted that the sensitivity scores are in relation to residential development, but it is probable that the sensitivity would be at least the same for employment related development.

<table>
<thead>
<tr>
<th>Landscape character area</th>
<th>Landscape sensitivity (HDA table 1)</th>
<th>Landscape value (HDA table 2)</th>
<th>Landscape capacity (HAD)</th>
<th>Relationship to proposals</th>
</tr>
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<tr>
<td>9 Aldingbourne Rife</td>
<td>Substantial</td>
<td>Slight</td>
<td>Low / Medium</td>
<td>Rowan Park within this area and is shown as part of BUAB in published version of local plan (but not in BUAB in current LP)</td>
</tr>
<tr>
<td>10 Shripney Lower Coast Plain</td>
<td>Substantial</td>
<td>Moderate</td>
<td>Low</td>
<td>Salt Box within this area and is shown as part of BUAB in published version of local plan (but not in BUAB in current LP)</td>
</tr>
<tr>
<td>11 Lidsey Lower Coast Plain</td>
<td>Substantial</td>
<td>Slight</td>
<td>Low / Medium</td>
<td>Indirect effects</td>
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<tr>
<td>18 Ryebank Rife</td>
<td>Substantial</td>
<td>Slight</td>
<td>Low / Medium</td>
<td>Indirect effects</td>
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<tr>
<td>19 Bognor Green Wedge</td>
<td>Substantial</td>
<td>Slight</td>
<td>Low / Medium</td>
<td>Indirect effects</td>
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75. The study states that:

“In relation to this study a medium, low or negligible rating for landscape capacity indicates that development would have a significant and detrimental effect on the character of the landscape as a whole and/or, on the setting and form of existing settlement and the character and sensitivity of adjacent landscape character areas.”

76. The Sussex Historic Landscape Characterisation has been consulted. The site is located within Area 23 ‘Coastal Hinterland of Bognor’. The information contained within the document is of limited relevance to this assessment.

**Landscape resources of the site**

77. Tables 3, 4 and 5 below, set out the landscape resources of the three parts of the site. Photographs of the site areas are provided in figures 8 to 10.

<table>
<thead>
<tr>
<th>Resource</th>
<th>Notes</th>
<th>Sensitivity assessment factors</th>
</tr>
</thead>
<tbody>
<tr>
<td>Field areas</td>
<td>Field forms the majority landuse of the Oldlands Farm site. The new A259 detracts from the previous function of providing open land between Bognor and Shripney. The Rolls Royce buildings adjacent in construction make it a predominantly developed context.</td>
<td>Is within the Local Plan BUAB. Historic Landscape Character (HLC) Informal fieldscapes medieval to post medieval. Generally low ecology value for arable field except some margins that have some habitat value. Scenically mediocre. Since construction of A259 no longer performs significant open land role.</td>
</tr>
<tr>
<td>Boundary vegetation</td>
<td>Species poor hedges on parts of southern and western boundaries</td>
<td>Hedges provide limited screening function in the immediate locality, have habitat value but are not of wider landscape significance</td>
</tr>
</tbody>
</table>

**Table 3 Landscape resources Oldlands Farm**

78. Taking all the above sensitivity factors set out in table 3 above into account, the landscape resources of Oldlands Farm is assessed as low sensitivity.
Taking all the above sensitivity factors set out in table 4 above into account, the landscape sensitivity of Salt Box is assessed as medium sensitivity.

<table>
<thead>
<tr>
<th>Resource</th>
<th>Notes</th>
<th>Sensitivity assessment factors</th>
</tr>
</thead>
<tbody>
<tr>
<td>Caravan Park</td>
<td>Mainly mown grass and hard surfacing</td>
<td>Is within the Local Plan BUAB. Historic Landscape Character (HLC) caravan park, previously informal fieldscapes. This part of the site is of low landscape value and has capacity to accommodate development.</td>
</tr>
<tr>
<td>Vegetation</td>
<td>Trees on the boundaries are a local landscape feature and provide screening of site from external views on all sides</td>
<td>Trees help in transition from urban to rural character, particularly in views from the north as trees screen development on the northern edge of Bognor, thereby increasing the rural character of the landscape between Bognor and Shripney (including the Salt Box site). Area is very localised and is not in character with the local rife landscape.</td>
</tr>
</tbody>
</table>

Taking all the above sensitivity factors set out in table 5 above into account, the area is small, contributing moderately to the immediate landscape mainly by helping to screen existing development on the northern edge of Bognor. The current caravan park area has the ability to accommodate development whilst retaining the boundary trees, which are the most important element contributing to the local landscape. The site landscape character is at odds with the local rural rife landscape character. For these reasons, the landscape sensitivity of Rowan Park is assessed as low sensitivity.

**Evaluation of settings of heritage features**

The proposals have potential effects on the settings of the following heritage features:

**Shripney Conservation Area and associated listed buildings**

The setting of Shripney Conservation Area and the listed buildings within it, is limited in its extent being largely enclosed by trees, development and woodland. The most extensive area of setting is the expanse of fields extending to the south west. The visibility of the site from this area cannot be ascertained, but the view from the site towards the conservation area, is screened by woodland and trees. This suggests that the effects on views and appearance of the setting would be negligible. For this reason, the effects on these resources are not brought forward into this assessment. The cultural heritage report provides additional detail on effects on heritage assets.

**Extent of visibility of the LDO area and identification and assessment of sensitivity of visual receptors**

The majority of views from the surrounding landscape are within the local area (within 1.5km of the site) as a result of the screening effects of the local
development and vegetation. Limited pockets of potential visibility from the area north east of the site, up to 2.5km from the site have been investigated in field work and it has been concluded that whilst development might be perceptible, the resulting change in view would be negligible and therefore not result in any significant effect.

84. From within the limited area within which it is considered the proposals might have significant effects on views, a number of publicly accessible representative views have been selected in consultation with the landscape officer at Arun District Council, to include in the assessment. The view locations are shown on figure 13 and the views illustrated in figures 14 to 24. They are briefly described in the following paragraphs. The full view description for each representative viewpoint is contained in the relevant assessment data sheet (V1-V10) for each view.

Local views from adjacent to the site

85. The clearest public views of the site are gained from the adjacent roads. There are views from a section of Steyning Way (providing access to the Southern Cross industrial estate) opposite the Oldlands Farm site and views from Rowan Way opposite the Rowan Park caravan site. The most important and most often experienced views, are from the partly dualled section of A29 which provides views in a 700m section between the southern approach to the Southern Cross roundabout and the southern edge of Shripney. Once opened, the new section of A259 BRNRR will provide clear views overlooking the northern edge of Bognor, including the site.

86. The Oldlands Farm site is partly screened in views from Steyning Way by boundary vegetation, but on the A29 boundary, this is predominantly low and sparse so any development on the site would be clearly visible. The Rolls Royce development and BRNRR are both clearly visible from Steyning Way.

87. The Rowan Park caravan site is surrounded by dense vegetation and so in summer leaf cover conditions, the site is well-screened. In winter, the boundaries are more transparent. The Salt Box is open field and several gaps in the sparse roadside vegetation enables views into the site.

88. The A29 is an important gateway for Bognor and therefore it is represented by four views, one RV1a, (figure 14) is the view of the Salt Box and Rowan Park sites viewed from the new roundabout junction with the A259 (in construction). The second, RV1b, (figure 15) is from the same roundabout, overlooking the Oldlands Farm site. The third, RV2 (figure 16) is from the A29, emerging from the southern edge of Shripney. The fourth, RV3 (figure 17) is from the southern approaches to the Southern Cross roundabout.

Local views from the west

89. The closest views from the west are from the Local Nature Reserve (LNR), abutting the Salt Box and Rowan Park parts of the site. The LNR is publicly accessible and includes several pathways that are well used. Representative views selected are RV4 (figure 18) from part of the LNR 75m west of the Rowan Park part of the site and RV5 (figure 19), one of the views from the northern boundary of the LNR, overlooking fields south of Shripney, towards the Salt Box.
90. Some houses on the northern edge of Bersted and road users on a short section of Rowan Way, have views eastwards over the intervening fields and LNR. Some of these views include the new section of A259 and associated new planting. In addition the maturing planting in the LNR will gradually increase in height and density providing increasingly effective screening of the site. These views are represented by RV6 (figure 20) from Rowan Way.

91. Future views from the section of new road immediately south of the LNR, currently in construction, will potentially have views towards the site but these views are not possible to ascertain and therefore RV6 also represents these views.

92. Other views from the west include views from Shripney Lane. The lane is bounded by hedgerows and trees, therefore clear views towards the site are not available except for occasional gaps. RV7 (figure 21) is a representative view from the lane through a field entrance gap. A small number of houses on the western edge of Shripney have views towards the Salt Box and Rowan Park sites.

**Local views from the north**

93. Sack Lane, east of Shripney and the public footpath between Sack Lane and Shripney provide some clear views towards the site. There are a number of residential buildings in the Sack Lane area some of which appear to have clear views southwards towards the site. Industrial buildings feature in the views, as does the BRN relief road under construction. View RV8 (figure 22) from Woodpecker Nursery 700m north of the site, represents views from this locality.

94. Further to the north, views of the site are available from small sections of the public right of way on the course of the Chichester and Arundel Canal. These views are filtered and partly obscured by intervening vegetation and development, including a sewage works and development in the Sack Lane area. Buildings at the Southern Cross industrial estate are perceptible, but due to the amount of intervening screening, it is considered that the proposals would result in a negligible change to views and therefore views from this area have been excluded from further assessment.

95. The most distant potential views from the surrounding landscape are from footpath/cycleway that crosses agricultural land between the southern edge of Barnham, south of Church Farm 2.2 km to the north east and Flansham. In these restricted set of views, it is considered that the proposals would have a negligible effect due to distance and the screening effect of intervening features. For these reasons, views from this area have been excluded from further assessment.

96. There are potential limited views towards the Salt Box and Rowan Park parts of the LDO from a small number of properties at Shripney. For most of the village, views of the site are screened by woodland on the southern edges of the village.

97. Future views from the BRN relief road will overlook the Oldlands Farm and LEC parts of the site. Existing industrial development on the northern edge of Bognor, will be a dominant element of the view, including the recently approved Rolls Royce building currently in construction. View RV9 (figure 23) is a representative view from the relief road (photograph taken during construction). In discussion with the officer dealing with landscape matters of it was agreed
that due to the similarity of view direction, that this view could also represent views from the train.

98. Views from the South Downs National Park have been considered. The National Park is located over 5km north of the proposals and given the distance of viewpoints and the context and nature of the development, it is considered that any change in views would be negligible and therefore these views need not be included in the assessment.

Local views from the east

99. Brook Lane, a footpath/cycle track between Barnham and Flansham is routed over agricultural land that is relatively flat and open and there are a number of views towards the site, partially screened by intervening trees, scrub, hedgerows and the new A259 embankment and viaduct. View RV9 from the relief road on embankment is from a similar direction, albeit higher and closer. In discussion with the officer dealing with landscape matters of it was agreed that due to the likely negligible change in views arising from the proposals, that a view from Brook Lane need not be included.

100. The industrial estate at Southern Cross and the approved development immediately east of the Oldlands Farm site means that views of the site are not available from land immediately east of the railway line, including most of the public footpath through the LEC land except for the northernmost section where the footpath links with another footpath on the golf course boundary. The view from this section is similar to that of view RV10 (figure 23) described in the following paragraph.

101. The golf course vegetation effectively screens views towards the site from areas further east and south east including residential development at Felpham and Flansham, including outlying properties at the western end of Hoe Lane. Golf course vegetation and development restrict views from the east to a very localised area. There are potential views from the public footpath on the western edge of the golf course represented by view RV10 (figure 24) but views from locations further south of this footpath are screened by vegetation or intervening development at Southern Cross industrial estate.

Local views from the south

102. Views from the south include restricted views of the Salt Box and Rowan Park parts of the site from Rowan Way at North Bersted and views of the Oldlands Farm, Rowan Park and Salt Box site from Steyning Way at the Southern Cross Industrial Estate.

Distant views >1.5km

103. Beyond 1.5km, even though the proposals would be theoretically visible, the conclusion following investigation of these potential viewpoints, are that the changes in the views of the proposals would not be sufficiently perceptible from these distant public viewpoints to result in any significant effects on views. This is due to a combination of factors, including the scale and nature of the development and the effects of intervening layers of vegetation and development when viewed within a relatively flat topography. This matter has been discussed with the landscape officer at Arun District Council and for the
reasons stated above, it was agreed not to include these initially considered views in the assessment.

Night-time views

104. Street lighting on the A29 is prominent and central to the site. Development adjacent to the LDO area at Steyning Way and other commercial development south of Rowan Park are lit and the site is also surrounded by other more distant sources of light particularly from North Bersted. There is currently construction related light on the Rolls Royce and BRNRR sites and once operational, both will generate sources of light.

Future baseline

105. In the absence of the proposed development, the LDO area will remain in use as agricultural land and a caravan park. The enclosure of the Oldlands Farm site by the Rolls Royce development and the new A259 BRNRR will substantially reduce the visual connection with the surrounding countryside and therefore its rural character arising from its previous semi-rural context, will be significantly reduced. This is taken into account in the assessment of the landscape and visual effects of the proposals.

Identification of landscape and visual issues

106. The proposed development raises a number of issues relating to landscape and visual effects that have been taken into account in the design of the scheme. These issues are summarised in the following paragraphs and apply to both the construction and operational phases.

Direct effects on landscape character of the LDO area and effect on landscape features.

107. The LDO area parcels contribute to the rural setting of this edge of Bognor and the proposals affect two character areas directly, Aldingbourne Rife and Shripney Lower Coastal plain. The site also includes a number of trees and field boundaries. Although these are individually of low value, taken as a whole, they contribute to the character and diversity of the LDO area.

Effect on the settings and character of the wider landscape

108. The proposals will have direct and indirect effects on two landscape character areas and an indirect effect on another five. These character areas are already affected indirectly to some degree, by the appearance of development on the edge of Bognor and this factor is taken into account in the assessment. In addition, the built-up area boundary of Bognor has been re-defined since the Arun Landscape Assessment and parts of some character areas are now within the built-up area.

Effect on the setting of Shripney

109. The proposals will alter the setting of the village of Shripney. This setting already includes visible development on the northern edge of Bognor and this factor is taken into account in the assessment.
Effect on the views of local residents and other local visual receptors

110. There are a range of potential visual receptors of the proposals. Residential receptors are limited as the main area of neighbouring development is employment, but they include residents of housing at North Bersted, small numbers of houses in Shripney and houses at Oldland’s Farm and Sack Lane.

111. Other receptors include road users, particularly on the A29, Rowan Way and Steyning Way, persons working at or visiting places of employment in the adjacent employment sites, farm workers and users of public rights of way.

112. Existing development on the northern fringes of Bognor, approved industrial development at Oldlands Farm and the construction of the A29 all have, or will have, an influence on views of visual receptors. The proposed development will add to the extent and amount of development in the area and therefore will have some long-term effects on local views. There will also be short-term effects during construction.

Effect on views from the wider landscape

113. Studies show that the proposals will either be not visible from the wider landscape or not sufficiently perceptible to result in a significant change, (in this study defined as a distance greater than 1.5km from the proposals).

Description of the proposed development in relation to landscape and visual effects

Construction effects

114. The main construction elements giving rise to landscape impacts will be the emergence of the buildings as work progresses, the appearance of plant and equipment, the removal of surface and other vegetation, the appearance of new roadways and construction-related traffic. No construction methods or activities with abnormal visual or landscape effects will be carried out. There will also be a limited amount of night-time light relating to work activities in winter.

