

Elbridge Farm, Bognor Regis  
Landscape and Visual Study

December 2022



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15.12.22	P01	NT	AG	Draft issue
07.02.23	P02	NT	AG	Updated site layout / inner impermeable fencing added
29.03.23	P03	NT	AG	Updated site layout - changes to boundary treatments
30.03.23	P04	NT	AG	Changes to boundary wall

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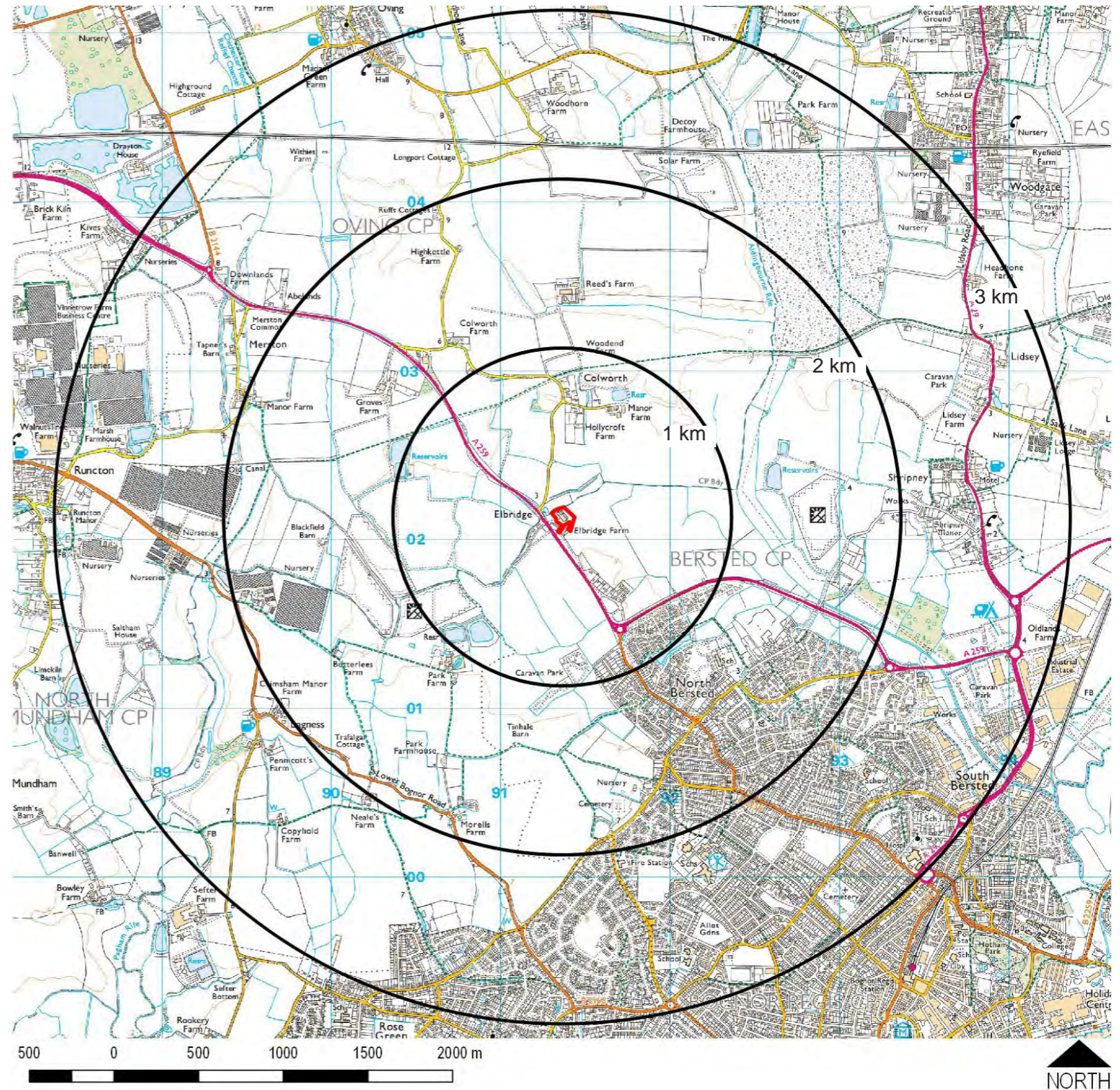
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## 1. Introduction

- 1.1. The terra firma Consultancy was appointed in October 2022 to carry out a landscape study in support of an application for the extension of the existing waste transfer and recycling facility at Elbridge Farm, Bognor Regis.
- 1.2. The site comprises the existing Elbridge Farm waste transfer and recycling centre, and extends into adjoining farmland to the east. It is located to the north of the A259, which links Chichester, to the northwest, to Bognor Regis, to the southeast. A shared access road leads from the A259, through Elbridge Farm, to the site. Along with the Recycle Southern Recycling Centre, a number of additional commercial businesses occupy the Elbridge Farm Business Centre.
- 1.3. Previous planning application reference: WSCC/007/22, submitted in March 2022, to increase the amount of waste material that is recycled at the Elbridge Recycling site whilst addressing a number of minor changes to the way that the site is laid out, was subsequently withdrawn.
- 1.4. This report does not represent a full Landscape and Visual Impact Appraisal (LVIA) but is based on the approach set out in the Guidelines for Landscape and Visual Impact Assessments 3rd edition (GLVIA 3) which also states that any appraisal should be 'proportional to the scale and nature of the proposed development' (GLVIA3 para. 6.2).

Figure 1 - Site location

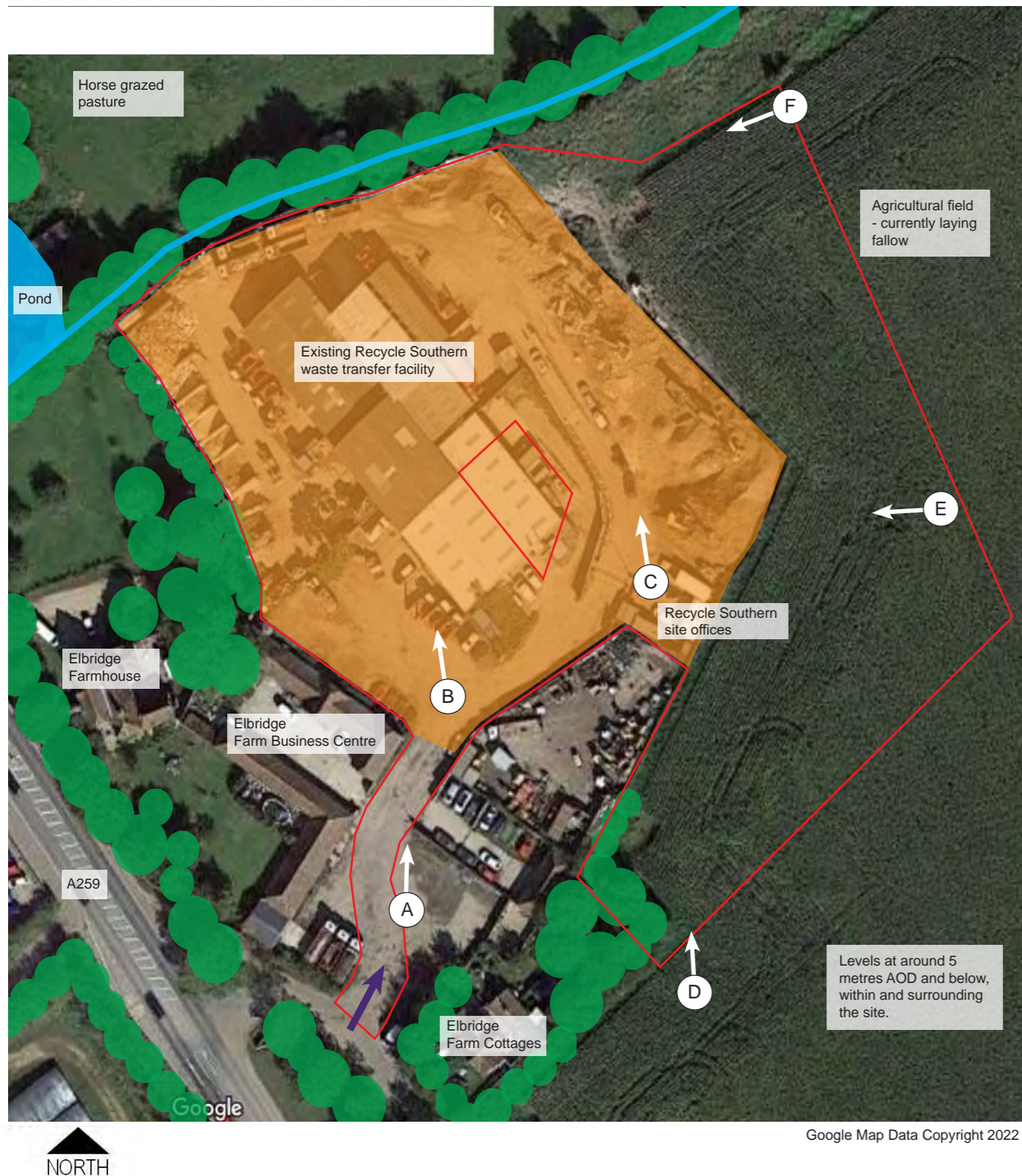


### Key

Site location









Figure 2 - Site description



## 2. Location and Description

- 2.1. The site at Elbridge Farm lies immediately to the northeast of the A259, which links Chichester, approximately 4 km to the northwest of the site, and Bognor Regis to the southeast. North Bersted, on the northern edge of Bognor, is located less than 1 km to the southeast of the site, with development contained by the North Bersted Bypass. The Recycle Southern Recycling site forms the larger part of the Elbridge Farm Business Centre. A number of light industrial and commercial businesses are located within buildings in the main farm complex adjoining the A259. The site and Elbridge Farm Business Park are accessed via a layby / dead end road to the north of the A259. The site and Elbridge Farm are surrounded by a mix of arable farmland and extensive areas of glasshouses and covered salad and soft fruit growing.
- 2.2. The larger part of the site comprises the existing Recycle Southern waste transfer facility. A shared access road extends to the south providing access through Elbridge Farm Business Centre. An agricultural field, currently lying fallow, forms the proposed extension to the site to the north and east, (see Figure 2 Site description, and Figures 3 to 5 Site Photos.) A number of buildings within the existing waste transfer facility include a block of large, modern agricultural style barns to a maximum height of approximately 8 metres. Storage bays with temporary overhead cover are located in the northern part of the site, with a number of portacabin style site office buildings on the eastern site boundary. The remainder of the waste transfer site comprises storage of spoil / waste, storage containers and skips, along with circulatory access for vehicles and machinery. Metal panel fencing separates compounds within the site, with lighting mounted on columns, electricity poles and overhead wires. The site extends to the east into an agricultural field which is currently covered by ruderal growth. A strip of rough grass at the northern edge of this field follows the ditch / watercourse on the northern site boundary.
- 2.3. The northeastern and southeastern boundaries of the site extension are currently unmarked, falling within the open field to the north and east of the existing waste transfer facility. The existing boundaries of the Recycle Southern waste transfer facility are formed by an assortment of metal sheet fencing and temporary security type fencing. Stock piles within the waste site extend to the boundary fencing. The southern corner of the site adjoins the rear boundary of Elbridge Farm Cottages, a pair of semi detached properties located in the southern corner of the Elbridge Farm complex. An area of scrub and an overgrown hedgerow and hedgerow trees adjoins these property boundaries in the southern corner of the site. The residential property, Elbridge Farmhouse, is surrounded by mature vegetation to the southwest of the farm complex.
- 2.4. The northwestern boundary follows the line of a ditch / watercourse linked to Aldingbourne Rife. Lined by trees and scrubby vegetation, the ditch connects with a pond within the grounds of Elbridge Farmhouse, and is culverted under the A259 to the south. Beyond the ditch on the northwestern site boundary, horse grazed pasture separates the site from the lane heading north to Colworth.

### KEY

- |   |   |   |   |
|---|---|---|---|
|  | Existing waste transfer site  |  | Location of pond and ditch / watercourse          |
|  | Approximate site boundary   |  | Access point                                      |
|  | Approximate location of significant hedgerows / lines of trees within and in the vicinity of the site |  | Location of site photographs (see Figures 3 to 5) |



### Figure 3 - Site photos



Photograph A: View looking north towards the Recycle Southern site from the access road through Elbridge Farm Business Park



Photograph B: View looking northwest across the Recycle Southern Site towards the northwestern site boundary



## Figure 4 - Site photos



Photograph C: View looking northwest across the Recycle Southern Site towards the northern boundary from the site offices



Photograph D: View looking north from the field forming the southern corner of the site towards the existing Recycle Southern waste transfer facility



## Figure 5 - Site photos



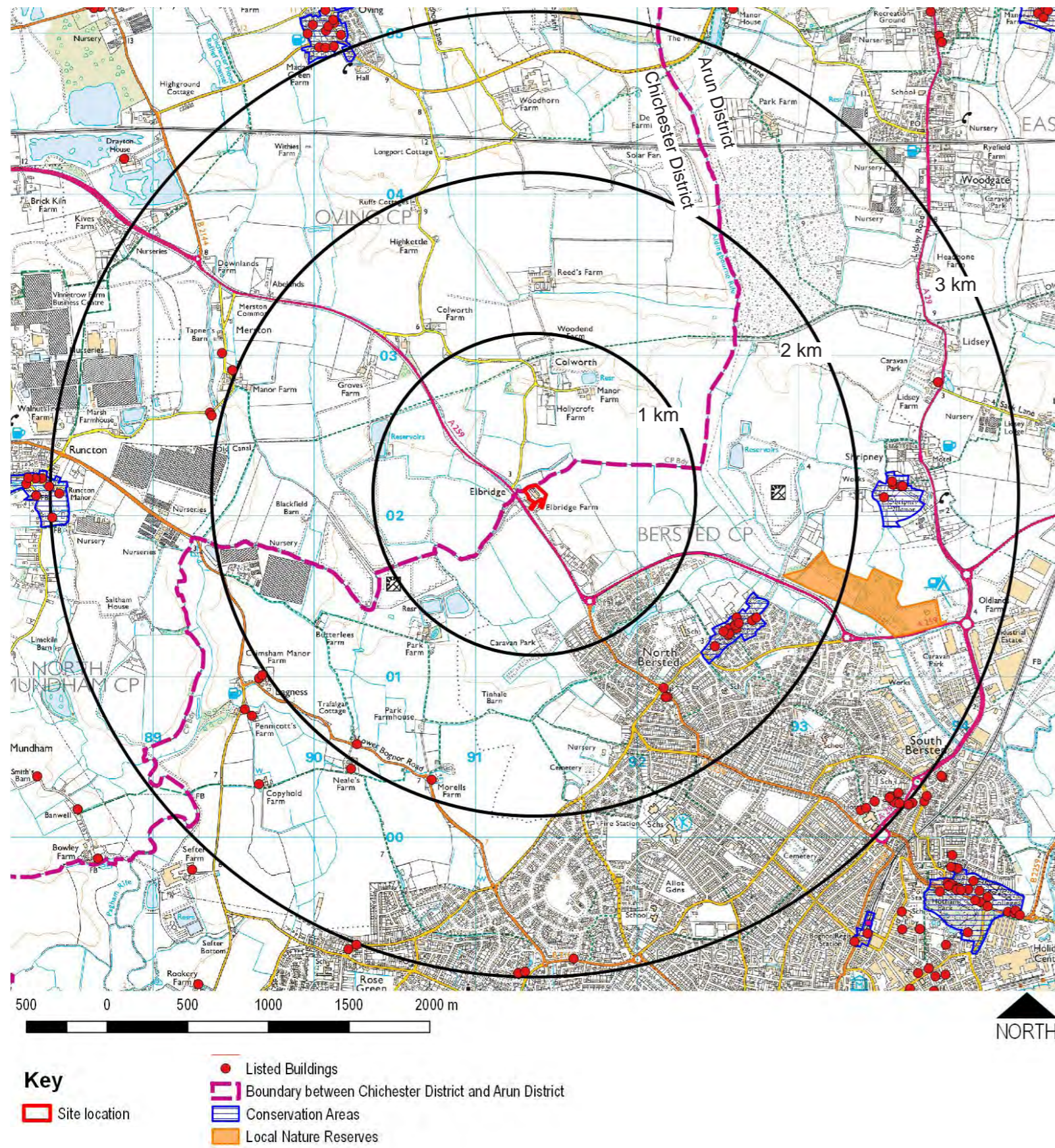
Photograph E: View looking west from the field on the eastern site boundary, towards the existing Recycle Southern waste transfer facility