Predicted temporary changes

115. The following activities will cause temporary changes to landscape and visual receptors during the construction period:

- Infrastructure provision – extension of existing access roads / connection to services / trenching operations
- The erection of temporary protective and security fencing
- Site compounds and contractors’ car parking
- Site clearance, including the removal and storage of top soil
- Site level changes, mainly involving excavating of drainage attenuation and limited cutting/filling to provide development platforms
- Introduction of plant and machinery and their associated movement both to and from the LDO area and around the LDO area
- Temporary lighting and signage associated with construction works
- Changes to the surrounding roads due to additional heavy machinery during construction
- Construction-related noise affecting local landscape tranquillity
Post-construction effects

116. Landscape and visual considerations of the proposed development include:

- Massing of development
- Height of development
- Appearance of development, including materials, colour, reflectivity, uniformity, texture and architectural style
- Lighting from development, and related roads and traffic
- Indirect effects of increased employment population, including increased traffic in the local area, with visual and tranquility effects and pressure on local landscape resources
- New planting and other landscape features
- Removal / retention of existing landscape features

117. The development for each site area is briefly summarised below but more fully described in the LDO design guidance. Details of removal and retention of existing landscape features is included in more detail in the descriptions below as these elements are an important part of the assessment process.

Landscape strategy

118. The proposed development includes measures to address the landscape and visual issues and these are set out in the EBR LDO design guidance document and this should be read in conjunction with this assessment. During the design process, landscape measures were developed taking cultural heritage and ecology issues into account. This integrated landscape strategy is for the development infrastructure, including site boundaries and access. Individual developments within the development parcels would provide additional landscape measures, which would be subject to detailed planning submissions.

119. Three broad character areas have been identified in the overall development area. Each area responds to its context and has different characteristics and design objectives. The areas are Bognor Northern Gateway Corridor, Salt Box Green and Landscape Edge. These areas are defined and described in detail in the design guidance. In addition the design guidance defines and describes four structural landscape types, Gateway corridor, Formal green, Ecology buffer and Village buffer. For the purposes of the LVIA, the landscape measures for the three sites, is set out on a site-by-site basis.

120. The summary of development for each site area and details of retention or removal of existing landscape features is set out in the following paragraphs. The assessment is based on the assumption of a worst case removal as described, although it is probable that in the process of detailed design, some vegetation scheduled in this assessment for removal might be retained.

Oldlands Farm site

121. Development in this area will consist of a mix of B1, B2 and/or B8 employment use up to 13.5m high. Part of the area immediately south of the new A259 will be up to 9m high, the reduced height reflecting the proximity to the countryside edge.

122. Existing vegetation on the boundaries with the A29, Steyning Way and Oldlands Farm identified in the ecology report as an ecologically sensitive area, will be
retained and enhanced with additional local native tree and shrub species to increase the biodiversity value, help soften the effects of development and help break-up the massing of development.

123. Additional planting will be provided along the section of site adjacent to the A29 where there is currently no boundary vegetation. This planting will be a mix of native and non-native species to reflect the rural/urban transition of the A29 corridor. An attenuation basin south of the gateway to the site will be integrated into the landscape and planted with appropriate native species. A ‘formal green’ will be provided within the development area adjacent to the Rolls Royce development.

124. The section of distributor road serving the site will be a simple grassed verge with street forms of native trees forming an informal avenue.

125. Landscape measures on the boundary with the adjacent Rolls Royce development to the immediate east, will be provided as part of the individual development(s).

126. A small section of existing hedgerow up to 10m width on the boundary with Steyning Way might be removed to enable a secondary vehicle access.

**Salt Box**

127. Development in this area will consist of a mix of B1, B2 and/or B8 employment use. Heights in a restricted area adjacent to the A29 and immediately north of Rowan Park are up to 13.5m to reflect the proximity to the established employment development in the area. Heights are restricted to 9m high for the majority of the area to reflect the more sensitive location on the rural edge and adjacent to the village of Shripney and the local nature reserve.

128. The ecology report identifies an ecologically sensitive area along the southern and western boundaries with the LNR. There is an existing hedgerow on the boundary with the LNR and taking account of the large amount of maturing vegetation within the LNR, it is considered unnecessary to provide additional shrub or tree planting for screening or other landscape purposes, although there would be some enhancement of the hedgerow with new planting to fill gaps and increase species diversity. The remaining area will be enhanced for biodiversity as a grassland wildlife corridor and foraging area.

129. The boundary with the field to the west is a discontinuous hedge with some mature oak trees. Planting along this boundary would include new native tree planting to soften the effects of development in the limited views from the west and north west (including views from a small number of houses on the western edge of Shripney) and to provide a robust transition from developed area to rural edge.

130. The northern side of the Salt Box abuts the southern edge of Shripney. The proposals include a 100m depth open area (‘village buffer’) on the northern boundary to help retain a sense of separate identity and contribute to the setting for the village. This area will accommodate a flood attenuation basin and will include planting of native trees and shrubs and grassland areas that will enhance biodiversity, screen development and contribute to the wooded character of this side of Shripney.
131. The eastern boundary with the A29 includes an existing hedgerow in poor condition and the proposals will include new planting to increase the density and width of the hedge to enhance the screening effect in views from the road and provide a green rural corridor between Shripney and Bognor. A section of hedge up to 30m will be removed to provide the main access from the A29. An attenuation pond will be located south of the A29 access.

132. The section of distributor road serving the site will be a simple grassed verge with street forms of native trees forming an informal avenue.

133. Landscape measures within the development parcels, will be provided by the parcel developer.

Rowan Park

134. Development in this area will consist of a mix of B1, B2 and/or B8 employment use. Building heights are 13.5m high to reflect the proximity to the established employment development in the area.

135. The ecology report identifies the wooded boundary to the eastern boundary and wrapping partly around the northern boundary, as ecologically sensitive areas. This woodland together with the wooded southern boundary provides effective screening of the existing employment sites to the south and east in views from the area to the west, including the LNR. This woodland would therefore be substantially retained, enhanced and managed to continue its screening and biodiversity roles. Some limited tree removal and tree surgery would be carried out in order to enable views into the area. This assessment allows for up to 25 trees to be removed, retaining the overall wooded character of the area but opening selective views to reflect the function of the area as a gateway development.

136. Existing planting on the western boundary of Rowan Park includes some trimmed hedges. These would be allowed to grow taller and would be reinforced with additional planting to provide screening from the LNR.

137. Planting within the main internal area of the site would be removed.

138. The maintained hedgerows on the north west corner of the site would be managed for biodiversity, with the western boundary section allowed to grow to a higher, more natural form. This hedge, together with additional planting, to increase the depth and density of planting on this boundary, will provide screening in views from the LNR.

139. The existing access from Rowan Way on the southern boundary will remain as the only access into the site.

140. The landscape proposals will include an attenuation pond to the south of the site.

141. Landscape measures within the development parcels, will be provided by the parcel developer. Existing trees within the site development areas may be retained subject to detailed design, but this assessment assumes removal of all trees within the defined development areas.
**Planting details**

142. The Design Guidance document provides detail of the planting strategy and species for the development. Planting will be managed to achieve a balance between creation of valuable habitats and, where required, optimise the screening potential of areas of planting. Depending on the landscape type (see Design Guidance), planting will be either all native species, or in some areas such as the gateway corridor and formal greens, a mix of native and non-native planting. All planting will be appropriate to the particular site conditions and biodiversity requirements. Stock for the woodland, scrub and hedge areas will be mainly transplants and whips to ensure good establishment, with a proportion of 5-10% feathered stock in areas where more immediate effect is needed. Within key areas of the development, specimen trees will be established, including heavy standards and semi-mature trees.

**Lighting details**

143. There will be lighting associated with the development to enable safe and efficient operation of the development. Within this framework, the required lighting will be designed to minimise the effect on the rural character of the local landscape, particularly to the north west and to minimise the impact on local views. Further guidance on lighting is contained in the Design Guidance document and it will be designed to limit, as far as possible, light spill outside of the LDO area and restrict lighting to necessary areas and of a minimum brightness to comply with safety and operational requirements. Lighting will be carefully considered adjacent to ecology buffers with the aim to have no or very low level lighting in these locations.
Predicted landscape and visual effects

144. This section predicts the potential impacts on the landscape resources and visual amenity receptors within the LDO area and in the potentially affected areas surrounding the LDO area identified in the baseline section. In the case of each resource or receptor, the predicted significance of the effects is described in relation to year one of completion in winter (worst case visibility) conditions. The effects in relation to the following conditions are also described:

- Night-time effects
- Variation in effects due to seasonal changes
- Effects after 10 years following completion
- Effects during construction

145. The following data sheets L1-L10 record the assessment of the effects on landscape resources and sheets V1-V10 record the assessment of the effects on visual receptors. Paragraphs 28 to 41 provide definitions of landscape and visual receptors and briefly describe the assessment process. The full landscape and visual assessment methodology is contained in Annexe 1

Assessment of effects on landscape character of receiving landscapes

146. The direct and indirect effects on the landscape resources identified in the baseline are set out in the form of a data sheets (L1-L10) for each identified landscape resource in the following pages.

147. Landscape resources can be one of two types;

1 Physical landscape elements. This could be any component of the landscape, for instance trees, hedgerows, areas of field, topographical features, water courses, roads, street lights, power lines or buildings.

2 Landscape character. This is a less tangible concept and efforts to identify and define the landscape as a resource, usually relies on landscape character assessment, which is a separate, though closely related discipline. The landscape resources would include the character of the site and its context, but would also include any landscapes beyond the site, the character of which, might be indirectly changed by the visual appearance of the proposals. Planning designations, such as ‘Area of Outstanding Natural Beauty’ or character area zones already defined within the planning system, can be used to define these landscape resources.
Data sheet L1: Effects on landscape resources: Oldlands Farm area of site

<table>
<thead>
<tr>
<th>Landscape resource definition</th>
<th>All landscape features/resources within Oldlands Farm area of site</th>
</tr>
</thead>
<tbody>
<tr>
<td>Landscape character area</td>
<td>This part of the LDO area is not within any of the Arun Landscape Study character areas</td>
</tr>
<tr>
<td>Landscape designation</td>
<td>None within or near site</td>
</tr>
</tbody>
</table>

Description of landscape resources and features:

**Vegetation.** Species poor hedges on parts of southern and western boundaries but some boundary vegetation is of some ecological value.

**Field area.** The field is an area of agricultural landscape of limited scenic value

**Landscape character.** As a field, it is isolated from the rural landscape to the north by the new A259 BRNRR in construction and has the new Rolls Royce development immediately to the east, so that its context is perceived as being more related to the developed area of Bognor and it no longer performs a role of open land between Bognor and Shripney.

Sensitivity of the landscape resource:

The site area is a field, isolated from the area of farmland further to the north by the A259 BRNRR. The employment site at Southern Cross, the adjacent Rolls Royce development to the immediate east and the A29 to the west substantially reduces its rural character. Some boundary vegetation does have ecology value. The sensitivity of the site is assessed as low.

Magnitude of change (completion):

**Effect of proposed development:** Changes will be in the context of the completed A259 relief road, which has isolated the site from the rural landscape to the north and the Rolls Royce site in construction to the east. Paragraphs 117 to 122 describe the development proposals in terms of their effect on the landscape and summarise the retention and removal of landscape features. Most of the existing boundary vegetation will be retained and enhanced and substantial amounts of new planting will be established. The dominant landscape in the site’s immediate context is employment site and therefore although the change from field to employment site is a large change in character at the site level, taking account of its immediate context, the change is assessed as medium. As there is a general consensus that removal of an existing predominantly green field area and replacement with any built development is an adverse effect, notwithstanding significant new planting provided, the effects are judged to be adverse.

**Night time effects:** Lighting from adjacent development, roads and traffic, already influence the LDO area. However, the proposed development’s lighting will add to the amount of light in the general area.

**Seasonal changes:** Summer conditions will increase the screening effect of the proposed planting both on site and on adjacent areas, including a reduction in visible light at night.

**Effects after 10 years:** New landscape structure planting will have a significant effect, helping to absorb and soften the effects of development.

**Magnitude of change:** The overall judgement is that the magnitude of effects of the proposed development will be medium.

**Construction effects:**

Cranes and possibly other construction activity will entirely alter much of the LDO area during the period of construction, but taking into account the developed context of the site. The magnitude of change will be medium.

**Summary:**

**Construction:** Sensitivity of receptor: Low; Magnitude of change: Medium

Significance and nature of landscape effects: Slight, adverse, short term.

**Post construction:** Sensitivity of receptor: Low; Magnitude of change: Medium

Significance and nature of landscape effects: Slight, adverse, long term, permanent
Data sheet L2: Effects on landscape resources: site landscape features: Salt Box area of site

<table>
<thead>
<tr>
<th>Landscape resource definition</th>
<th>All landscape features/resources within Salt Box area of site</th>
<th>Landscape designation</th>
<th>None within or near site</th>
</tr>
</thead>
<tbody>
<tr>
<td>Landscape character area</td>
<td>This part of the LDO area is on the southern edge of the Shripney Lower Coastal Plain (Arun Landscape Study character area)</td>
<td>Landscape designation</td>
<td>None within or near site</td>
</tr>
</tbody>
</table>

Description of landscape resources and features:
Vegetation. Hedges on the western, southern and eastern boundaries are of some ecological value and have some local screening value but their contribution to the wider perceived landscape is limited. Mature hedgerow trees on the western boundary contribute to the wider landscape character.
Field area. The field is an area of agricultural landscape, of limited scenic value.
Landscape character and role. As open land, the site contributes to the rural edge character of this fringe of Bognor and contributes to the perception of open land between Bognor and Shripney.

Sensitivity of the landscape resource:
The area provides a rural/urban edge role, providing part of the perceived open land between Bognor and Shripney. This open land role is not formalised as either a local or strategic gap in the local plan but its open land role is referred to in the Arun Landscape Study and the Green Infrastructure report. Vegetation has some ecology and screening value and trees contribute to landscape character. The area is shown within the defined built up area in the published version of the local plan, but it is not included in the current local plan. Whilst the inclusion of the area in the imminent local plan might influence its perceived value in terms of expectations that it will remain as undeveloped farmland, in terms of its current perception and role, the sensitivity is assessed as medium.

Magnitude of change (completion):
Effect of proposed development: Changes will be in the context of the nearly completed A259 BRNRR east of this part of the site and the Rolls Royce development in construction, both of which will increase the degree of development of the site context. The proposed development will remove most of the existing field area, replacing it with development, drainage attenuation and green space. Paragraphs 123 to 129 describe the development proposals in terms of their effect on the landscape and summarises the retention and removal of landscape features. Most of the existing boundary vegetation will be retained, enhanced and integrated into a new rural edge landscape. Substantial amounts of new planting and ecologically valuable grassland will be established on the boundaries and within open space areas. New attenuation features will provide new wetland habitats. A 100m depth landscape area on the northern boundary will contribute to the setting of Shripney and planting in this area will soften views of development, respecting the setting of Shripney.

Notwithstanding new landscape measures, the change from open field to a predominantly developed employment site will be perceived as a large magnitude of change. There is a general consensus that removal of an existing predominantly green field area and replacement with any built development is an adverse effect, notwithstanding significant new planting provided, the effects are judged to be adverse.

Night time effects: Lighting from adjacent development, roads and traffic already influence the LDO area. However, the proposed development’s lighting will add to the amount of light in the general area and increase the general extent of lit area.

Seasonal changes: Summer conditions will increase the screening effect of the proposed planting both on site and on adjacent areas, including a reduction in visible light at night.

Effects after 10 years: New landscape structure planting will have a significant effect, helping to absorb and soften the effects of development.

Magnitude of change: The overall judgement is that the magnitude of effects of the proposed development will be large.

Construction effects:
Cranes and possibly other construction activity will entirely alter much of the LDO area during the period of construction. The magnitude of change will be large.