Photograph F: View looking west from the field on the eastern site boundary, towards the existing Recycle Southern waste transfer facility



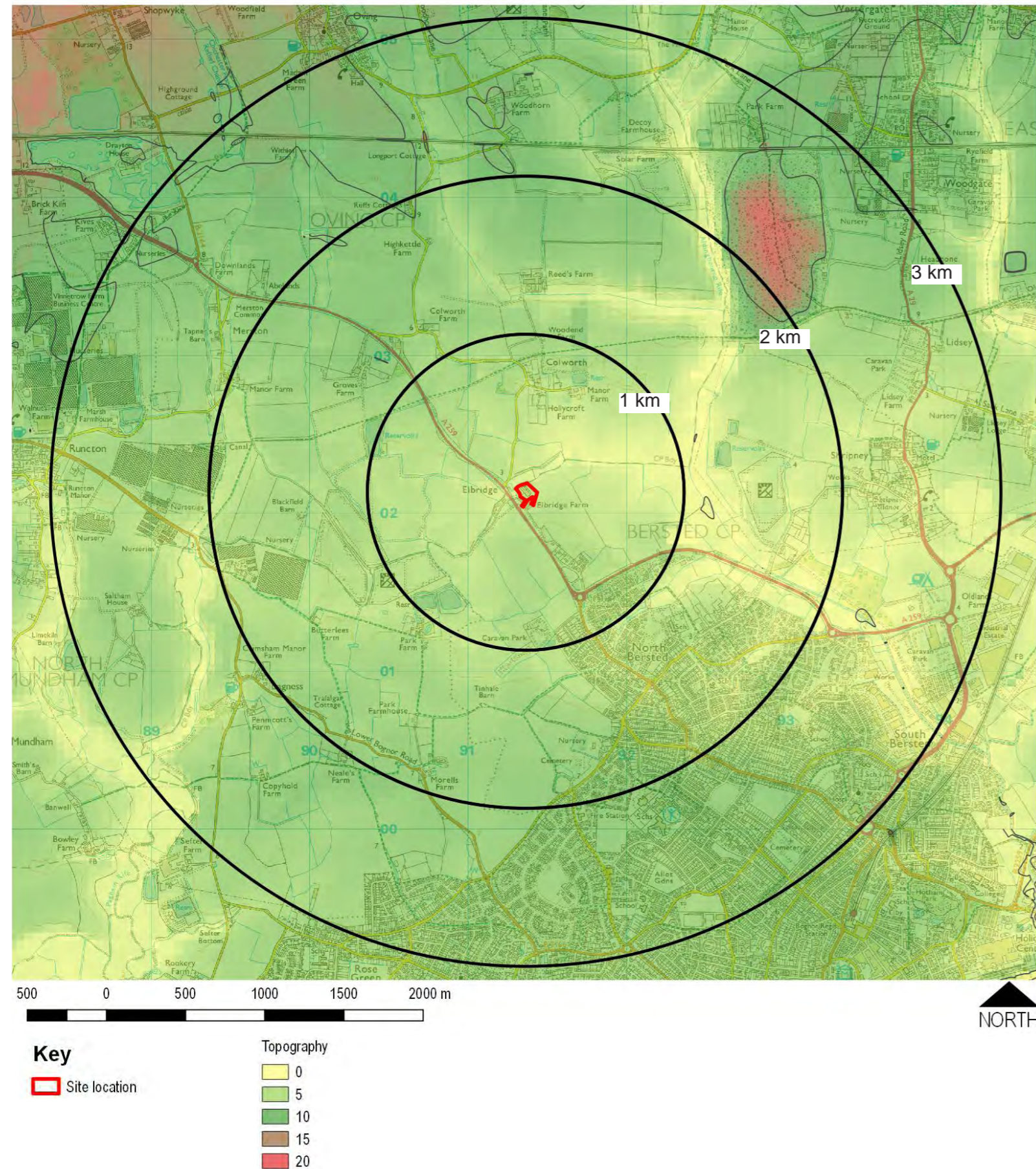
Figure 6 - Landscape Designations



- 2.5. There are no ancient woodlands in the immediate vicinity of the site, and limited ancient woodlands in the wider area of the coastal plain to the south of the A27.
- 2.6. Of only two Local Nature Reserves (LNR) in Arun District, Bersted Brooks LNR, is located just over 1.5 km to the southeast of the site, adjoining the North Bersted Bypass. Areas of meadow, narrow reedbeds and ditches, permanent and temporary ponds, and an extensive newly planted floodplain woodland are accessible to the public. To the north of the site, an area shown as 'Coastal and Floodplain grazing Marsh' on the Priority Habitat Inventory, encompasses the ditch and pasture between the site and the lane leading to Colworth.
- 2.7. There are no public rights of way crossing the site, or in its immediate vicinity. Public footpath number 200 crosses farmland to the north of the site, following the line of an old canal, between the A259, Colworth and Lidsey. A number of public footpaths cross low lying farmland to the southwest of the site and the A259, including footpath number 134 running through Park Farm.
- 2.8. Although there are no waterbodies within the site, a ditch / watercourse, part of Aldingbourne Rife, runs along the northwestern site boundary, crossing the A259 in a culvert to the northwest of the site access. A pond, adjoining the ditch, is located on land between Elbridge Farmhouse and the lane leading to Colworth. A network of drainage channels and rifes cross the surrounding farmland.
- 2.9. Chichester Harbour AONB lies just under 7 km to the west of the site, its eastern boundary following the A286 to the south of Chichester. The southern boundary of the South Downs National Park lies to the north of the A27, over 5 km to the north of the site.
- 2.10. There are no heritage designations in the immediate vicinity of the site. The nearest listed buildings include;
  - A cluster of Grade II buildings located in North Bersted Conservation Area, approximately 1.5 km to the southeast;
  - A cluster of Grade II buildings located in Shripney Conservation Area, approximately 2.5 km to the east;
  - Scattered listed buildings on Lower Bognor Road, approximately 2.0 km to the southwest.
- 2.11. North Bersted and Shripney Conservation Areas are located 1.5 km to the southeast and just over 2.0 km to the east of the site, respectively.