Summary:
Construction: Sensitivity of receptor: Medium; Magnitude of change: Large
Significance and nature of landscape effects: Substantial, adverse, short term.
Post construction: Sensitivity of receptor: Medium; Magnitude of change: Large
Significance and nature of landscape effects: Substantial, adverse, long term, permanent.
Data sheet L3: Effects on landscape resources: site landscape features: Rowan Park area of site

<table>
<thead>
<tr>
<th>Landscape resource definition</th>
<th>All landscape features/resources within Rowan Park area of site</th>
</tr>
</thead>
<tbody>
<tr>
<td>Landscape character area</td>
<td>This part of the LDO area is on the eastern edge of the Aldingbourne Rife (Arun Landscape Study character area)</td>
</tr>
</tbody>
</table>

Description of landscape resources and features:

Vegetation. The wooded eastern boundary and part of the northern boundary are of some ecological value and have some local screening value. The trees contribute to the pattern of woodland on the northern edge of Bognor and help contain and soften views of existing development.

Operational caravan area. The operational part of the site is an area of functional caravan park landscape, of negligible landscape value.

Landscape character. As a small wooded area, the site contributes to the rural edge character of this fringe of Bognor.

Sensitivity of the landscape resource:

Vegetation has some ecology and screening/softening value, reducing the effects of development on the edge of Bognor, particularly in views from the north and west, but it is a small component in the landscape. The area is not in character with the Aldingbourne Rife character area. The sensitivity is therefore assessed as low.

Magnitude of change (completion):

Effect of proposed development: Changes will be in the context of the completed A259 north east of this part of the site and the Rolls Royce site in construction to the east, both of which will increase the degree of development of the site context. The proposed development will remove most of the existing operational area grass and vegetation, replacing it with development, drainage attenuation and green space. Paragraphs 130 to 137 describe the development proposals in terms of their effect on the landscape and the retention and removal of landscape features. Most of the existing boundary vegetation will be retained, enhanced and integrated into a new rural edge landscape. Areas of new planting and ecologically valuable grassland will be established on the boundaries and within open space areas. New attenuation features will provide new wetland habitats. The new development will assimilate with the existing built context of the employment areas to the south and east.

Although the operational area of the site will alter, the important boundary vegetation will be retained and the existing context of adjacent development to the south and east will result in the proposed development being assimilated. The changes will represent a medium magnitude of change and, as there is a general consensus that removal of an existing predominantly green operational area and replacement with any built development is an adverse effect, notwithstanding retention of vegetation and significant new planting provided, the effects are judged to be adverse.

Night time effects: Lighting from adjacent development, roads and traffic already influence the LDO area. However, the proposed development’s lighting will add to the amount of light in the general area.

Seasonal changes: Summer conditions will increase the screening effect of the proposed planting both on site and on adjacent areas, including a reduction in visible light at night.

Effects after 10 years: New landscape structure planting will have a significant effect, helping to absorb and soften the effects of development.

Magnitude of change: The overall judgement is that the magnitude of effects of the proposed development will be medium.

Construction effects:

Cranes and possibly other construction activity will entirely alter much of the LDO area during the period of construction. The magnitude of change will be medium.

Summary:

Construction: Sensitivity of receptor: Low; Magnitude of change: Medium
Significance and nature of landscape effects: Slight, adverse, short term.

Post construction: Sensitivity of receptor: Low; Magnitude of change: Medium
Significance and nature of landscape effects: Slight, adverse, long term, permanent.
Data sheet L4: Effects on landscape resources: Landscape character area 9, Aldingbourne Rife

<table>
<thead>
<tr>
<th>Landscape resource definition</th>
<th>Area comprising the landscape character area 9, Aldingbourne Rife</th>
<th>Landscape designation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Distance and orientation from site</td>
<td>The Rowan Park part of site is within this LCA. Other parts of site are adjacent.</td>
<td>None</td>
</tr>
</tbody>
</table>

**Description of landscape resources and features:**
The following descriptions are from the HDA landscape character assessment.

- Enclosed rife landscape, in floodplain, adjacent to Bognor Regis, some ecological value.
- Relatively intact landscape structure
- Localised contribution to edge of Bognor
- Off plateau, within floodplain
- Urban edge visible in a number of places.
- Partly separates Shripney from Bognor.
- Moderate, scenic beauty

The HDA character descriptions apply to the majority of the character area, although the main area that would be indirectly affected is the local nature reserve which post-dates the HDA assessment and is more naturalistic in character than the more agricultural character elsewhere. The Rowan Park area does not exhibit the typical characteristics and is not perceived as part of the rife landscape.

**Sensitivity of the landscape resource:**
The HDA assessment assesses the sensitivity of the character area to be substantial and the value to be slight. These results are taken into account in assessing the sensitivity as medium.

**Magnitude of change:**

**Effect of proposed development:** The proposed development will directly affect only a small proportion of the character area that is within the Rowan Park part of the site, which is not characteristic of the character area. The direct effects on this part are described in assessment sheet L3. The appearance of development in both the Rowan Park and Salt Box areas will indirectly affect the setting and character of the character area immediately west of the site up to Shripney Lane. This part of the Aldingbourne Rife character area is predominantly nature reserve, but south of the rife, there is an area of field through which the new A259 is routed. The noticeable increase in development visible from the character area resulting from the proposed development will alter the balance between rural and developed character but only in a very localised area and this effect, will gradually reduce as planting within the LNR and as part of the proposals, matures and provides effective screening.

**Night time effects:** Lighting arising from the proposals will add to the lighting in the area arising from the existing development, street lighting and traffic. The proposals will increase to a small degree the extent of visible lighting seen from the affected part of the character area, but this additional light will result in no discernible change for the remaining part of the character area.

**Seasonal changes:** Summer conditions will increase the screening effect of the existing and proposed planting and other vegetation, including a reduction in visible light at night.

**Effects after 10 years:** The existing and proposed planting will have a significant screening effect following 10 years growth, particularly in summer conditions.

**Magnitude of change:** The change on the landscape character of the area resulting from the proposed development will directly affect a small proportion of the area, which is assessed in sheet L3. The proposals will indirectly affect a large proportion of the area west of the site but will have no significant effect on the remainder. The indirectly affected part of the character area is already affected by development including the A259 in construction. The screening effect of existing planting in the LNR and proposed planting on the site boundaries will significantly reduce the indirect effects of development on the character of much of the area, although those areas in closest proximity will be most affected. The magnitude of change is therefore judged to be medium.

**Construction effects:** Cranes and other construction activity may be evident at times from a small part of the character area during the period of construction. The magnitude of change will be medium.

**Summary:**

**Construction:** Sensitivity of receptor: Medium; Magnitude of change: Medium
Significance and nature of landscape effects: Moderate, adverse, short term,

**Post construction:** Sensitivity of receptor: Medium; Magnitude of change: Medium
Significance and nature of landscape effects: Moderate, adverse, long term, permanent
Data sheet L5: Effects on landscape resources: Landscape character area 10, Shripney Lower Coast Plain

<table>
<thead>
<tr>
<th>Landscape resource definition</th>
<th>Area comprising the Landscape character area 10, Shripney Lower Coast plain</th>
<th>Landscape designation</th>
<th>None</th>
</tr>
</thead>
<tbody>
<tr>
<td>Distance and orientation from site</td>
<td>The Salt Box part of site is within this LCA. Rowan Park is adjacent.</td>
<td>Landscape designation</td>
<td>None</td>
</tr>
</tbody>
</table>

**Description of landscape resources and features:**

The following descriptions are from the HDA landscape character assessment.

- Rural enclosed agricultural landscape within floodplain, separating Shripney and Bognor Regis
- Reasonably intact hedgerow structure.
- Minor contribution to setting of Shripney.
- Off coastal plateau largely rural within flood plain.
- Varying degree of visibility from urban edge but largely rural.
- Separates Shripney from Bognor.
- Moderate, scenic beauty.

The HDA character descriptions apply to the majority of the character area.

**Sensitivity of the landscape resource:**

The HDA assessment assesses the sensitivity of the site to be substantial and the value to be moderate. These results are taken into account in assessing the sensitivity as medium.

**Magnitude of change:**

**Effect of proposed development:** The proposed development will directly affect a small proportion of the character area that is within the Salt Box part of the site and the direct effects on this part are described in assessment sheet L2. As the effects on this area are taken account of in L2, to avoid ‘double counting’ direct effects on the Salt Box are discounted from this assessment. The appearance of development in all of the LDO site areas, will indirectly affect the setting and character of the parts of the character area immediately west of the Salt Box site up to Shripney Lane and the part of the character area east of the A29. These parts of the character area are predominantly farmland. Existing development on the edge of Bognor is visible from both, but is more prominent in views from the part east of the A29 as there is less intervening vegetation. The proposed development will be clearly visible from the aforementioned parts of the character area. The indirectly affected area south of Shripney will be perceived as less rural in character due to the increased influence of development, including the approved development at Oldlands Farm and because of the intervening A259 in construction.

**Night time effects:** Lighting arising from the proposals will add to the lighting in the area arising from the existing development, street lighting and traffic. The proposals will increase the extent of visible lighting seen from the affected part of the character area, but this additional light will result in no discernible change for the remaining part of the character area.

**Seasonal changes:** Summer conditions will increase the screening effect of the existing and proposed planting and other vegetation, including a reduction in visible light at night.

**Effects after 10 years:** The existing and proposed planting will have a significant screening effect following 10 years growth, particularly in summer conditions.

**Magnitude of change:** The change on the landscape character of the area resulting from the proposed development will directly affect a small part of the area, which is assessed in sheet L2 and discounted for this part of the assessment. The proposals will indirectly affect parts of the area west and north of the site but will have no significant effect on the remainder. The indirectly affected part of the character area is already affected by development on the edge of Bognor to some degree including the A259 in construction. The screening effect of proposed planting on the site boundaries will significantly reduce the indirect effects of development on the character of much of the area, although those areas in closest proximity will be most affected. The magnitude of change is therefore judged to be medium.

**Construction effects:** Cranes and other construction activity may be evident at times from a small part of the character area during the period of construction. The magnitude of change will be medium.

**Summary:**

- **Construction:** Sensitivity of receptor: Medium; Magnitude of change: Medium
- **Significance and nature of landscape effects:** Moderate, adverse, short term.
- **Post construction:** Sensitivity of receptor: Medium; Magnitude of change: Medium
- **Significance and nature of landscape effects:** Moderate, adverse, long term, permanent

Terence O’Rourke Ltd March 2015
Data sheet L6: Effects on landscape resources: Landscape character area 11, Lidsey Lower Coast Plain

<table>
<thead>
<tr>
<th>Landscape resource definition</th>
<th>Area comprising the Landscape character area 11, Lidsey Lower Coast plain</th>
</tr>
</thead>
<tbody>
<tr>
<td>Distance and orientation from site</td>
<td>Nearest part east of Shipney, 450m north of the site</td>
</tr>
</tbody>
</table>

**Description of landscape resources and features:**
The following descriptions are from the HDA landscape character assessment.
- Rural arable landscape, some ecological and heritage value provides separation between Shipney and Westergate
- Some ecological value, but open quarry to west. Hedgerows.
- Minor contribution to setting of Shipney and Westergate
- Generally on higher ground adjacent to flood plain, largely detached from settlement
- Largely rural context little intervisibility with settlement.
- Provides separation between Shipney and Westergate.
- Moderate, scenic beauty

The HDA character descriptions apply to the majority of the character area.

**Sensitivity of the landscape resource:**
The HDA assessment assesses the sensitivity of the site to be substantial and the value to be slight. These results are taken into account in assessing the sensitivity as medium.

**Magnitude of change:**
**Effect of proposed development:** The appearance of development in all of the site areas, will indirectly affect the setting and character of a small part of the character area east of Shipney and south of Sack Lane. The remaining part will be unaffected. The indirectly affected part of the character area is predominantly farmland and a plant nursery. Existing development on the edge of Bognor is visible from the area including the A259 BRNRR in construction and the Rolls Royce development at Oldlands Farm and the proposed development on all sites will be clearly visible from this part of the character area. The main effect will be to bring the developed edge of Bognor closer to the character area, thereby slightly increasing the influence of development and reducing the rural character.

**Night time effects:** Lighting arising from the proposals will add to the lighting in the area arising from the existing development, street lighting and traffic. The proposals will increase to a small degree the extent of visible lighting seen from the affected part of the character area, but this additional light will result in no discernible change for the remaining part of the character area.

**Seasonal changes:** Summer conditions will increase the screening effect of the existing and proposed planting and other vegetation, including a reduction in visible light at night.

**Effects after 10 years:** The existing and proposed planting will have a significant screening effect following 10 years growth, particularly in summer conditions.

**Magnitude of change:** The proposals will indirectly affect a small proportion of the area but will have no significant effect on the remainder. The indirectly affected part of the character area is already affected by the appearance of development to some degree, including the A259 in construction. The screening effect of proposed planting on the site boundaries will significantly reduce the indirect effects of development on the character of much of the affected area. The magnitude of change is therefore judged to be small.

**Construction effects:** Cranes and other construction activity may be evident at times from a small part of the character area during the period of construction. The magnitude of change will be small.

**Summary:**
- **Construction:** Sensitivity of receptor: Medium; Magnitude of change: Small
- **Significance and nature of landscape effects:** Slight, adverse, short term.
- **Post construction:** Sensitivity of receptor: Medium; Magnitude of change: Small
- **Significance and nature of landscape effects:** Slight, adverse, long term, permanent
Data sheet L7: Effects on landscape resources: Landscape character area 18, Ryebank Rife

<table>
<thead>
<tr>
<th>Landscape resource definition</th>
<th>Area comprising the Landscape character area 18, Ryebank Rife</th>
</tr>
</thead>
<tbody>
<tr>
<td>Distance and orientation from site</td>
<td>Nearest part east of railway line, 250m east of the site</td>
</tr>
<tr>
<td>Landscape designation</td>
<td>None</td>
</tr>
</tbody>
</table>

Description of landscape resources and features:
The following descriptions are from the HDA landscape character assessment.

- Rural rife landscape in floodplain, some ecological interest.
- Reasonably intact hedgerow structure and with moderate ecological value.
- Distant from settlement. Does not significantly contribute to a settlement setting
- Off coastal plateau. All flood plain.
- Rural but visible from some settlements.
- Moderate contribution to wider separation Flansham- Bilsham.
- Remote, moderate, scenic beauty

The HDA character descriptions apply to the majority of the character area.

Sensitivity of the landscape resource:
The HDA assessment assesses the sensitivity of the site to be substantial and the value to be slight. These results are taken into account in assessing the sensitivity as medium.

Magnitude of change:
Effect of proposed development: The appearance of development in all of the site areas, will indirectly affect the setting and character of part of the character area north east of the site extending to near H. The remaining part further east will be unaffected. The indirectly affected part of the character area is predominantly farmland. Existing development on the edge of Bognor is visible from the area including the A259 BRNRR in construction and the approved Rolls Royce development at Oldlands Farm (which will be closer than the proposed development and will partly screen it) and the proposed development on all sites will be visible from this part of the character area. The main effect will be to increase the amount of development on the edges of Bognor visible from the character area, thereby slightly increasing the influence of development and reducing the rural character.

Night time effects: Lighting arising from the proposals will add to the lighting in the area arising from the existing development, street lighting and traffic. The proposals will increase to a small degree the extent of visible lighting seen from the affected part of the character area, but this additional light will result in no discernible change for the remaining part of the character area.

Seasonal changes: Summer conditions will increase the screening effect of the existing and proposed planting and other vegetation, including a reduction in visible light at night.

Effects after 10 years: The existing and proposed planting will have a significant screening effect following 10 years growth, particularly in summer conditions.

Magnitude of change: The proposals will indirectly affect a small proportion of the area but will have no significant effect on the remainder. The indirectly affected part of the character area is already affected by the appearance of development to some degree, including the A259 in construction and approved development at Oldlands Farm. The screening effect of proposed planting on the site boundaries will significantly reduce the indirect effects of development on the character of much of the affected area. The magnitude of change is therefore judged to be small.

Construction effects: Cranes and other construction activity may be evident at times from a small part of the character area during the period of construction. The magnitude of change will be small.

Summary:
Construction: Sensitivity of receptor: Medium; Magnitude of change: Small
Significance and nature of landscape effects: Slight, adverse, short term.