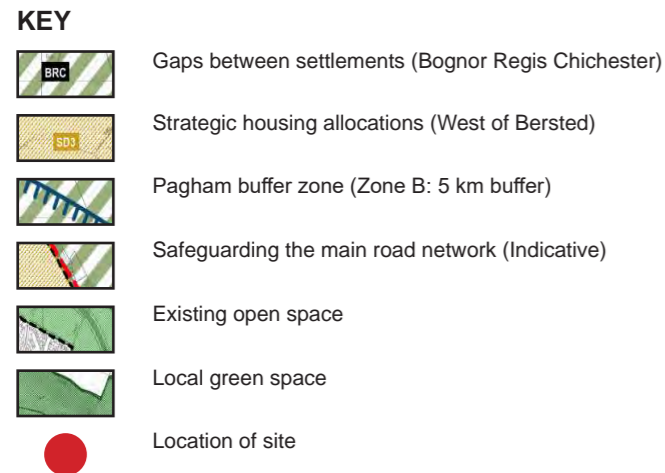
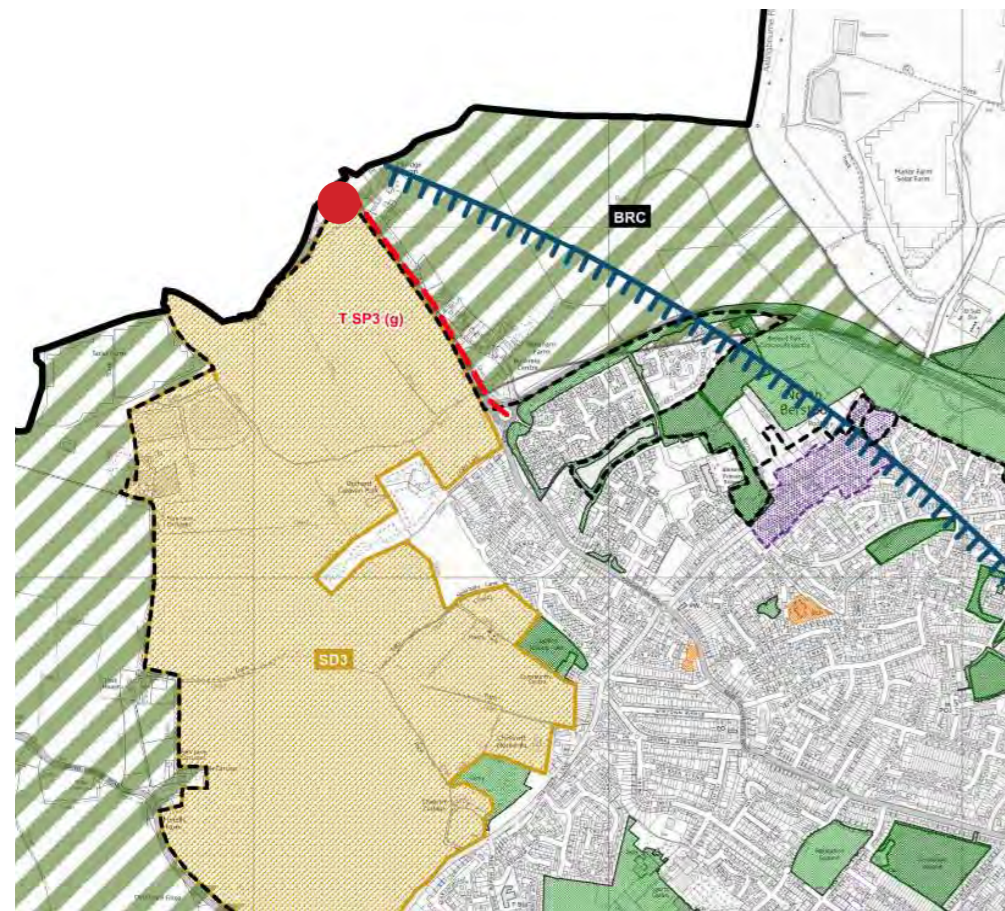
Figure 7 - Topography



2.12. The site itself is relatively flat, reflecting the topography of the surrounding landscape. The low lying coastal plain in the vicinity of the site is largely at, or below 5 metres AOD, and is shown on the OS map as being 3 metres AOD on the A259, immediately to the north of the lane leading to Colworth. Levels fall towards the coastline at Aldwick and Bognor Regis, approximately 3 km to the south. The land steadily rises to a high point of 127 metres at Hainaker Hill, 9 km to the north of the site, with Heyshott Down, at 233 metres, located on the ridge of the South Downs, 15 km to the north of Elbridge Farm.



Figure 8 - Extract from the Adopted Arun Local Plan 2011-2031:  
Policy Map 3 (West) Update Sept 2018 v1



### 3. Planning Policy

3.1. The Arun Local Plan 2011-2031 was adopted on 18 July 2018, and replaces the Arun Local Plan 2003 and the saved policies within it.

3.2. Relevant policies within the Arun Local Plan 2011-2031, include those listed below (see Figure 8):

- Policy SD SP3: Gaps Between Settlements states that the generally open and undeveloped nature of gaps between settlements, as identified on the Policies Maps, will be protected to prevent coalescence and to retain their separate identity. These gaps include the Bognor Regis to Chichester Gap (BRC);

It notes that development will only be permitted within the gaps if: it would not undermine the physical and / or visual separation of settlements; it would not undermine the integrity of the gap, either individually or cumulatively with other existing or proposed development; it cannot be located elsewhere; and it maintains the character of the undeveloped coast;

The site lies within the Bognor Regis to Chichester Gap;

- Policy LAN DM1: Protection of Landscape Character states that development throughout the plan area should respect the particular characteristics and natural features of the relevant landscape character areas and seek, wherever possible, to reinforce or repair the character of those areas;

3.3. Relevant policies within the West Sussex Waste Local Plan, Adopted April 2014 include:

- Policy W11: Character states that proposals for waste development will be permitted provided that they would not have an unacceptable impact on: the character, distinctiveness, and sense of place of the different areas of the County and that they reflect and, where possible, reinforce the character of the main natural character areas (including the retention of important features or characteristics); and, the separate identity of settlements and distinctive character of towns and villages (including specific areas or neighbourhoods) and development would not lead to their actual or perceived coalescence;

- Policy W12: High Quality Developments states that proposals for waste development will be permitted provided that they are of high quality and, where appropriate, the scale, form, and design (including landscaping) take into account the need to: integrate with and, where possible, enhance adjoining land-uses and minimise potential conflicts between land-uses and activities; have regard to the local context including:

*(i) the varied traditions and character of the different parts of West Sussex;*

*(ii) the characteristics of the site in terms of topography, and natural and man-made features;*

*(iii) the topography, landscape, townscape, streetscape and skyline of the surrounding area;*

*(iv) views into and out of the site; and*

*(v) the use of materials and building styles'.*

3.4. Landscape Gap Assessment for Chichester District Council, May 2019

- The site lies within Arun District, but adjoins the boundary with Chichester District to the northwest;
- Options 1 and 2 for the potential location of the Bognor and Chichester gap adjoin the northwestern boundary of the site. Option 3 excludes land adjoining Elbridge Farm and is largely confined to land to the south of the A259;
- The potential gap options are described as being rural in character, with few suburban influences except some influence of large scale horticultural development;
- Guidelines state, amongst other recommendations:
  - *'Any proposed development should not visually, perceptually or physically lead to coalescence of settlements';*
  - *'Ensure any new development, including horticultural development, is well integrated into the wider landscape. Use locally appropriate and characteristic hedgerow and treeline planting as appropriate'*
  - *'Ensure the positive open views to the SDNP and identified landmarks are retained'.*