Post construction: Sensitivity of receptor: Medium; Magnitude of change: Small
Significance and nature of landscape effects: Slight, adverse, long term, permanent
# Data sheet L8: Effects on landscape resources: Landscape character area 19, Bognor Green Wedge

## Landscape resource definition

| Landscape resource definition | Area comprising the Landscape character area 19, Bognor Green Wedge | Landscape designation | None |
|------------------------------|---------------------------------------------------------------|----------------------|
| **Distance and orientation from site** | Nearest part east of railway line, 200m east of the site | **Landscape designation** | None |

## Description of landscape resources and features:

The following descriptions are from the HDA landscape character assessment.

- Mixed uses within floodplain, forms green wedge into settlement and provides separation between Felpham and Bognor Regis, some ecological interest. Reasonably intact hedgerow structure and with moderate ecological value.
- Limited woodland and hedgerow structure. Some ecological value.
- Minor contribution to distinctive settlement setting.
- Largely off coastal plateau. Majority within flood plain. Forms green wedge into settlement.
- Contribution to wider separation Felpham/Middleton-Bognor
- Limited scenic beauty

The HDA character descriptions apply to the majority of the character area.

## Sensitivity of the landscape resource:

The HDA assessment assesses the sensitivity of the site to be substantial and the value to be slight. These results are taken into account in assessing the sensitivity as medium.

## Magnitude of change:

**Effect of proposed development:** Due to the screening effect of intervening development at Southern Cross industrial estate and the approved Oldlands Farm proposal, most of the character area would be unaffected by the proposed development. The only part that would be indirectly affected by the appearance of additional development would be the northernmost part. The indirectly affected part of the character area is part golf course, part farmland. Existing development on the edge of Bognor is visible from the area including the Southern Cross industrial estate, the A259 in construction and the approved development at Oldlands Farm (which will be closer than the proposed development and will partly screen it). The main effect will be to slightly increase the amount of visible development on the edges of Bognor visible from the character area, thereby slightly increasing the influence of development and reducing the rural character.

**Night time effects:** Lighting arising from the proposals will add to the lighting in the area arising from the existing development, street lighting and traffic. The proposals will increase to a small degree the extent of visible lighting seen from the affected part of the character area, but this additional light will result in no discernible change for the remaining part of the character area.

**Seasonal changes:** Summer conditions will increase the screening effect of the existing and proposed planting and other vegetation, including a reduction in visible light at night.

**Effects after 10 years:** The existing and proposed planting will have a significant screening effect following 10 years growth, particularly in summer conditions.

**Magnitude of change:** The proposals will indirectly affect a small proportion of the area but will have no significant effect on the remainder. The indirectly affected part of the character area is already affected by the appearance of development to some degree, including the A259 in construction and approved development at Oldlands Farm. The screening effect of proposed planting on the site boundaries will significantly reduce the indirect effects of development on the character of much of the affected area. The magnitude of change is therefore judged to be small.

**Construction effects:** Cranes and other construction activity may be evident at times from a small part of the character area during the period of construction. The magnitude of change will be small.

## Construction

**Sensitivity of receptor:** Medium; **Magnitude of change:** Small

**Significance and nature of landscape effects:** Slight, adverse, short term.

## Post construction

**Sensitivity of receptor:** Medium; **Magnitude of change:** Small

**Significance and nature of landscape effects:** Slight, adverse, long term, permanent
Data sheet L9: Effects on landscape resources: Landscape character area 20, Flansham/Middleton Fringe Coastal Plain

<table>
<thead>
<tr>
<th>Landscape resource definition</th>
<th>Area comprising Landscape character area 20, Flansham/Middleton Fringe Coastal Plain</th>
</tr>
</thead>
<tbody>
<tr>
<td>Distance and orientation from site</td>
<td>Nearest part east of railway line, 500m east of the site</td>
</tr>
<tr>
<td>Landscape designation</td>
<td>None</td>
</tr>
</tbody>
</table>

**Description of landscape resources and features:**
The following descriptions are from the HDA landscape character assessment.
- Small scale enclosed landscape, largely in floodplain provides separation between Felpham and villages to the north.
- Hedge and tree boundary features relatively intact around settlements.
- Minor contribution to setting to Flansham.
- Off coastal plateau, largely within flood plain.
- Sporadic Views from Middleton urban edge and Flansham and Felpham reduces rurality.
- Provides separation between Felpham/Flansham and Bilsham.
- Moderate scenic beauty

The HDA character descriptions apply to the majority of the character area.

**Sensitivity of the landscape resource:**
The HDA assessment assesses the sensitivity of the site to be substantial and the value to be slight. These results are taken into account in assessing the sensitivity as medium.

**Magnitude of change:**

**Effect of proposed development:** Due to the screening effect of the golf course vegetation and the approved Oldlands Farm proposal, most of the character area would be unaffected by the proposed development. The only part that would be indirectly affected by the appearance of additional development would be the westernmost part and it is probable that once planting associated with the new relief road has established, views would be even more restricted. The indirectly affected part of the character area is farmland. Existing development on the edge of Bognor is visible from the area including the Southern Cross industrial estate, the A259 in construction and the approved development at Oldlands Farm (which will be closer than the proposed development and will partly screen it). The main effect will be to slightly increase the amount of visible development on the edges of Felpham visible from the character area, thereby slightly increasing the influence of development and reducing the rural character.

**Night time effects:** Lighting arising from the proposals will add to the lighting in the area arising from the existing development, street lighting and traffic. The proposals will increase to a small degree the extent of visible lighting seen from the affected part of the character area, but this additional light will result in no discernible change for the remaining part of the character area.

**Seasonal changes:** Summer conditions will increase the screening effect of the existing and proposed planting and other vegetation, including a reduction in visible light at night.

**Effects after 10 years:** The existing and proposed planting will have a significant screening effect following 10 years growth, particularly in summer conditions.

**Magnitude of change:** The proposals will indirectly affect a small proportion of the area but will have no significant effect on the remainder. The indirectly affected part of the character area is already affected by the appearance of development to some degree, including the A259 in construction and approved development at Oldlands Farm. The screening effect of proposed planting on the site boundaries will significantly reduce the indirect effects of development on the character of much of the affected area. The magnitude of change is therefore judged to be small.

**Construction effects:** Cranes and other construction activity may be evident at times from a small part of the character area during the period of construction. The magnitude of change will be small.

**Summary:**

**Construction:** Sensitivity of receptor: Medium; Magnitude of change: Small
Significance and nature of landscape effects: Slight, adverse, short term.

**Post construction:** Sensitivity of receptor: Medium; Magnitude of change: Small
Significance and nature of landscape effects: Slight, adverse, long term, permanent
Data sheet L10: Effects on landscape resources: Landscape character area 21, West of Yapton Coastal Plain

<table>
<thead>
<tr>
<th>Landscape resource definition</th>
<th>Area comprising</th>
<th>Landscape designation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Distance and orientation from site</td>
<td>Nearest part east of railway line, 1100m north east of the site</td>
<td>None</td>
</tr>
</tbody>
</table>

Description of landscape resources and features:

The following descriptions are from the HDA landscape character assessment.

- Open rural arable landscape unrelated to settlement, some ecological and heritage interest.
- Open arable fields with little hedgerow structure. Moderate ecological interest.
- Minor contribution to setting of Yapton.
- Off coastal plateau, partly in flood plain. Largely unrelated to settlement.
- Almost entirely open arable land.
- Moderate contribution to wider separation between Yapton- Barnham.
- Rural to south, moderate scenic beauty.

The HDA character descriptions apply to the majority of the character area.

Sensitivity of the landscape resource:
The HDA assessment assesses the sensitivity of the site to be substantial and the value to be slight. These results are taken into account in assessing the sensitivity as medium.

Magnitude of change:

**Effect of proposed development**: Due to the distance from the proposals and the screening effect of intervening development and vegetation at Sack Lane, field hedgerows, railway vegetation, golf course vegetation and the approved Oldlands Farm proposal, the proposals would be barely perceptible from the character area.

**Night time effects**: Lighting arising from the proposals will add to the lighting in the area arising from the existing development, street lighting and traffic but at the distances involved mean the change in this would be difficult to perceive.

**Seasonal changes**: Summer conditions will increase the screening effect of the existing and proposed planting and other vegetation, including a reduction in visible light at night.

**Effects after 10 years**: The existing and proposed planting will have a additional screening effect following 10 years growth, particularly in summer conditions.

**Magnitude of change**: The proposals will be barely perceptible from the character area. The magnitude of change is therefore judged to be negligible.

Construction effects: Cranes and other high level construction activity may be evident at times from a small part of the character area during the period of construction. The magnitude of change will be small.

Summary:

**Construction**: Sensitivity of receptor: Medium; Magnitude of change: Small

Significance and nature of landscape effects: Slight, adverse, short term.

**Post construction**: Sensitivity of receptor: Medium; Magnitude of change: Negligible

Significance and nature of landscape effects: Negligible, adverse, long term, permanent.
Predicted potential effects on views

148. The effects on receptors of views, i.e. persons experiencing views, are assessed through the use of representative viewpoints. This is explained in more detail in paragraphs 28 to 41 and the full methodology is provided in Annexe 1. The results of the assessment are set out in the following visual amenity data sheets V1-V10.
Visual amenity data sheet V1: Viewpoints 1A and 1B: View from A259/A29 roundabout

<table>
<thead>
<tr>
<th>Viewpoint location</th>
<th>From the roundabout at the A29/A259 roundabout between Shripney and Bognor</th>
</tr>
</thead>
<tbody>
<tr>
<td>Figure numbers 14 &amp; 15</td>
<td></td>
</tr>
<tr>
<td>Direction of view</td>
<td>North west to north east</td>
</tr>
<tr>
<td>Landscape character area</td>
<td>Shripney Lower Coastal Plain</td>
</tr>
</tbody>
</table>

Context and current view:

The A29 is a busy gateway between Bognor and the area to the north and once the new section of A259 is operational, the junction will be even busier and therefore this will be an important view of the proposals experienced by several receptors, mainly from vehicles. Currently the junction is surrounded mainly by farmland on the edge of Bognor, but the construction zone and compound for the A259 is a prominent feature. Shripney is perceived as an area of woodland to the north west. The open field of the Salt Box site extends to the west and Rowan Park is perceived as a block of woodland to the south. The Oldlands Farm part of the site is to the south and east and appears as an open field bounded to the south by the Southern Cross industrial estate and farm buildings. The A29 and traffic are dominant central features of the view. The character of the view is typical urban edge with rural characteristics in the foreground and urban elements visible in the middle distance.

Sensitivity of the visual receptors:

It is probable that for the majority of the receptors, the views are not a primary concern particularly in an urban edge location; however, a proportion of the receptors may be appreciative of this view of the local landscape, although it is of poor scenic quality. Given their location, adjacent to the urban edge and the location of the site areas within the defined built up area, there will be a high expectation, (reinforced by the current construction work associated with the relief road and the recently approved Oldlands Farm development), that the area will be subject to increased development. The dual nature of the view is illustrated by the view west, that has a more rural character whereas the view south has a stronger urban influence. Taking into account the gateway nature of the viewpoint and the large number of potential receptors and also taking account of the high expectations of change due to the location within the defined built up area, the urban edge location and recent approval of the Oldlands Farm development, this receptor group is assessed as low sensitivity.

Magnitude of visual effects:

Effect of proposals: The proposals on all three parts of the site will be visible, although the Rowan Park development will be substantially screened by the retained vegetation. The open field of the Salt Box site will be removed and replaced with 2 storey (9-13.5m) commercial buildings restricting views over the semi-open landscape to the west. To the south, the Oldlands Farm part of the site will have commercial development up to 13.5m (9m further to the east). The overall perception will be that the view is predominantly urban, although there will be some open landscape to the north towards Shripney.

Night time effects: The current junction is brightly lit, as is the urban edge to the south, but the proposals will naturally increase the amount of lighting in the view particularly to the west.

Seasonal changes: Summer conditions will increase the screening effect of existing and proposed planting. Effects after 10 years: The growth of planting in this period will result in a softening of the effects of development but as the development will effectively become the new urban edge, the planting will not be intended to screen, rather soften, provide character and enhance the development.

Magnitude of change: The viewpoint is in a central location in relation to the proposals and naturally the change from views of predominantly urban edge farmland to a business park development will be a large change both in terms of the nature of the view and in terms of the extent of views. The magnitude of change is therefore judged to be large.

Construction effects:

Construction activity will be clearly visible from this viewpoint during the period of construction. The magnitude of change will be large.

Summary

Construction: Sensitivity of receptor: Low; Magnitude of change: Large
Significance and nature of landscape effects: Moderate, adverse, short term

Post construction: Sensitivity of receptor: Low; Magnitude of change: Large
Significance and nature of landscape effects: Moderate, adverse, long term, permanent
Visual amenity data sheet V2: Viewpoint 2: View from A29 on southern edge of Shripney

<table>
<thead>
<tr>
<th>Viewpoint location</th>
<th>From the A29 south of Shripney</th>
</tr>
</thead>
<tbody>
<tr>
<td>Figure number</td>
<td>16</td>
</tr>
<tr>
<td>Direction of view</td>
<td>West through to south, through to east</td>
</tr>
<tr>
<td>Distance to site boundary</td>
<td>10 metres</td>
</tr>
<tr>
<td>Landscape character area</td>
<td>Shripney Lower Coastal Plain</td>
</tr>
<tr>
<td>Landscape designation</td>
<td>Landscape</td>
</tr>
<tr>
<td>Context and current view:</td>
<td>The A29 is a busy gateway between Bognor and the area to the north and therefore is experienced by several receptors, mainly from vehicles. Currently the site fields provide a small area of farmland between Shripney and Bognor. In this view, emerging southwards from Shripney, the hedgerow on the east side of the road screens the construction zone and compound for the relief road and the new Rolls Royce development. The employment development on the edge of Bognor forms part of the backdrop of the view to the south. The open field of the Salt Box site extends to the south west, partly screened by the hedgerow on the west side of the road. Rowan Park is perceived as a block of woodland to the south, partly obscured by roadside vegetation. The Oldlands Farm part of the site is partly screened by the roadside hedge, although the western part is visible beyond the new roundabout. The A29 and traffic are dominant central features of the view. The character of the view is typical urban edge with rural characteristics in the foreground and urban elements visible in the middle distance.</td>
</tr>
<tr>
<td>Sensitivity of the visual receptors:</td>
<td>It is probable that for the majority of the receptors, the views are not a primary concern particularly in an urban edge location. A small proportion of the receptors may be appreciative of this view of the local landscape, although it is of poor scenic quality and influenced by existing urban edge and highway development. Given all the sites are located within the defined built up area, there will be a high expectation, (reinforced by the current construction work associated with the relief road and the recently approved Oldlands Farm Rolls Royce development), that the area will be subject to more development. There are a large number of potential receptors but most of these are road users, not particularly focussed on the landscape. Taking account of the high expectations of change due to the urban edge and built up area location and recently approved ongoing developments, this receptor group is assessed as low sensitivity.</td>
</tr>
<tr>
<td>Magnitude of visual effects:</td>
<td>Effect of proposals: The proposals on all three parts of the site will be visible, although the Rowan Park development will be substantially screened by the retained vegetation. The open field of the Salt Box site will be removed and replaced with 2 storey (9 – 13.5m) commercial buildings. The Rowan Park is perceived as a block of woodland to the south, partly obscured by roadside vegetation. The Oldlands Farm part of the site will have commercial development up to 13.5m (9m further to the east). The overall perception will be that the view is predominantly urban, although there will be some open landscape between the new urban edge and the edge of Shripney.</td>
</tr>
<tr>
<td>Night time effects:</td>
<td>The current junction is brightly lit, but the proposals will naturally increase the amount of lighting in the view particularly to the west.</td>
</tr>
<tr>
<td>Seasonal changes:</td>
<td>Summer conditions will increase the screening effect of existing and proposed planting.</td>
</tr>
<tr>
<td>Effects after 10 years:</td>
<td>The growth of planting in this period will result in a softening of the effects of development but as the development will effectively become the new urban edge, the planting will not be intended to screen, rather soften, provide character and enhance the development.</td>
</tr>
<tr>
<td>Magnitude of change:</td>
<td>The viewpoint is in a central location in relation to the proposals and naturally the change from views of predominantly urban edge farmland to a business park development will be a large change both in terms of the nature of the view and in terms of the extent of views. The magnitude of change is therefore judged to be large.</td>
</tr>
<tr>
<td>Construction effects:</td>
<td>Construction activity will be clearly visible from this viewpoint during the period of construction. The magnitude of change will be large.</td>
</tr>
<tr>
<td>Summary</td>
<td>Construction: Sensitivity of receptor: Low; Magnitude of change: Large</td>
</tr>
<tr>
<td></td>
<td>Significance and nature of landscape effects: Moderate, adverse, short term</td>
</tr>
<tr>
<td>Post construction</td>
<td>Sensitivity of receptor: Low; Magnitude of change: Large</td>
</tr>
<tr>
<td></td>
<td>Significance and nature of landscape effects: Moderate, adverse, long term, permanent</td>
</tr>
</tbody>
</table>
### Visual amenity data sheet V3: Viewpoint 3: View from A29 roundabout at Southern Cross

<table>
<thead>
<tr>
<th>Viewpoint location</th>
<th>From the roundabout at the A29 roundabout junction with Rowan Way and the Southern Cross industrial estate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Figure number</td>
<td>17</td>
</tr>
<tr>
<td>Direction of view</td>
<td>North</td>
</tr>
<tr>
<td>Distance to site boundary</td>
<td>100 metres</td>
</tr>
<tr>
<td>Landscape character area</td>
<td>None</td>
</tr>
<tr>
<td>Landscape designation</td>
<td>Landscape</td>
</tr>
<tr>
<td>Figure number</td>
<td>17</td>
</tr>
</tbody>
</table>

**Context and current view:**
The A29 junction with Rowan Park is a busy gateway between Bognor and the area to the north and west and is perceived as the current urban edge of Bognor due to the open fields visible to the north east. The approach to the roundabout is therefore experienced by several receptors, mainly from vehicles. Currently the junction is surrounded on three sides by commercial development to the east and west and the Rowan Park caravan park to the north. Farmland forms the north east quadrant but construction activity in relation to the new Bognor Relief Road and Rolls Royce development is visible. On a clear day, more distant landscape of the South Downs is visible. The woodland of Rowan Park screens the Salt Box site entirely and much of the Oldlands Farm site is screened by development at the Southern Cross industrial estate. The A29 and traffic are dominant central features of the view. The character of the view is typical commercial urban edge with some rural characteristics in the background.

**Sensitivity of the visual receptors:**
It is probable that for the majority of the receptors, the views are not a primary concern particularly in an urban edge location; however, a small proportion of the receptors may be appreciative of the partial view of the local landscape, although it is of poor scenic quality. Given their location, adjacent to the urban edge, they would also probably have an expectation that the balance between rural and urban components would be subject to change. Although there are a large number of potential receptors, taking account of their probable high expectations of change due to the urban edge location and the recent construction of the Oldlands Farm development, this receptor group is assessed as **low sensitivity**.

**Magnitude of visual effects:**

**Effect of proposals:** The proposals on all three parts of the site may be visible, although the Rowan Park retained vegetation and development will probably substantially screen the development in the Salt Box site. To the north east, the Oldlands Farm part of the site will have commercial development up to 13.5m (9m further to the north). The overall perception will be that the view is predominantly urban.

**Night time effects:** The current junction is brightly lit, but the proposals will naturally increase the amount of lighting in the view particularly to the north.

**Seasonal changes:** Summer conditions will increase the screening effect of existing and proposed planting.

**Effects after 10 years:** The growth of planting in this period will result in a softening of the effects of development but as the development will effectively become the new urban edge, the planting will not be intended to screen, rather soften, provide character and enhance the development.

**Magnitude of change:** The viewpoint has existing development on three sides and the Rowan Park site to the north and roundabout vegetation constrains views so that although there is a sense of some openness to the north, it is currently a predominantly urban edge view. The proposals will increase the developed character of the view. The magnitude of change is therefore judged to be **small to medium**.

**Construction effects:**
Construction activity will be visible from this viewpoint during the period of construction. The magnitude of change will be **small to medium**.

**Summary**

**Construction:** Sensitivity of receptor: Low; Magnitude of change: Small to medium

Significance and nature of landscape effects; Slight, adverse, short term

**Post construction:** Sensitivity of receptor: Low; Magnitude of change: Small to medium

Significance and nature of landscape effects: Slight, adverse, long term, permanent
Visual amenity data sheet V4: Viewpoint 4: View from Local Nature Reserve

<table>
<thead>
<tr>
<th>Viewpoint location</th>
<th>From the eastern part of the LNR west of Rowan Park</th>
</tr>
</thead>
<tbody>
<tr>
<td>Figure number</td>
<td>18</td>
</tr>
<tr>
<td>Direction of view</td>
<td>North east</td>
</tr>
<tr>
<td>Distance to site boundary</td>
<td>75 metres</td>
</tr>
<tr>
<td>Landscape character area</td>
<td>Aldingbourne Rife</td>
</tr>
<tr>
<td>Landscape designation</td>
<td>None</td>
</tr>
</tbody>
</table>

Context and current view:
The LNR is a nature reserve with maturing planting on the northern edge of Bersted, Bognor. In views from the eastern part of the LNR, trees along both sides of Rowan Way screen views of the built-up edge of Bognor. Unlike most of the LNR, the eastern part is mainly grassland and taller vegetation is restricted to the boundaries. The northern boundary with the Salt Box site has a 3-4m high unmaintained hedgerow and although the field surface is not visible, vegetation on the western and northern boundaries of the Salt Box site are visible. The eastern boundary with the Rowan Park site is part unmaintained hedge and part clipped hedge and trees within the Rowan Park site screen views towards the east so that the Oldlands Farm site is not visible. Traffic on Rowan Way to the south is perceived through the roadside vegetation. The character of the view is primarily of a semi-natural/rural landscape but with some urban influence.

Sensitivity of the visual receptors:
It is probable that for the majority of the receptors, the appeal of the LNR is that it is a semi-natural landscape on the urban edge with a rural outlook. The view is not particularly scenic but it is more rural than urban in character. Given their location, adjacent to the urban edge and with the site areas within the defined built up area, receptors probably have an expectation that there will be an increase in development in the area. Taking into account the recreational nature of the viewpoint and the moderate number of potential receptors and also taking account of their probable high expectations of change and increased development, this receptor group is assessed as low to medium sensitivity.

Magnitude of visual effects:
**Effect of proposals:** The proposals on the Salt Box and Rowan Park sites will be visible, but due to retention of vegetation on the boundaries of the Rowan Park site and the screening effect of proposed development at Rowan Park it is unlikely that any part of the development at Oldlands Farm would be visible. Two storey development up to 13.5m high in the Rowan Park development will be partly screened by the retained vegetation. Two-storey development 9m high in the Salt Box site will be visible over the boundary hedgerow to the north with 13.5m high development further to the east, north of Rowan Park. The overall effect will be a reduction in the rural character of the LNR setting and an increase in the extent and proximity of visible development.

**Night time effects:** The view currently has a moderate amount of visible lighting from development and roads to the south and east. The proposals will increase the amount and extent of lighting in the view, particularly to the north.

**Seasonal changes:** Summer conditions will increase the screening effect of existing and proposed planting.

**Effects after 10 years:** The growth of planting in this period will result in a softening of the effects of development.

**Magnitude of change:** The viewpoint is from a recreational area adjacent to the proposals and naturally the change in the setting of the area from predominantly farmland to a business park development will be a large change both in terms of the nature of the view and in terms of the extent of views. The magnitude of change is therefore judged to be large.

Construction effects:
Small scale construction activity may be just visible from this viewpoint during the period of construction. The magnitude of change will be large.

Summary

**Construction:** Sensitivity of receptor: Low to medium; Magnitude of change: Large

**Post construction:** Sensitivity of receptor: Low to medium; Magnitude of change: Large

Terence O'Rourke Ltd March 2015
**Visual amenity data sheet V5: Viewpoint 5: View from Local Nature Reserve**

<table>
<thead>
<tr>
<th>Viewpoint location</th>
<th>From the northern boundary of LNR</th>
</tr>
</thead>
<tbody>
<tr>
<td>Figure number</td>
<td>19</td>
</tr>
<tr>
<td>Direction of view</td>
<td>East</td>
</tr>
<tr>
<td>Distance to site boundary</td>
<td>150 metres</td>
</tr>
<tr>
<td>Landscape character area</td>
<td>Aldingbourne Rife bounding Shripney lower coastal plain</td>
</tr>
<tr>
<td>Landscape designation</td>
<td>Landscape designation</td>
</tr>
<tr>
<td>Landscape designation</td>
<td>None</td>
</tr>
</tbody>
</table>

**Context and current view:**
The LNR is a nature reserve with maturing planting on the northern edge of Bersted, Bognor. In views from the northern edge of the LNR, trees within the remaining area of the LNR largely screen views of development on the edge of Bognor. To the east, the boundary of the LNR is relatively sparsely vegetated allowing clear views towards the Salt Box part of the site. Vegetation on the boundaries and the field surface of the northern part of the Salt Box are visible. Intervening vegetation screens the southern part of the Salt Box site and also screens the Rowan Park and Oldlands Farm sites. The character of the view is primarily of a semi-natural/rural landscape but with some urban influence.

**Sensitivity of the visual receptors:**
It is probable that for the majority of the receptors, the appeal of the LNR is that it is a semi-natural landscape on the urban edge with a rural outlook. The view is not particularly scenic but it is more rural than urban in character. Given their location, adjacent to the urban edge and with the site areas within the defined built up area, receptors probably have an expectation that there will be an increase in development in the area. Taking into account the recreational nature of the viewpoint and the moderate number of potential receptors and also taking account of their probable high expectations of change and increased development, this receptor group is assessed as low to medium sensitivity.

**Magnitude of visual effects:**

**Effect of proposals:** Two storey (up to 9m) development on the western part of the Salt Box will be the closest and most visible, but development in the southern part would be partly visible above the intervening trees and hedgerow. Development at Oldlands Farm and Rowan Park would not be visible due to intervening vegetation. The overall effect will be a loss of rural character of the LNR setting and an increase in the extent and proximity of visible development.

**Night time effects:** The view currently has a small amount of visible lighting from distant development and roads to the south and east. The proposals will increase the amount and extent of lighting in the view, particularly to the east.

**Seasonal changes:** Summer conditions will increase the screening effect of existing and proposed planting.

**Effects after 10 years:** The growth of planting in this period will result in a softening of the effects of development.

**Magnitude of change:** The viewpoint is from a recreational area close to the proposals and naturally the change in the setting of the area from predominantly farmland to include views of a business park development will be a large change both in terms of the nature of the view and in terms of the extent of views. The magnitude of change is therefore judged to be large.

**Construction effects:**
Small scale construction activity may be just visible from this viewpoint during the period of construction. The magnitude of change will be large.

**Summary**

**Construction:** Sensitivity of receptor: Low to medium; Magnitude of change: Large
Significance and nature of landscape effects: Moderate, adverse, short term

**Post construction:** Sensitivity of receptor: Low to medium; Magnitude of change: Large
Significance and nature of landscape effects: Moderate, adverse, long term, permanent
Visual amenity data sheet V6: Viewpoint 6: View from Rowan Way

<table>
<thead>
<tr>
<th>Viewpoint location</th>
<th>From Rowan Way at the junction with the A259</th>
</tr>
</thead>
<tbody>
<tr>
<td>Figure number 20</td>
<td></td>
</tr>
<tr>
<td>Direction of view</td>
<td>North east to east</td>
</tr>
<tr>
<td>Distance to site boundary</td>
<td>500 metres</td>
</tr>
<tr>
<td>Landscape character area</td>
<td>Aldingbourne Rife (edge)</td>
</tr>
<tr>
<td>Landscape designation</td>
<td>None</td>
</tr>
</tbody>
</table>

**Context and current view:**
Rowan Way forms the built-up northern edge of Bersted, Bognor. For most of its length there are no clear views towards the site, but for a short section where the landscape is more open at its junction with the new A259, there are views over the intervening field and LNR. Vegetation on the western and northern boundaries of the Salt Box site is visible, but the field surface is screened by large amounts of vegetation particularly within the LNR. Trees on the eastern boundary with the Rowan Park site and within the site are visible to the east and they screen views of the Oldlands Farm site further to the east. The relief road site office cabins near Oldlands Farm are visible in winter views through gaps in the intervening vegetation. Traffic on Rowan Way and the new section of A259 to the south is clearly visible. The character of the view is urban edge with a primarily of a semi-natural/rural outlook.

**Sensitivity of the visual receptors:**
Most of the receptors of this view would be road users, either in vehicles or pedestrians. It is estimated that about 30 properties may have similar views from upper floors. These are houses in streets both north and south of Rowan Way. It is probable that for the majority of the residential receptors, there is an appreciation of the rural outlook beyond the intervening road and traffic. It is also probable that for most road users, the landscape is not a main focus of their journey. For both sets of receptors given their location adjacent to the urban edge and given the location of the site within the defined built up area, there will be an expectation of additional development in the view. Taking into account the moderate number of potential residential receptors and also taking account of their probable high expectations of change, this receptor group is assessed as low sensitivity.

**Magnitude of visual effects:**

- **Effect of proposals:** The proposals on the Salt Box and Rowan Park sites will be visible, but due to retention of vegetation on the boundaries of the Rowan Park site and the screening effect of proposed development at both Rowan Park and the Salt Box site, it is unlikely that any part of the development at Oldlands Farm would be visible. Two storey development up to 9m high in the Rowan Park development will be partly screened by the retained boundary vegetation. Two storey development up to 9m high in the Salt Box site will be visible to the north east above the intervening vegetation. The overall effect will be a loss of rural character and an increase in the extent and proximity of visible development.

- **Night time effects:** The view currently has a moderate amount of visible lighting from development and roads to the south and east. The proposals will increase the amount and extent of lighting in the view, particularly to the north east.

- **Seasonal changes:** Summer conditions will increase the screening effect of existing and proposed planting.

  - **Effects after 10 years:** The growth of planting in this period will result in a softening of the effects of development and it is possible that due to the density of vegetation in the LNR, much of the development will be fully screened.

- **Magnitude of change:** The viewpoint is from a road on the developed edge of Bognor, with development already a part of the views experienced from this area. The immediate landscape setting of the LNR and foreground fields will remain and with the growth of LNR planting, the proposals will form an important element of the view but will not be a dominant feature. This is judged to be a medium change, both in terms of the nature of the view and extent of views. The magnitude of change is therefore judged to be medium.

**Construction effects:**
Small scale construction activity may be just visible from this viewpoint during the period of construction. The magnitude of change will be medium.

**Summary**
- **Construction:** Sensitivity of receptor: Low; Magnitude of change: Medium
- **Significance and nature of landscape effects:** Slight, adverse, short term

- **Post construction:** Sensitivity of receptor: Low; Magnitude of change: Medium
- **Significance and nature of landscape effects:** Slight, adverse, long term, permanent
Visual amenity data sheet V7: Viewpoint 7: View from Shripney Lane

<table>
<thead>
<tr>
<th>Viewpoint location</th>
<th>From Shripney Lane on western edge of Shripney</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Figure number</strong></td>
<td>21</td>
</tr>
<tr>
<td><strong>Direction of view</strong></td>
<td>South east</td>
</tr>
<tr>
<td><strong>Distance to site boundary</strong></td>
<td>500 metres</td>
</tr>
<tr>
<td><strong>Landscape character area</strong></td>
<td>Shripney lower coastal plain</td>
</tr>
<tr>
<td><strong>Landscape designation</strong></td>
<td>None</td>
</tr>
</tbody>
</table>

**Context and current view:**
Shripney Lane is a rural lane with hedgerows and trees on both sides. Occasional views are available from field gates. In views east from the lane, the immediate fields east of the lane form the foreground to views and trees and hedgerows of field boundaries form the skyline. The LNR boundary lies to the south. Trees in the hedgerow on the western edge of the Salt Box site and trees on the Rowan Park site are visible. No feature of the Oldlands farm site is visible. Development on the edge of Bognor is not prominent and therefore the character of the view is predominantly rural.