## 4. Proposed development

- 4.1. The previously withdrawn planning application, WSCC/007/22, sought to increase the amount of waste material that is recycled at the site, as well as including a number of minor amendments to the site layout.
- 4.2. The proposed development will form an application for the extension of the existing waste transfer facility within the site. Proposals will comprise extending the northeastern and southeastern boundaries into the adjoining field (between 25 and 40 metres), with associated waste transfer operations extending into these areas, including tipping, processing and storage of stock. Proposals will include an inner boundary concrete wall with perimeter soil bunding, security fencing, and native tree and shrub planting.
- 4.3. The proposed development is shown on Figure 19, Landscape Proposals. Proposed access to the site will be provided from the A259, via a shared access driveway, which is currently used for this purpose. Existing buildings will be retained, with the exception of the site offices, which will be relocated from the eastern site boundary, to be accommodated within existing buildings at the centre of the site. Proposed surfacing within the extension to the site will be permeable surfacing.
- 4.4. The proposed relocated northeastern and southeastern boundaries, will be formed by 2.0 metre high security fencing. Proposed 2.0 metre high earth bunding against a 3.0 metre concrete wall within the site will follow the new northeastern and southeastern site boundaries. The proposed concrete wall will provide protection for the bunding and proposed planting from operations within the site. Impermeable fencing, (3.5 metre acoustic fencing) will protect retained trees and proposed planting from operations within the site at the southern corner of the proposals.
- 4.5. CCTV within the site will remain as existing, comprising a number of cameras located on buildings, fencing and poles to monitor the waste activities and keep staff safe. As with CCTV there will be no change to the existing lighting provision which comprises lighting units that are directional and face downwards in order to prevent light spillage beyond the site boundary, and are only used in darker winter months as required.
- 4.6. Landscape proposals will include:
- Protection of existing vegetation on and adjoining site boundaries, in particular following the ditch beyond the northwestern boundary of the site extension;
  - Proposed bunding within the site, following the new northeastern and southeastern site boundaries, to a height of 2.0 metres; the outside face to be planted with a native tree and shrub mix;
  - Protection of existing trees and hedgerow vegetation on the southwestern site boundary, adjoining the gardens of Elbridge Farm Cottages, with impermeable fencing enclosing a 5 metre wide buffer on this boundary. Additional native tree planting will be carried out within the fenced buffer, along with native shrub mix planting where necessary.

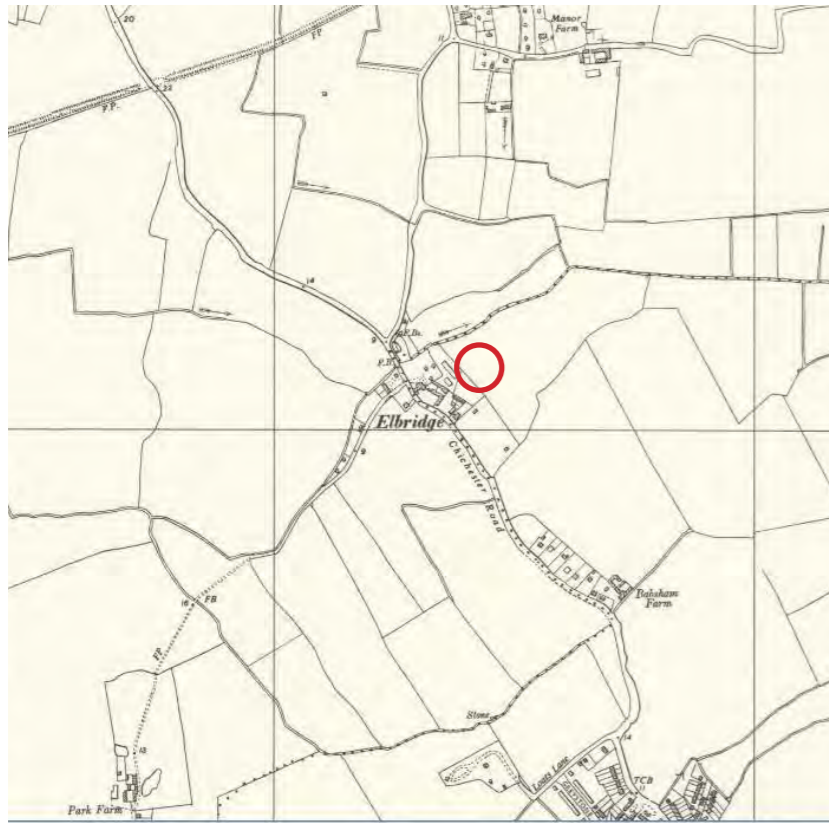
## 5. Landscape Sensitivity

### 5.1. Landscape Character

- 5.1.1. Landscape character is a key component of any landscape study. For the purposes of this study we have looked at the Arun Landscape Study, 2006, drawing additional information from the West Sussex Landscape Character Assessment, 2003, where this is considered helpful. *Terra firma comments are added in italics.*
- 5.1.2. The Arun Landscape Study: Landscape and Visual Amenity Aspects of Development Choices in Arun District 2006-2026, was carried out to inform decision making on where major development might be accommodated within the District without an unacceptable impact on landscape character in general and on the setting of outstanding assets within Arun District. The study also reviewed and considered the boundaries of Strategic and Local Gaps. In order to establish a comprehensive baseline of information of the District a landscape character assessment was undertaken, with the land surrounding Elbridge Farm, and located within Arun District, identified as lying within Local Landscape Character Area (LLCA) 7: Sefter Bottom - Elbridge Coastal Plain.
- 5.1.3. The relevant key characteristics of LLCA 7: Sefter Bottom - Elbridge Coastal Plain are:
- Almost entirely open arable fields; *the eastern part of the site is formed by the western edge of an open agricultural field, currently laying fallow;*
  - Well managed, intensive farmland; *the wider landscape surrounding the site comprises extensive areas of horticulture, including glasshouses and polytunnels;*
  - Abuts Pagham Rife to the west, Aldingbourne Rife to the east; *a ditch / watercourse forms the northwestern site boundary;*
  - Rural but influenced by lanes and roads which dissect the area; *the site is surrounded by farmland with scattered, isolated farms and dwellings. Narrow, rural lane to Colworth to the northwest of the site, with busy A259 immediately to the south;*
  - Minor urban influence from distant views of Bognor to the south; *views from the site, across farmland to residential development at North Bersted, south of the North Bersted Bypass;*
  - Distant views of the South Downs to the north; *views from the site, northwards towards the distant south downs on the horizon.*
- 5.1.4. Similar relevant key characteristics drawn from the West Sussex Landscape Character Assessment, 2003, LCA SC9: Chichester to Yapton Coastal Plain, include:
- A low density of hedgerows and hedgerow trees with occasional shelterbelts; *some new planting of hedgerows and shelterbelts within surrounding farmland;*
  - Large-scale arable farming and market gardening. Extensive farms with both traditional and modern farm buildings and silos, and clusters of glasshouses. Large farmsteads along roads, and on dead-end tracks; *Manor Farm to the north, and Groves Farm and Park Farm to the south of the site;*
  - Long views to Arundel, the Downs and to the distinctive spire of Chichester Cathedral. The relatively open character of much of the area allows long views so that village church towers are important landmarks in views; *views northwards from the site towards the South Downs;*
  - Frequent urban fringe influences of horse paddocks, light industry and disused airfields, with busy minor and major roads; *busy A259 to the south, with associated development;*
  - The urban fringes associated with Bognor are particularly obvious; *development at North Bersted can be viewed from the eastern edge of the site.*



## Figure 9 - Historic Maps



OS National Grid Maps: SU90SW - A: Surveyed / Revised: 1930 to 1961, Published: 1961  
(Reproduced with the permission of the National Library of Scotland)



Google Map data Copyright 2022



Site location

Land Management Guidelines include:

- Maintain and strengthen field boundaries such as hedgerows and shelterbelts;
- Establish new vegetation features by the planting of hedgerows and tree clumps in field corners and along roadsides, especially those approaching settlements;
- Encourage bold tree planting associated with large agricultural buildings, glasshouses and industrial buildings to attempt to assimilate them into the landscape more satisfactorily.