**Sensitivity of the visual receptors:**
The view is from a field gate but it is probable that a small number of properties on the western side of Shripney might have similar views. It is probable that for the majority of the receptors, the rural character of the view is important. However, given the location, adjacent to the urban edge and the inclusion of the site within the built up area they would have an expectation that although the immediate fields would remain unchanged, there would be development in the site area. Taking into account the village edge nature of the viewpoint and the relatively small number of potential receptors and also taking account of their expectations of development in the site area due to its inclusion within the built up area, this receptor group is assessed as medium sensitivity.

**Magnitude of visual effects:**

*Effect of proposals:* The proposals on all three parts of the site will be visible, although the Rowan Park development will be substantially screened by the retained vegetation and the Rowan Park vegetation will also partially screen the Oldlands Farm development. The open field of the Salt Box site will be removed and replaced with 2 storey (9m) commercial buildings the upper parts of which will be visible in the view. To the south, the Oldlands Farm part of the site will have commercial development up to 13.5m (9m further to the east) and some of the taller buildings may also be visible. The overall perception will be that the urban edge will appear closer, although the intervening fields will retain an area of rural openness in the view.

*Night time effects:* Light from the urban edge of Bognor is visible, including the road lighting at the new A29/A259 junction, but the proposals will naturally increase the amount of lighting in part of the view.

*Seasonal changes:* Summer conditions will increase the screening effect of existing and proposed planting.

*Effects after 10 years:* The growth of planting in this period will result in a softening of the effects of development but as the development will effectively become the new urban edge, the planting will not be intended to screen, rather soften, provide character and enhance the development.

*Magnitude of change:* The viewpoint is in a predominantly rural location and naturally the change from views of predominantly urban edge farmland to a business park development in the middle distance will be a moderate change in terms of the nature of the view. The magnitude of change is therefore judged to be medium.

**Construction effects:**
Construction activity will be visible from this viewpoint during the period of construction. The magnitude of change will be medium.

**Summary**

*Construction:* Sensitivity of receptor: Low to medium; Magnitude of change: Medium

*Post construction:* Sensitivity of receptor: Medium; Magnitude of change: Medium
Visual amenity data sheet V8: Viewpoint 8: View from footpath near Sack Lane

<table>
<thead>
<tr>
<th>Viewpoint location</th>
<th>From footpath at Woodpecker nursery, 150m south of Sack Lane</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Direction of view</th>
<th>South</th>
<th>Distance to site boundary</th>
<th>700 metres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Landscape character area</td>
<td>Lindsey coastal plain</td>
<td>Landscape designation</td>
<td>None</td>
</tr>
</tbody>
</table>

**Context and current view:**
The view is from the northern part of an area of open fields that extend from the new relief road in construction to Sack Lane. To the west of the view, vegetation associated with Shripney obscures views towards the Salt Box site, but the trees at Rowan Park are clearly visible as is Oldlands farm and the Southern Cross industrial estate just to the south of the Oldlands Farm part of the site. Golf course vegetation forms the skyline to the south east. Development and vegetation along Sack Lane screens views of the landscape further to the east. The hills of the South Downs are visible in the distance to the north. Development on the edge of Bognor is clearly visible but not prominent and therefore the character of the view is predominantly rural.

**Sensitivity of the visual receptors:**
The view is from a footpath, but it is probable that a small number of properties in the Sack Lane area might have similar views. It is probable that for the majority of the receptors, the rural character of the view is important. However, given the location, with a clear view towards the urban edge, they would also probably have an expectation that although the immediate fields would remain unchanged, the balance between rural and urban components in the middle distance would be subject to change. Taking into account the rural edge nature of the viewpoint and the relatively small number of potential receptors and also taking account of their probable moderate expectations of change due to the urban edge location, particularly taking into account the Rolls Royce development under construction at Oldlands Farm and the relief road, this receptor group is assessed as medium sensitivity.

**Magnitude of visual effects:**
*Effect of proposals:* The proposals on all three parts of the site will be visible, although the Rowan Park development will be partially screened by the retained vegetation and the vegetation associated with Shripney will also substantially screen most of the Salt Box development. The open field of the Oldlands Farm site will be removed and replaced with 3 storey (13.5m) and 2 storey (9m) commercial buildings the upper parts of which will be visible in the view beyond the new relief road. To the south east, Rowan Park and the part of the Salt Box immediately north of Rowan Park part of the site will have commercial development up to 13.5m. The overall perception will be that the urban edge will appear a bit closer, although the intervening fields will retain a similar area of rural openness in the view.

*Night time effects:* Light from the urban edge of Bognor is visible, including the road lighting at the new A29/A259 junction, but the proposals will naturally increase the amount of lighting in part of the view.

*Seasonal changes:* Summer conditions will increase the screening effect of existing and proposed planting and planting along the new relief road will particularly contribute to this effect.

*Effects after 10 years:* The growth of planting in this period will result in a softening of the effects of development but as the development will effectively become the new urban edge, the planting will not be intended to screen, rather soften, provide character and enhance the development. For the Oldlands Farm site, the new planting on the Bognor relief road will provide effective screening.

*Magnitude of change:* The viewpoint is in a predominantly rural location but with the urban edge in the middle distance. At this distance the increasing proximity of development will alter the view only to a small extent and the components of the view will remain very similar to the existing view. The magnitude of change is therefore judged to be small.

**Construction effects:**
Construction activity will be visible from this viewpoint during the period of construction. The magnitude of change will be small.

**Summary**
*Construction:* Sensitivity of receptor: Medium; Magnitude of change: Small
Significance and nature of landscape effects: Slight, adverse, short term

*Post construction:* Sensitivity of receptor: Medium; Magnitude of change: Small
Significance and nature of landscape effects: Slight, adverse, long term, permanent
Visual amenity data sheet V9: Viewpoint 9: View from Bognor relief road

<table>
<thead>
<tr>
<th>Viewpoint location</th>
<th>From A259 Bognor relief road west end of viaduct over railway</th>
</tr>
</thead>
<tbody>
<tr>
<td>Figure number</td>
<td>23</td>
</tr>
<tr>
<td>Direction of view</td>
<td>South to south west</td>
</tr>
<tr>
<td>Distance to site</td>
<td>350 metres</td>
</tr>
<tr>
<td>Landscape character</td>
<td>None</td>
</tr>
<tr>
<td>Landscape designation</td>
<td>None</td>
</tr>
</tbody>
</table>

**Context and current view:**
The view is from the Bognor relief road in construction, on the embankment on the west side of the viaduct over the railway. The foreground shows the planted embankment and new road extending to the south west. The elevated location provides a clear view south towards the Oldlands Farm site with ongoing construction of the Rolls Royce development in the site immediately to the east and the Southern Cross industrial estate immediately to the south. The trees at Rowan Park are visible beyond the relief road construction compound. Vegetation on the boundaries of the Salt Box site area is visible to the west beyond the A29, identified by views of the traffic and street lights. Development on the edge of Bognor is a prominent part of the view and therefore the character of the view is urban edge.

**Sensitivity of the visual receptors:**
The view is from the road in construction and represents views of road users from the viaduct and embankments. It also to some degree represents views from the railway line and from the footpath that crosses the road (currently closed during construction). Once open, the road will be a busy route and therefore there will be a large number of receptors. It is probable that for the majority of the receptors, the view will be an incidental part of their journey. However, there will be a proportion of receptors for whom the view will be important. Given the location, with a clear view towards the urban edge, they would probably have an expectation that although the fields north of the relief road would remain unchanged; the area south of the relief road would be subject to change. Taking into account the urban edge nature of the viewpoint and the large number of potential receptors and also taking account of their probable high expectations of change due to the urban edge location, particularly taking into account the recent commercial development under construction at Oldlands Farm and the relief road, this receptor group is assessed as medium sensitivity.

**Magnitude of visual effects:**
Effect of proposals: The proposals on all three parts of the site will be visible, although the Rowan Park development will be partially screened by the retained vegetation. The open field of the Oldlands Farm site will be removed and replaced with 3 storey (13.5m) and 2 storey (9m) commercial buildings, which will be clearly visible from new relief road. To the west, the Rowan Park and Salt Box areas of development will have commercial development up to 13.5m. The overall perception will be that the urban edge extending to the relief road to the south but no change to the rural landscape to the north.

Night time effects: Light from the urban edge of Bognor is clearly visible, including the road lighting at the new A29/A259 junction to the west, but the proposals will naturally increase the amount and proximity of lighting in the view.

Seasonal changes: Summer conditions will increase the screening effect of existing and proposed planting and planting along the new relief road will particularly contribute to this effect.

Effects after 10 years: The growth of planting in this period on the road embankment will result in a dense screen, which will reduce the visibility of development. In addition, planting associated with the development will add to the screening effect.

Magnitude of change: The viewpoint is in an urban edge location. The increasing proximity of development will alter the nature of the view only to a small extent and the components of the view will remain very similar to the existing view, in that the view to the south of the road is predominantly urban and the view to the north is rural. The magnitude of change is therefore judged to be small.

**Construction effects:**
Construction activity will be visible from this viewpoint during the period of construction. The magnitude of change will be small.

**Summary**
Construction: Sensitivity of receptor: Medium; Magnitude of change: Small
Significance and nature of landscape effects: Slight, adverse, short term
Post construction: Sensitivity of receptor: Medium; Magnitude of change: Small
Significance and nature of landscape effects: Slight, adverse, long term, permanent
Visual amenity data sheet V10: Viewpoint 10: View from Bognor golf course

<table>
<thead>
<tr>
<th>Figure number</th>
<th>Viewpoint location</th>
<th>From PROW on the western side of Bognor golf course</th>
</tr>
</thead>
<tbody>
<tr>
<td>Direction of view</td>
<td>Landscape character area</td>
<td>Distance to site boundary</td>
</tr>
<tr>
<td>West</td>
<td>Ryebank Rife/Bognor Green wedge boundary</td>
<td>Landscape designation</td>
</tr>
</tbody>
</table>

Context and current view:
The view is from a footpath on the western edge of Bognor Golf course. The view is representative of views from the public rights of way in the local area. The golf course to the east effectively directs views towards the west. The view west looks over the flat farmland towards Oldlands Farm. Vegetation on field boundaries and along the railway provides screening, restricting the extent of views, but the trees at Rowan Park are visible 800m to the west. Development on the edge of Bognor at Southern Cross industrial estate is not a prominent part of this view, but it is a prominent feature in other similar views from sections of connecting footpath to the north and south and therefore the character of the view is urban edge. The Rolls Royce development in construction in the area immediately east of the Oldlands Farm site, will, once built, largely screen views of the Oldlands Farm and Rowan Park sites.

Sensitivity of the visual receptors:
The view represents views of local footpath users. Based on the experience of several site visits, the footpaths appear to be not heavily used. However, golf course users would experience similar views and therefore it is estimated that there will be a moderate number of receptors in comparison with some of the busier viewpoints. It is probable that for the majority of the receptors, the view will be an important part of their recreational use of the footpaths. Given the location on the urban edge, they would probably have an expectation that, the area would be subject to change. The viewpoint is on the urban edge and has a moderate number of potential receptors. Taking account of this and their probable high expectations of change due to the urban edge location, particularly taking into account the recent commercial development under construction at Oldlands Farm and the relief road, this receptor group is assessed as low to medium sensitivity.

Magnitude of visual effects:
**Effect of proposals**: The proposals on the Oldlands Farm site for 3 storey (13.5m) and 2 storey (9m) commercial buildings would be closest and the most visible, but the buildings in construction on the site east of the Oldlands Farm site will substantially screen most of the proposed development, which in turn would also screen the Rowan Park development (commercial development up to 13.5m). The overall perception will be of the urban edge extending northwards.

**Night time effects**: Light from the urban edge of Bognor is visible, including the road lighting at the new A29/A259 junction to the west, but the proposals will naturally increase the amount and proximity of lighting in part of the view.

**Seasonal changes**: Summer conditions will increase the screening effect of existing and proposed planting and planting along the new relief road will particularly contribute to this effect.

**Effects after 10 years**: The only planting that might alter the view would be associated with the approved development east of the Oldlands Farm site but this is very limited and growth of planting in this period would not significantly alter the visual effect.

**Magnitude of change**: The viewpoint is in an urban edge location, although development is not prominent. The increasing proximity and visibility of development arising from the approved development east of the Oldlands Farm site will alter the nature of the current view making it less rural in the middle distance and with some skyline development. The effect of the additional development arising from the proposals will result in a slight further change in the view. The magnitude of change is therefore judged to be small.

Construction effects:
Construction activity will be visible from this viewpoint during the period of construction. The magnitude of change will be small.

Summary
**Construction**: Sensitivity of receptor: Low to medium; Magnitude of change: Small
Significance and nature of landscape effects: Slight, adverse, short term

**Post construction**: Sensitivity of receptor: Low to medium; Magnitude of change: Small
Significance and nature of landscape effects: Slight, adverse, long term, permanent
Mitigation

149. Measures to minimise the landscape and visual effects have been developed during the design process and incorporated into the final design. These are described in paragraphs 118-143 and in the LDO design guidance document. The assessment of predicted landscape and visual effects has taken these mitigation measures into account. In reviewing the predicted effects, the potential for further mitigation measures has been investigated bearing in mind the need to achieve the correct balance between the need for development, and the need to address landscape and visual effects. The measures, including provision of a 100m depth buffer zone to Shripney, restricted building heights in some areas, extensive retention of vegetation and new planting result in a relatively limited extent of effects. The conclusion of this process is that the proposed mitigation measures are appropriate and sufficient. For this reason no additional mitigation measures are proposed as part of the outline proposals.

Residual effects

150. As there are no further mitigation measures additional to those included in the proposed development assessed for potential effects, the results of the residual landscape and visual effects of the proposed development are the same as the results for the predicted potential effects.

151. The significant residual effects are summarised in table 6. For the purposes of this assessment, effects that are moderate and above are regarded as significant. Effects assessed in the potential effects data sheets as slight or negligible are therefore not significant.

<table>
<thead>
<tr>
<th>Significant residual effect</th>
<th>Receptor sensitivity</th>
<th>Impact magnitude</th>
<th>Nature</th>
<th>Duration</th>
<th>Significance of effect</th>
<th>Level of certainty</th>
</tr>
</thead>
<tbody>
<tr>
<td>Change in character and landscape resources of Oldlands Farm site area</td>
<td>Low</td>
<td>Medium</td>
<td>Adverse</td>
<td>Long term</td>
<td>Slight</td>
<td>Reasonable</td>
</tr>
<tr>
<td>Change in character and landscape resources of Salt Box site area</td>
<td>Medium</td>
<td>Large</td>
<td>Adverse</td>
<td>Long term</td>
<td>Substantial</td>
<td>Reasonable</td>
</tr>
<tr>
<td>Change in character and landscape resources of Rowan Park site area</td>
<td>Low</td>
<td>Medium</td>
<td>Adverse</td>
<td>Long term</td>
<td>Slight</td>
<td>Reasonable</td>
</tr>
<tr>
<td>Change in Landscape character area 9, Aldingbourne Rife</td>
<td>Medium</td>
<td>Medium</td>
<td>Adverse</td>
<td>Long term</td>
<td>Moderate</td>
<td>Reasonable</td>
</tr>
<tr>
<td>Change in Landscape character area 10, Shripney Lower Coast Plain</td>
<td>Medium</td>
<td>Medium</td>
<td>Adverse</td>
<td>Long term</td>
<td>Moderate</td>
<td>Reasonable</td>
</tr>
<tr>
<td>Change in Landscape character area 11, Lidsey Lower Coast Plain</td>
<td>Medium</td>
<td>Small</td>
<td>Adverse</td>
<td>Long term</td>
<td>Slight</td>
<td>Reasonable</td>
</tr>
<tr>
<td>Change in Landscape character area 18, Ryebank Rife</td>
<td>Medium</td>
<td>Small</td>
<td>Adverse</td>
<td>Long term</td>
<td>Slight</td>
<td>Reasonable</td>
</tr>
<tr>
<td>Change in Landscape character area 19, Bognor Green Wedge</td>
<td>Medium</td>
<td>Small</td>
<td>Adverse</td>
<td>Long term</td>
<td>Slight</td>
<td>Reasonable</td>
</tr>
<tr>
<td>Change in Landscape character area 20, Flansham/Middleton Fringe Coastal Plain</td>
<td>Medium</td>
<td>Small</td>
<td>Adverse</td>
<td>Long term</td>
<td>Slight</td>
<td>Reasonable</td>
</tr>
<tr>
<td>Change in Landscape character area 21, West of Yapton Coastal Plain</td>
<td>Medium</td>
<td>Negligible</td>
<td>Adverse</td>
<td>Long term</td>
<td>Negligible</td>
<td>Reasonable</td>
</tr>
<tr>
<td>Change to Viewpoint 1a &amp; 1b: View from A259/A29 roundabout</td>
<td>Low</td>
<td>Large</td>
<td>Adverse</td>
<td>Long term</td>
<td>Moderate</td>
<td>Reasonable</td>
</tr>
</tbody>
</table>
### Table 9 Residual effects

<table>
<thead>
<tr>
<th>Change to Viewpoint 2: View from A29 on south edge of Shripney</th>
<th>Low</th>
<th>Large</th>
<th>Adverse</th>
<th>Long term</th>
<th>Moderate</th>
<th>Reasonable</th>
</tr>
</thead>
<tbody>
<tr>
<td>Change to Viewpoint 3: View from A29 r’bout at Southern Cross ind. est.</td>
<td>Low</td>
<td>Small to medium</td>
<td>Adverse</td>
<td>Long term</td>
<td>Slight</td>
<td>Reasonable</td>
</tr>
<tr>
<td>Changes to Viewpoint 4: View from Local Nature Reserve.</td>
<td>Low to medium</td>
<td>Large</td>
<td>Adverse</td>
<td>Long term</td>
<td>Moderate</td>
<td>Reasonable</td>
</tr>
<tr>
<td>Change to Viewpoint 5: View from Local Nature Reserve.</td>
<td>Low to medium</td>
<td>Large</td>
<td>Adverse</td>
<td>Long term</td>
<td>Moderate</td>
<td>Reasonable</td>
</tr>
<tr>
<td>Change to Viewpoint 6: View from Rowan Way.</td>
<td>Low</td>
<td>Medium</td>
<td>Adverse</td>
<td>Long term</td>
<td>Slight</td>
<td>Reasonable</td>
</tr>
<tr>
<td>Change to Viewpoint 7: View from Shripney Lane.</td>
<td>Medium</td>
<td>Medium</td>
<td>Adverse</td>
<td>Long term</td>
<td>Moderate</td>
<td>Reasonable</td>
</tr>
<tr>
<td>Change to Viewpoint 8: View from footpath near Sack Lane.</td>
<td>Medium</td>
<td>Small</td>
<td>Adverse</td>
<td>Long term</td>
<td>Slight</td>
<td>Reasonable</td>
</tr>
<tr>
<td>Change to Viewpoint 9: View from Bognor relief road.</td>
<td>Medium</td>
<td>Small</td>
<td>Adverse</td>
<td>Long term</td>
<td>Slight</td>
<td>Reasonable</td>
</tr>
<tr>
<td>Change to Viewpoint 10: View from Bognor golf course.</td>
<td>Low to medium</td>
<td>Small</td>
<td>Adverse</td>
<td>Long term</td>
<td>Slight</td>
<td>Reasonable</td>
</tr>
</tbody>
</table>

### Summary and conclusions

152. The proposed development areas comprising the LDO area are in an area that has three main influences on the landscape; the rural floodplain elements on the northern edge of Bognor, development on the northern edge of Bognor, particularly commercial development and the road corridors that lie between the built up area from the rural hinterland.

153. The pattern of topography, vegetation and development means that whilst the proposed area of development is moderately large, the landscape and visual effects are restricted to a limited area of the surrounding landscape.

154. There is an established area of employment development on this edge of Bognor, adjacent to the site areas and recent highway construction and the building of the new Rolls Royce development have increased the built context of the site. In addition the three site areas are included in the ‘Built Up Area’ in the local plan.

155. The three sites have varying areas of vegetation that contribute to some extent to the landscape and biodiversity of the area. Oldlands Farm has very little significant vegetation and is isolated from the rural landscape to the north by the new relief road in construction. The Salt Box site is an agricultural field and has a predominantly rural character. The boundary vegetation varies but there are some trees and sections of hedgerow that contribute to the Shripney Lower Coast Plain landscape character and the site contributes to the sense of gap between the built up area of Bognor and the village of Shripney. The Rowan Park site is the smallest and most vegetated of the site areas although it is at odds with the Aldingbourne Rife landscape character area within which it is located. The site trees main contribution is to help to screen and break up the scale of local commercial development from the adjacent rural landscape. All the sites have elements of some biodiversity value.

156. The development will retain the majority of the existing landscape and biodiversity features, including hedgebanks and trees. New planting and landscape areas, including flood attenuation, will soften the effects of
development, reducing the impacts on local views and reinforcing the rural character of the site location.

157. The Oldlands Farm site is an isolated remnant of agricultural land, surrounded by highway and employment development. For this reason it is judged to have low sensitivity and therefore its development whilst resulting in a major change to the field area, therefore the landscape effect is assessed as not significant.

158. The development of Rowan Park involves a change from caravan site to employment. Most of the important trees on the site would be retained and it is a relatively small area, therefore the landscape effect is assessed as not significant.

159. The Salt Box is an area of previously undeveloped farmland that provides an area of open land between Bognor and Shripney. The development would inevitably involve a large change in its character. Although the area is defined as being within the built up area boundary (BUAB) in the published local plan, it is not defined as within the BUAB in the current local plan and therefore the landscape effects on the land parcel is assessed as of substantial significance.

160. The significance of effects on the landscape character of the rural landscape to the north, east and west are assessed as moderate for the two character areas (area 9, Aldingbourne Rife and area 10, Shripney Lower Coast Plain), as they are already influenced by development. For the remaining character areas, the pattern of local development and vegetation, helped by the relatively flat topography, combine to restrict the indirect visual effects on those areas to limited areas that are already affected by views of existing development and are less sensitive. As a result the effects of the proposed development on these areas is assessed as not significant.

161. The pattern of local topography, development and vegetation also mean that effects on views are also limited to the local area and many of those views are already significantly influenced by the existing development so that the proposed additional development will not result in a change to the characteristics of many of the views. The assessment finds that for most views there would be no significant effect. The effects on views were found to be moderate for views 1a and 1b from the A29 adjacent to the development areas, for views 4 and 5 from the Local Nature Reserve west of Rowan Park and for View 7 from the western edge of Shripney.

162. To conclude, the proposals will have inevitable effects on the immediate landscape within 1km of the site, but no significant effect on the wider surrounding landscape. There will be some moderate effects on some local views up to 500m distance from the site, but there will be no significant visual effects in views from the wider landscape.
Annex 1: Assessment methodology

To be read with reference to assessment matrix figures 1-6

INTRODUCTION

Assessment process

1. The process of landscape and visual assessment (LVIA) includes the following stages:
   - Appraisal and analysis of the existing landscape resources and visual context (baseline conditions) of the study area
   - Assessment of the sensitivity of the landscape resources and visual receptors
   - Analysis of the potential landscape and visual effects of proposals and assessing the magnitude of change arising from the proposals
   - Assessment of the potential impacts and their significance
   - Identification of appropriate mitigation measures to address the identified potential impacts
   - Assessment of the residual effects and their significance.

LVIA Guidelines

2. The Landscape and Visual Impact Assessment (LVIA) has been carried out in accordance with the following best practice guidelines:
   - Landscape character Assessment: Guidance for England and Scotland. Countryside Agency and Scottish Natural Heritage 2002

Interrelationship between landscape and visual effects

3. Paragraph 2.13 of the GLVIA states that, “landscape and visual assessments are two separate, but interlinked, procedures. 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.” The guidance also states that landscape and visual impacts do not necessarily coincide and that effects can be beneficial as well as adverse:

Landscape effects definition

4. Paragraph 2.14 of the GLVIA states that, “landscape effects derive from changes in the physical landscape, which may in turn give rise to changes in its character
and how this is experienced. This may in turn affect the perceived value ascribed to the landscape. 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 in the landscape. Due to the inherently dynamic nature of the landscape. Change arising from a development may not necessarily be significant.”

Visual effects definition

5. Paragraph 2.15 of the GLVIA states that, “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.”

6. Criteria determining significance of effects.

In assessing the effects of development, the LI/IEMA guidelines state that:

“The two principal criteria determining significance are the scale or magnitude of effect and the environmental sensitivity or the location or receptor. A higher level of significance is generally attached to large-scale effects and effects on sensitive or high value receptors; thus small effects on highly sensitive sites can be more important than large effects on less sensitive sites.”

The LI/IEMA Guidance also advises that:

“The assessor must clearly define the criteria used in the assessment of each project, using his or her skill based on professional judgement. The important objective is to identify to whom and to what degree an effect is significant.”

7. The following paragraphs set out the methodology that has been followed in the baseline appraisal of the existing landscape and visual amenity and the subsequent assessment of the effects of the proposals.

BASELINE APPRAISAL

Site familiarisation

8. The site and surrounding area have been visited during 2013, 2014 and 2015, to obtain familiarity with the landscape, carry out an appraisal of the site and take photographic records. Field studies and desk studies of photographs, aerial photographs, map information, landscape character assessments and statutory and emerging planning policy documents, have enabled the recording of landscape elements such as topography, drainage, land use, development, vegetation and other features. Landscape characteristics, features, the way the landscape is experienced and the value or importance of the landscape and visual resources have also been recorded, analysed and taken into consideration. ZVI (zone of visual influence) mapping has been used to define the study area. The definition and description of ZVIs is explained in the following paragraphs.
Zone of Visual Influence (ZVI)

Digital terrain model (DTM)

9. The starting point for creating a ZVI is to produce a digital terrain model (DTM). The DTM used was based on Ordnance Survey Landform Profile tiles, providing a digital record of existing landform across the UK based on a 5 metre grid. The accuracy of the DTM falls within acceptable limits, however there are potential discrepancies between the DTM and the actual landform where there are minor topographic features that are too small to be picked up by the 5 metre grid. GIS data relating to areas of woodland and development is added to the model to provide greater accuracy for the ZVI. GIS is able to assign different heights to the woodland and development areas. In this project the following heights have been assigned:

- Development: 8m
- Woodlands and forests: 12

10. The model is based on available data and therefore may not take into account of all development or woodland throughout the study area, nor the effect of smaller scale planting or hedgerows. It also does not take account of areas of recent or continuous topographic change from, for instance, mining operations. Where there are particular features that have significant effects on the extent of visibility, these can be added to the landform model. In this project no additional model information has been added as there are no topographic changes in the area that might have a significant effect on visibility.

ZVI mapping

11. Following production of a DTM, the ZVI can be produced. The ZVI can be produced to show baseline extent of visibility for existing features and/or to show extent of visibility for proposed features. In this project, a ZVI of the proposed development has been generated.

12. The ZVI was calculated based on 15 selected points within the proposed operational development area. The heights (above existing surveyed ground levels) used for the points were 9m or 13.5m above GL depending on the proposed building heights based on the building height parameter plan.

13. The height from which the proposed development would be seen, was set at 2.0 m. The GLVIA states 1.8m viewer height, however SNH states 2.0m to take into account discrepancies in DTM used to create wireframes and ZTVs. A professional judgement has been made that, for this assessment, 10 km is the distance beyond which proposals of this scale and nature and context would not have a significant effect on either landscape character or views.

Application of ZVI mapping

Terence O'Rourke Ltd  February 2015
14. During fieldwork, any significant discrepancies in the ZTV are noted. Fieldwork was confined to accessible parts of the site, public rights of way, the highway network and other publicly accessible areas. The ZTV generated was found to be highly indicative as the data used does not account for hedgerows and tree belts and also did not include the new landform for the relief road.

**Viewpoint selection**

15. Views and visual receptors within the ZVI have been identified. A number of ‘representative viewpoints’ were selected for the LVIA in consultation with Arun District Council.

**Description of proposals**

16. The LDO Design Guide, provides a description of the proposals. In this report the proposals are described in terms of the elements that are likely to give rise to landscape or visual effects. The effects on landform and on existing landscape features such as vegetation are also described. Proposals for landscape measures such as new planting and earth shaping are set out.

**Mitigation measures and residual effects**

17. At all stages of the iterative design development, the purpose has been to reduce potential adverse effects. These effects, identified during the process of assessment of the proposals at an advanced stage, are described as predicted potential effects. Adverse effects identified at this stage inform the development of mitigation measures. Mitigation addresses any adverse effects that have not been designed out during design development and is described in the section on proposed mitigation measures. Where adverse effects remain after mitigation, these are referred to as residual effects.

**Enhancement proposals**

18. As part of the development design process, it may become apparent that there are opportunities to incorporate measures to improve the landscape, such as restoring landscape features that are or were characteristic of the local area. These measures, whilst often linked to mitigation, are not designed specifically to avoid or reduce adverse effects, and are therefore referred to as enhancement proposals.

**Future context**

19. In describing potential effects, account must also be taken of on-going changes to the area surrounding the site. These may include existing planning policy, allocations, applications or permissions. Vegetation growth may progressively reduce the visibility of the development, or conversely views of the development may be opened up if, for example, vegetation is regularly coppiced or harvested as a crop.
Taking account of effects in different timescales, seasonal/weather conditions and day/night conditions

20. The degree of landscape and visual effects can vary considerably between day and night, over time and with changing seasonal or weather conditions. The description of effects therefore includes consideration of effects during:
   • Construction
   • Year 1 of operation and at
   • Year 10 of operation.
   • Decommissioning/restoration
   • Winter and summer conditions and
   • Night-time views.

Nature of effects

21. Landscape and visual effects can be positive or negative and are therefore referred to as either beneficial or adverse.

Landscape assessment

22. Landscape assessment is a professional judgement of the effects of the proposals on landscape resources. Landscape effects arise either from direct changes, as a result of development, in the physical elements of the receiving landscape, or from indirect effects on the character and quality of the surrounding landscape. The significance of a landscape effect is determined by consideration of the sensitivity of the receptor landscape and the magnitude of the change that it undergoes as a result of the proposals.

Definition and classification of significance of effects on landscape as a resource

Sensitivity of landscape receptor

23. The sensitivity of the landscape to a specific form of proposal is assessed with reference to the following criteria that are a combination of the GLVIA and Landscape Character Assessment Topic Paper 6 suggestions, for assessing landscape sensitivity:
   • Landscape character physical aspects including landform, land cover, enclosure and settlement pattern
   • Landscape character - aesthetic aspects including scale, pattern, movement and complexity of the landscape
   • Landscape value
   • Landscape quality
   • Visual enclosure/openness of views
   • Scope for mitigation in character with the landscape
• Cultural heritage factors
• Natural heritage factors.

24. The guidance set out in figure 1 has been used in this assessment to arrive at an overall evaluation of landscape sensitivity. This judgement is made with reference to all of the criteria shown. There may be circumstances where the weighting given to some criteria may be greater than others. Evaluation of landscape sensitivity is ultimately a matter of professional judgement and is defined in this report as high, medium, low or negligible.

**Magnitude of change**

25. The magnitude of change is a function of the degree to which the scale and/or nature and/or extent of the changes are at variance with, or are compatible with, the character and qualities of the receiving landscape. The guidance notes and criteria set out in figure 2 have been used to make a judgement on the magnitude of change for this assessment. Evaluation of the magnitude of change is a matter of professional judgement and is defined in this report as large, medium, small or negligible.