### 5.2. Historic Map Regression

- 5.2.1. Historic map evidence shows that although the field pattern surrounding the site at Elbridge Farm has remained much the same from 1900 until the present day, the recent construction of the North Bersted Bypass has disrupted the field pattern to the southeast. Areas of horticulture and polytunnels to the northeast and southwest of the site are largely contained within the pattern of historic field boundaries.

### 5.3. Ecosystem Services

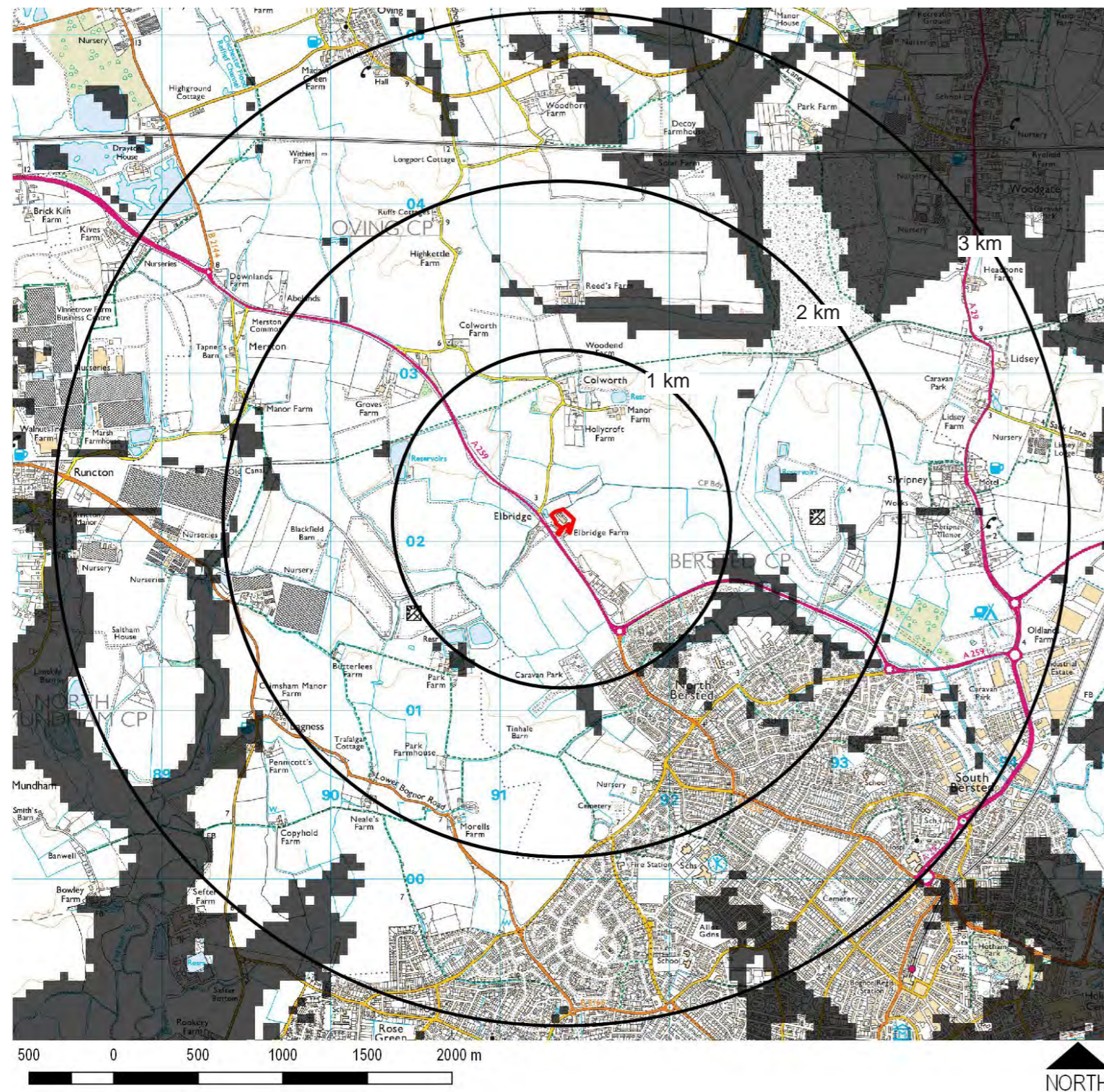
- 5.3.1. The eastern part of the site, formed by an agricultural field which is currently lying fallow, contributes to ecosystem services by capturing rainfall and reducing flood risk. The existing waste transfer facility occupies the remainder of the site, and although there is limited vegetation, all surfacing is permeable. Mature vegetation follows the ditch on the northwestern boundary and the southwestern boundary with Elbridge Farmhouse. Soils in the vicinity of the site, lying on the coastal plain, are classified as Grade 1 'Excellent', as shown on the Natural England, Agricultural Land Classification map of the London and South East Region.

### 5.4. Landscape Sensitivity

- 5.4.1. It is considered that the site has a relatively low landscape sensitivity. Although the site extension to the north and east includes an area of agricultural land, it immediately adjoins the existing waste transfer facility and Elbridge Farm Business Park. The character of the ditch to the northwest of the site extension, and priority habitat 'Coastal and floodplain grazing marsh' beyond will be maintained, with the site boundary set back from the ditch at this point.
- 5.4.2. The existing waste transfer facility accommodates a number of large agricultural style building and storage of waste materials, with associated activity and noise from operational machinery, office buildings and car parking. Perceptual qualities, including tranquillity within the site extension are currently affected by the existing operations on the site including lighting, overhead power lines and boundary fencing. Although the site is generally well contained within the wider landscape by surrounding vegetation and built form, there are opportunities for providing enclosure on its northeastern and eastern boundaries. Proposed concrete walling, bunding and associated native tree and shrub planting will provide screening on these boundaries.
- 5.4.3. In addition to the presence of a number of businesses in Elbridge Farm Business Park to the south, the site is influenced by the surrounding land use within the coastal plain to the northwest of Bognor Regis. Urban influences in the vicinity of the site include the busy A259 corridor; extensive areas of horticultural greenhouses and polytunnels to the north; North Bersted Bypass / residential and retail development at Bersted and Shripney to the southeast and east; and farm diversification and development along the A259 corridor.
- 5.4.4. Although the site lies within the Bognor Regis to Chichester Gap, as set out in Policy SD SP3 Gaps Between Settlements in the Arun Local Plan, it is not considered that the site extension will result in an appreciable adverse effect on either the integrity of the gap, or the physical and / or visual separation of settlements. Similarly, in relation to options 1 and 2 for the potential location of the Bognor and Chichester gap within Chichester District, it is considered that the proposed development will not visually, perceptually or physically lead to coalescence of settlements, and will be well integrated into the wider landscape, using locally appropriate and characteristic tree and shrub planting.



Figure 10 - Zone of theoretical visibility (ZTV)

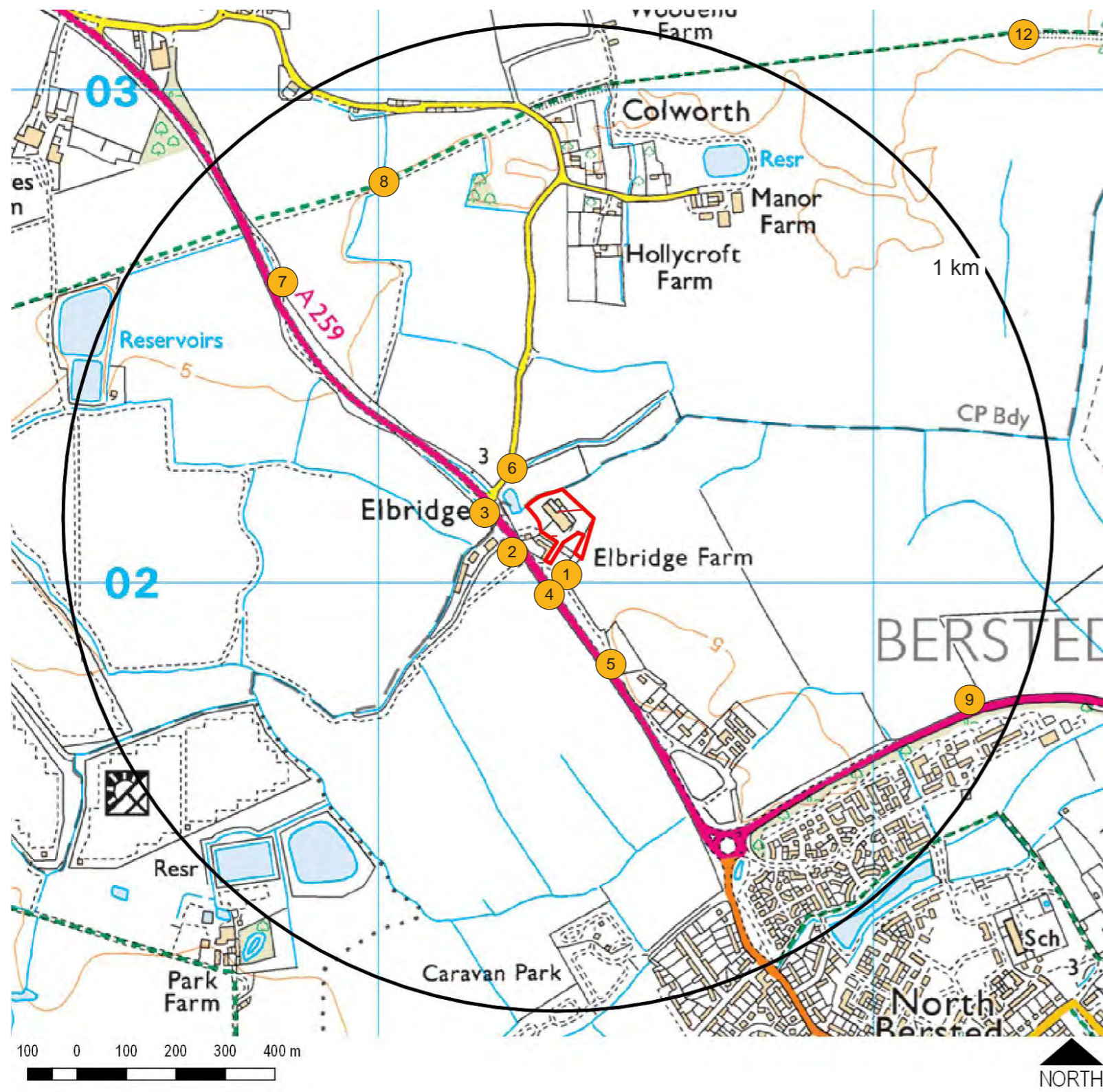


## 6. Visual Sensitivity

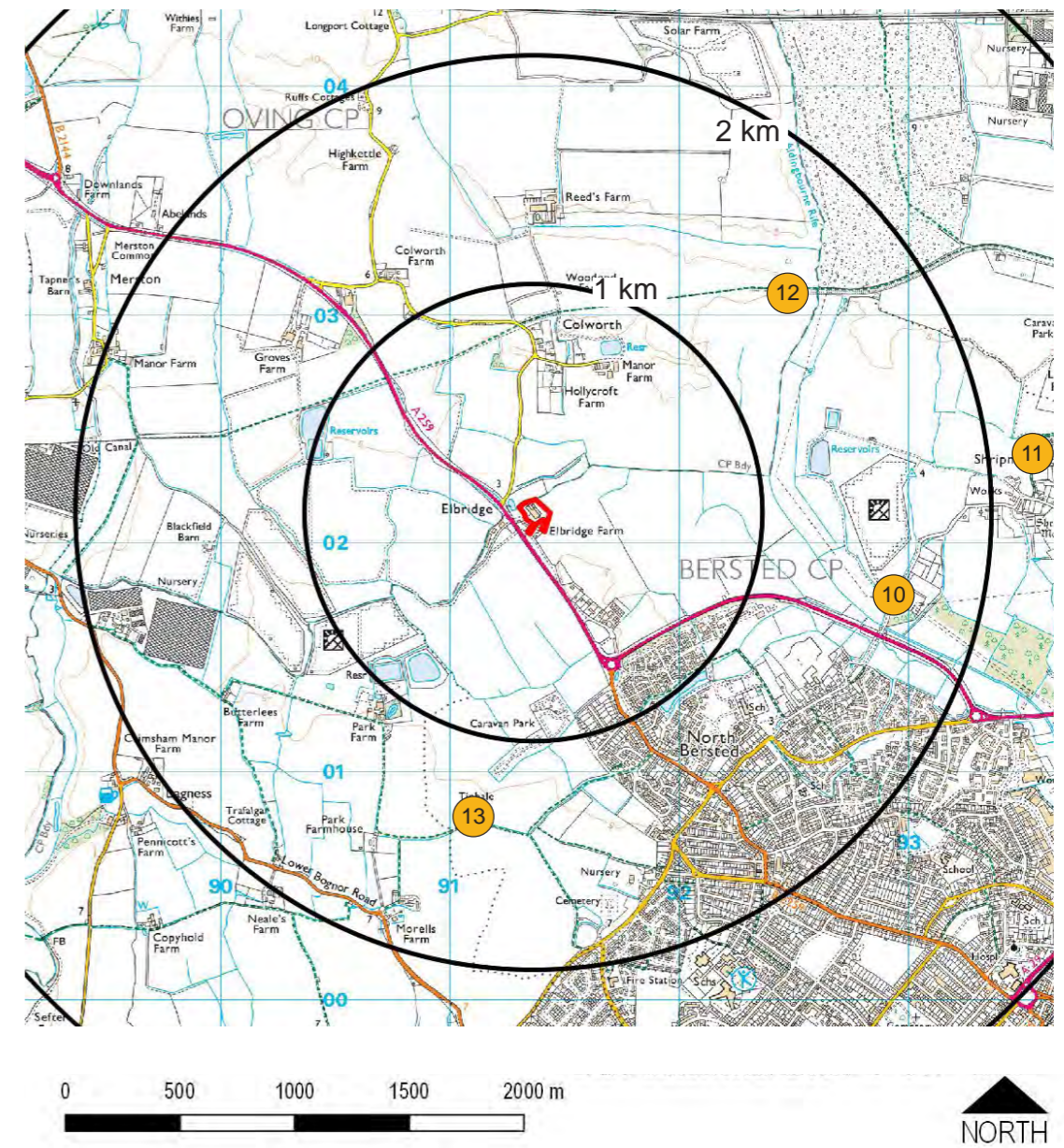
- 6.1. This report is based on the approach set out in the Guidelines for Landscape and Visual Impact Assessments 3rd edition (GLVIA 3) which also states that any appraisal should be 'proportional to the scale and nature of the proposed development' (GLVIA3 para. 6.2).
- 6.2. This study of immediate views, informed by the ZTV, (Figure 10), and a desk top study, established the site is well contained by adjoining vegetation and built form, situated on low lying ground within the coastal plain. Publicly accessible views are largely confined to those gained from the A259 as it passes Elbridge Farm, with occasional glimpses possible from surrounding roads and footpaths. Views are limited by the lack of public rights of way in the immediate vicinity of the site. This assessment was undertaken in autumn when trees were partially in leaf demonstrating their near full screening potential. The low lying landscape of the coastal plain surrounding the site, results in many of the locations indicated as 'development potentially visible' being restricted by intervening vegetation and built form, including horticultural glasshouses and polytunnels.
- 6.3. The topography of the area is the basis for the diagram showing the zone of theoretical visibility (ZTV), see Figure 8. The ZTV is used to guide fieldwork, ruling out areas where the likely proposed development would be screened by landform. This computer-generated model is based on a 'bare earth' scenario, discounting the vegetation in the area. The ZTV diagram is theoretical, for use only as a starting point to inform potential areas to be tested in the field. As such, the ZTV is potentially misleading and actual visibility may be proved to be considerably less through fieldwork, as has been proven to the case here. This diagram was created with a reference height of 5m, and a viewer height of 1.65m.
- 6.4. Locations of viewpoints are shown on Figure 11, with viewpoints illustrated on Figures 12 to 18. Visual receptors are the people within the area who will be affected by the changes of views and visual amenity. Those receptors with an interest in their surroundings, such as walkers on public rights of way (PRoW) and local residents are considered to have a higher sensitivity to changes in views.