**Degree of significance of landscape effects**

The degree of significance of the effects (adverse or beneficial) on the landscape resource is considered from a combined evaluation of the landscape sensitivity and the magnitude of change. The matrix in figure 3 has been used to guide this judgement. The definitions used are included in that figure. They are applied to both potential effects, and to residual effects.

26. For the purposes of this assessment, a significant impact is defined as an impact that, in the judgement of the assessor, should be taken into account in the decision-making process. If the degree of significance of effect is moderate or above then the effect is considered to be significant. Those effects assessed as being slight or negligible degree of significance are considered to be not significant. NB: where the effects fall between moderate and slight it will not be significant as moderate/slight is below moderate.

**Visual assessment**

**Definition and classification of significance of effects on visual amenity**

27. Visual effects result from the changes in character and quality of people’s views arising from the development. The significance of the effect on visual amenity is a professional judgement determined by consideration of the sensitivity of the receptor (the group of people experiencing the view) and the magnitude of the change. These are defined in the following paragraphs.
Sensitivity of visual receptor

28. Each view may include several categories of receptor varying for instance in degree of proprietary interest, occupation / activity / expectations and likely tolerance to change. The guidance set out in figure 4 is used to arrive at an evaluation of the sensitivity of the visual receptors. Evaluation of visual receptor sensitivity is ultimately a matter of professional judgement and is defined in this report as high, medium, low or negligible.

Magnitude of change

29. The magnitude of change in the view is determined partly by the degree of intrusion and obstruction of views in relation to the receptor and partly by the degree to which the nature and scale of the proposals assimilates with or alters the character and quality of the existing view. Distance plays an important part in both of these factors. The criteria in figure 5 have been used to determine the magnitude of change for this assessment. Evaluation of magnitude of change is a matter of professional judgement and is defined in this report as large, medium, small or negligible.

Degree of visual effect

30. The degree of significance of visual effect (adverse or beneficial) is determined from a consideration of the sensitivity of the visual receptor and the magnitude of change. The matrix in figure 6 has been used to guide this judgement. The definitions used are included in that figure. They are applied to both potential effects, and to residual effects.

31. For the purposes of this assessment, a significant impact is defined as an impact that, in the judgement of the assessor, should be taken into account in the decision-making process. If the degree of significance of effect is moderate or above then the effect is considered to be significant. Where significance is assessed as being slight or negligible they are considered to be not significant. NB: where the significance falls between moderate and slight it will not be significant as moderate/slight is below moderate.
A professional judgement on landscape sensitivity is made with reference to the following criteria.

- **Landscape character physical aspects**
  - Consideration of landform, land cover, enclosure/openness, settlement pattern etc.

- **Landscape character – aesthetic aspects**
  - Scale, pattern, scenic qualities, sense of place, movement, tranquility, remoteness, wilderness and complexity of the landscape.

- **Landscape value**
  - Consensus evidence for the value which society, including local communities, attach to the landscape. Evidence may include local or national designation such as National Parks, Areas of Outstanding Natural Beauty (AONBs) or Registered Parks and Gardens of Historic Interest. But might also be non-designated value expressed by local community or special interest groups or professional bodies. Local context may result in an otherwise unremarkable landscape being valued in relation to its comparative rarity or amenity value in an area which lacks similar landscapes. A landscape may also be valued for its inherent quality for instance as a good or typical example of a particular type of landscape or its distinctiveness. The way a landscape is experienced, by whom and from where it is experienced are factors that may also be taken into account.

- **Landscape quality or condition**
  - Physical condition of the landscape, including the degree of intactness of its features and composition. Maintenance, degradation damage scope for restoration/enhancement.

- **Visual enclosure/openness of views**
  - Consideration of topography, vegetation and development in determining the degree to which views are open or constrained.

- **Scope for mitigation in character with the landscape**
  - Cultural heritage factors
  - Natural heritage factors

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A landscape known and cherished by very many people from across the UK or internationally.
National Parks, Areas of Outstanding Natural Beauty and World Heritage Sites.

Very strong landscape structure, characteristics, patterns, balanced combination of landform and land cover. Exceptional sense of place. No detracting features. Good management. A highly valued landscape.

A landscape known and cherished by many people from across the region or county. Nationally or regionally designated landscapes.


A landscape designated at County level


A commonplace landscape valued by the local community/special interest groups.

Non-designated landscape of particularly distinctive or exemplar character or with features of some cultural or natural heritage value. Locally designated or important open gaps.

Landscape with relatively commonplace characteristics.

Weak landscape structure, characteristics, patterns, balanced combination of landform and land cover. Poor sense of place. Frequent detracting features. Lack of management. A landscape not valued.

A landscape valued by few people with few features of value or interest.

Featureless, spoiled or mundane landscape with few features of value or interest.

*Commonplace definition: Something encountered or experienced often, unremarkable*
### Figure 2
Magnitude of change – Landscape

<table>
<thead>
<tr>
<th>Negligible</th>
<th>Small</th>
<th>Medium</th>
<th>Large</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Adverse effects</strong></td>
<td><strong>Beneficial effects</strong></td>
<td><strong>Adverse effects</strong></td>
<td><strong>Beneficial effects</strong></td>
</tr>
<tr>
<td>- Minor loss of, or small alteration of key positive elements / features of the landscape.</td>
<td>- Minor restoration of, or small addition / enhancement of key positive elements / features of the landscape.</td>
<td>- Very minor loss of, or small alteration of key positive elements / features of the landscape.</td>
<td>- Very minor restoration of, or small addition / enhancement of key positive elements / features of the landscape.</td>
</tr>
<tr>
<td>- Minor negative change to the balance or relationship of landscape characteristics.</td>
<td>- Minor loss of, or small alteration of key negative elements / features that detract from the character of the landscape.</td>
<td>- Very minor negative change to the balance or relationship of landscape characteristics.</td>
<td>- Very minor loss of, or small alteration of key negative elements / features that detract from the character of the landscape.</td>
</tr>
<tr>
<td>- Introduction of uncharacteristic elements that would have a minor negative influence on the receiving landscape.</td>
<td>- Minor positive change to the balance or relationship of landscape characteristics.</td>
<td>- Introduction of uncharacteristic elements that would have a very minor negative influence on the receiving landscape.</td>
<td>- Very minor positive change to the balance or relationship of landscape characteristics.</td>
</tr>
<tr>
<td>- Introduction of elements of a scale, form or colour, that would be to a small extent, at odds with the scale, pattern, appearance and topography of the landscape.</td>
<td>- Introduction of elements of a scale, form or colour, that would be, to a very small extent, more characteristic of the receiving landscape than the elements replaced / altered.</td>
<td>- Introduction of elements of a scale, form or colour, that would be to a very small extent, at odds with the scale, pattern, appearance and topography of the landscape.</td>
<td>- Introduction of elements of a scale, form or colour, that would be, to a very small extent, more characteristic of the receiving landscape than the elements replaced / altered.</td>
</tr>
<tr>
<td><strong>Typical description of the change predicted</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>- Introduction of elements of a scale, form or colour, that would be to a very small extent, at odds with the scale, pattern, appearance and topography of the landscape.</td>
<td>- Typical description of the change predicted</td>
<td>- Introduction of elements of a scale, form or colour, that would be to a very small extent, at odds with the scale, pattern, appearance and topography of the landscape.</td>
<td>- Typical description of the change predicted</td>
</tr>
<tr>
<td>- Total or major loss of, or alteration to key positive elements / features of the landscape.</td>
<td>- Total or major restoration of, or addition / enhancement of key positive elements / features of the landscape.</td>
<td>- Total or major loss of, or alteration to key negative elements / features that detract from the character of the landscape.</td>
<td>- Total or major restoration of, or addition / enhancement of key negative elements / features that enhance the character of the landscape.</td>
</tr>
<tr>
<td>- Major negative change to the balance or relationship of landscape characteristics.</td>
<td>- Major positive change to the balance or relationship of landscape characteristics.</td>
<td>- Introduction of uncharacteristic elements that would dominate the receiving landscape.</td>
<td>- Introduction of elements of a scale, form or colour, that would be much more characteristic of the receiving landscape than the elements replaced / altered.</td>
</tr>
</tbody>
</table>
Figure 3
Determination of significance matrix – Landscape

Degrees of effect

**Very substantial:**
Large change to a landscape of high sensitivity.

**Substantial:**
Medium-large change to a landscape of medium-high sensitivity, medium change to a landscape of high sensitivity or large change to a landscape of medium sensitivity.

**Moderate:**
Medium change to a landscape of medium sensitivity, large change to a landscape of low sensitivity or small change to a landscape of high sensitivity.

**Slight:**
Medium or small change to a landscape of low sensitivity or small change to a landscape of medium sensitivity.

**Negligible:** Negligible, small, medium or large change to a landscape of negligible sensitivity or negligible change to a landscape of low, medium or high sensitivity.

Significance

If the degree of effect is moderate or above, then the effect is considered to be significant.

In some cases, the judgement of sensitivity or magnitude of change may fall somewhere between two descriptions, for instance a magnitude of change may be considered to be greater than small but less than medium and in these cases it is acceptable to describe these instances as lying between the two, in this instance, small-medium. It is also acceptable to describe effects in the same way, if it is considered that the effect lies between two effect descriptions.
Figure 4

Sensitivity of receptor – Visual change

Typical description of the receptor

Public views of or from areas of protected landscape such as National Park and AONB

Occcupiers of residential properties with views affected by development

Views from rights of way, rural roads and recreational areas where the focus may be on the landscape and tolerance to change is likely to be low

Views from offices, social meeting and learning places where the focus is unlikely to be on the landscape

Views from urban roads and footways, railways, industrial areas and trading parks, where the focus of attention is unlikely to be on the landscape and where tolerance to change is likely to be high

Areas without public or private views

Views from community areas, residential areas or public footpaths are generally considered more important than transient views from roads or views from workplaces, although transient views can include tourist routes that may be important. Views of attractive unspoilt landscapes might be considered more important than views of a rapidly changing area of development. Views that have cultural associations might also be considered to be sensitive. The judgement may also be moderated by reference to one or more of the additional criteria listed below:

- The number of people affected;
- The period of time and frequency that receptors experience the view;
- The status (resident / visitor), occupations / activity and consequent expectations of the receptor group and the degree to which that group has a proprietary interest in the view and is tolerant to change;
- The consensual importance of the view; this can include cultural, historical and archaeological associations and tourist / leisure / recreational associations;
- The context of the viewpoint;
- Other factors such as specific, regular meteorological conditions at the site or the landscape being in constant change due to the type of use, e.g. mineral storage and movement of aggregate stockpiles.
### Figure 5

**Magnitude of change – Visual change**

<table>
<thead>
<tr>
<th>Adverse effects</th>
<th>Beneficial effects</th>
</tr>
</thead>
</table>
| **Large**       | Total loss of, or major alteration, obstruction or intrusion to views.  
Major negative change to the balance or composition of views.  
Introduction of uncharacteristic elements that would dominate the view. | Total or major restoration or enhancement of views.  
Total or major loss of or alteration to negative elements that detract from views.  
Major positive change to the composition of views. |
| **Medium**      | Partial loss of, or moderate alteration, obstruction or intrusion to views.  
Moderate negative change to the balance or composition of views.  
Introduction of uncharacteristic elements that would have a moderate negative influence on views. | Partial or moderate restoration or enhancement of views.  
Partial or moderate loss or alteration of negative elements that detract from views.  
Moderate positive change to the composition of views. |
| **Small**       | Minor loss of, or small alteration, obstruction or intrusion to views.  
Minor negative change to the balance or composition of views.  
Introduction of uncharacteristic elements that would have a minor negative influence on views. | Minor restoration or enhancement of views  
Minor loss of, or minor alteration of negative elements that detract from views.  
Minor positive change to the composition of views. |
| **Negligible**  | Very minor loss of, or small alteration, obstruction or intrusion to views.  
Very minor negative change to the balance or composition of views.  
Introduction of uncharacteristic elements that would have a very minor negative influence on views. | Very minor restoration or enhancement of views.  
Very minor loss of, or alteration of negative elements that detract from the view.  
Very minor positive change to the composition of views. |

The magnitude of change is determined by considering the following:

- distance of the viewpoint from the proposals
- the angle of view in relation to the main activity of the receptor
- the extent of the area over which the changes will be visible
- the scale of the change 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 proposed development
- the degree of contrast or integration of any new features or changes in the landscape with the existing or remaining landscape elements and characteristics in terms of form, scale and mass, line, height, colour and texture
- the duration and nature of the effect, temporary or permanent, intermittent or continuous
Determination of significance matrix – Visual change

Degrees of effect

**Very substantial:**
Large change to a receptor of high sensitivity.

**Substantial:**
Medium-large change to a receptor of medium-high sensitivity, medium change to a receptor of high sensitivity or large change to a receptor of medium sensitivity.

**Moderate:**
Medium change to a receptor of medium sensitivity, large change to a receptor of low sensitivity or small change to a receptor of high sensitivity.

**Slight:**
Medium or small change to a receptor of low sensitivity or small change to a receptor of medium sensitivity.

**Negligible:**
Negligible, small, medium or large change to a receptor of negligible sensitivity or negligible change to a receptor of low, medium or high sensitivity.

**Significance**
If the degree of effect is moderate or above, then the effect is considered to be significant.
SV1a View of Oldlands Farm site from A29 looking south east

SV1b View of Oldlands Farm site from Steyning Way looking north
SV2a  View of Salt Box site from A29 adjacent to Rowan Park looking west

SV2b  View of Salt Box site from western boundary looking north east
SV3a  View of Rowan Park site entrance from Rowan Way

SV3b  View of Rowan Park site through gap in vegetation on boundary with A29
Trees at Rowan Park

Roadside vegetation varies in density, enabling some clear views into the site.

Views contained by vegetation along Shripney Lane

Roundabout junction with future A259

Trees on southern edge of Shripney

Extent of Salt Box site

View west from A259/ A29 roundabout (between site areas)
RV1b View from A29 south of Shripney looking south

Bogor relief road compound
Oldlands Farm site
Development at Steyning Way
Rowan Park site
RV2 View from A29 south of Shiptney looking south

Oldlands Farm site with Development at Steyning Way in the background

Rowan Park site

Salt Box site beyond hedge
Bognor Regis LDO Representative views

RV3 View north from A29, 50m south of roundabout at Southern Cross Industrial Estate

Trees at Rowan
A29
Vegetation on southern boundary of Oldlands Farm site
Steyning Way (access to southern cross)
Representative Viewpoint RV4, Figure 18

RV4 View north-east from Local Nature Reserve

- Hedgerow on boundary with Salt Box
- Poplars on southern edge of Shripney, North of Salt Box
- Extent of Salt Box site
- Extent of Rowan Park site
- Coldlands Farm site beyond Rowan Park but screened by trees
Approximate extent of Salt Box site

Trees and boundary vegetation on western boundary of Salt Box site

Trees on southern edge of Shipney

Path on northern edge of LNR

View east from Local Nature Reserve at North Bersted 150m west of site
Representative Viewpoint RV6, Figure 20

Trees in woodland on southern edge of Shripney

Approximate extent of Salt Box site

Trees at Rowan Park site

RV6  View east from Rowan Way from roundabout junction with the A259 (in construction) 500m west of site
View South-East from Shripney Lane at Western end of Shripney, 500m north-west of the site
View southeast from public footpath adjacent to Woodpecker Nursery, 700m north of site.
View south west from Bognor Regis Relief Road RV9
Vegetation on golf course edge extending to south

Remnant field boundary

Dilapidated barn at Oldlands Farm

Vegetation along railway line

Approximate extent of site (all areas)

Trees at Rowan Park

Trees on southern edge of Shripney

Golf course

Approximate extent of site (all areas)

Vegetation along railway line

View West from public footpath on western edge of golf course 450m East of Oldlands Farm site