Figure 11 - Photographic Viewpoint Locations



Distant viewpoints

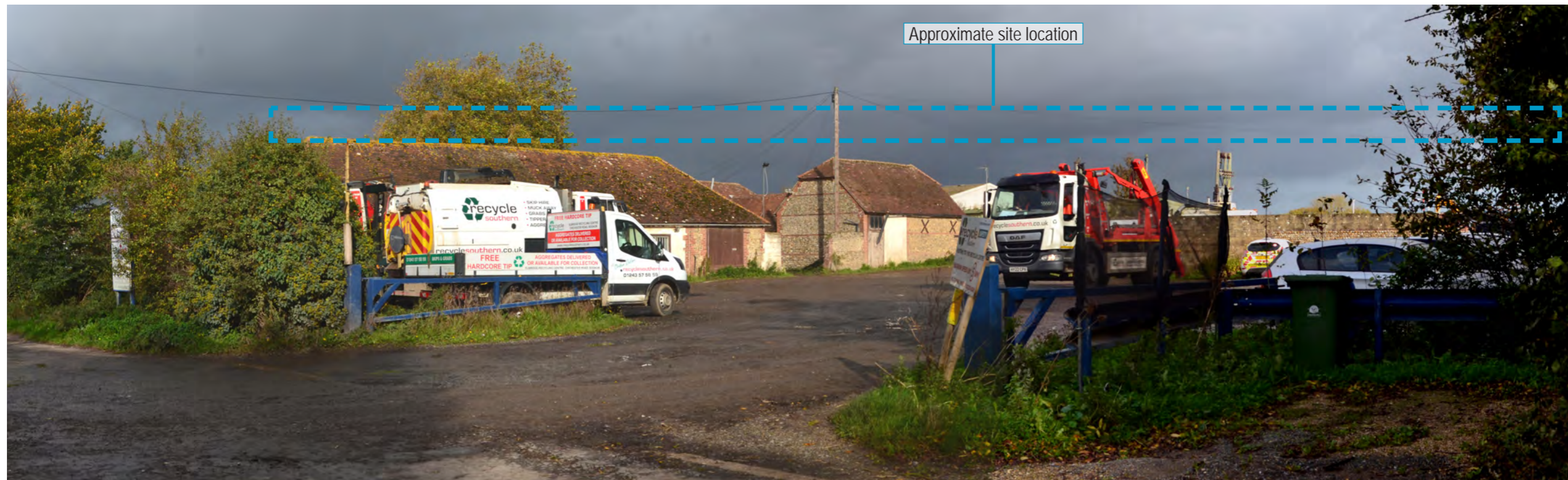


Key

-  Site boundary
-  Representative viewpoint



Figure 12 - Photographic record of baseline conditions: Representative viewpoint 1 & 2



Viewpoint 1: View looking north from the side road off the A259, approximately 10 metres from the site entrance. Buildings and walling within Elbridge Farm complex partially restrict views to the site.



Viewpoint 2: View looking east from the A259, outside the Honda car dealership, approximately 60 metres from the site access. Roadside walling, vegetation and intervening buildings, including Elbridge Farmhouse restrict views to the site.



Figure 13 - Photographic record of baseline conditions: Representative viewpoint 3 & 4



Viewpoint 3: View looking southeast from the A259, opposite the lane leading to Colworth, approximately 170 metres from the site access. Mature trees, roadside vegetation and intervening buildings, including Elbridge Farmhouse restrict views to the site.



Viewpoint 4: View looking north from the bus stop on the A259, approximately 25m from the site. Buildings and walling within Elbridge Farm complex partially restrict views to the site.



Figure 14 - Photographic record of baseline conditions: Representative viewpoint 5 & 6



Viewpoint 5: View looking northwest from the A259, at the southern end of the cyle lane, approximately 240 metres from the site. Glimpsed views to the site are partially restricted by intervening mature roadside trees and vegetation.



Viewpoint 6: View looking southeast through a field gate on the lane leading to Colworth, approximately 75 metres from the site. Glimpsed views to the site and western boundary are filtered by intervening vegetation.



### Figure 15 - Photographic record of baseline conditions: Representative viewpoint 7 & 8



Viewpoint 7: View looking southeast from a layby on the A259, approximately 650 metres from the site. Views to the site are restricted by intervening field boundary vegetation, including new foreground tree planting.



Viewpoint 8: View looking southeast from footpath number 200, approximately 700 metres from the site. Views to the site are restricted by intervening field boundary vegetation.



Figure 16 - Photographic record of baseline conditions: Representative viewpoint 9 & 10



Viewpoint 9: View looking southeast from the North Bersted Bypass, approximately 800 metres from the site. Views to the site are partially filtered by intervening field boundary vegetation.



Viewpoint 10: View looking northwest from Shripney Lane, north of the A259, approximately 1.5 km from the site. Views to the site are restricted by intervening vegetation, with overhead power lines prominent in the foreground.



### Figure 17 - Photographic record of baseline conditions: Representative viewpoints 11 & 12



Viewpoint 11: View looking southwest from footpath number 149, just over 2 km from the site. Views to the site are restricted by intervening vegetation.



Viewpoint 12: View looking southwest from footpath number 200, approximately 1.35 km from the site. Views to the site are restricted by intervening horticulture, polytunnels and field boundary vegetation.



## Figure 18 - Photographic record of baseline conditions: Representative viewpoint 13



Viewpoint 13: View looking northeast from footpath number 134, approximately 1.25 km from the site. Views to the site are screened by intervening vegetation.



#### A259 - South / Southeast (Viewpoints 1 and 4)

- 6.5. Viewpoints 1 and 4 are located on the A259, and access road leading to Elbridge Farm. These viewpoints represent visual receptors travelling on the A259, and cyclists and pedestrians on the surfaced path and cycle route which runs to the northeast of the A259. Although a fast and busy road, the A259 has pedestrian footways at Elbridge in the vicinity of the site. Although glimpses to buildings and machinery within the site are possible from these locations, the larger part of the site is restricted from view by intervening built form and vegetation within Elbridge Farm, and lining the A259.
- 6.6. Operations within the proposed site extension will be largely screened from view from these locations, and seen in the context of the existing waste transfer site and surrounding business park. Visible changes to the view will be confined to those associated with the upgrading of the shared access road.

#### A259 - Southwest (Viewpoints 2 and 3)

- 6.7. Viewpoints 2 and 3 are located on the A259, to the northwest of the site entrance, and represent visual receptors travelling on the A259, mostly by vehicle, but also cyclists, and pedestrians using the footways linking Elbridge to North Bersted. The A259 is a busy, fast road and views from vehicles will generally be transient. Views to the site from these locations are largely restricted by intervening built form and mature trees and vegetation lining the road and within the grounds of Elbridge Farmhouse. Signage and the roadside forecourt of the car dealership opposite Elbridge Farm are prominent from viewpoint 3.
- 6.8. It is considered that any possible glimpsed views to operations within the proposed site extension will be insignificant from these locations, seen in the context of the existing waste transfer site and surrounding business park.

#### A259 - Southeast (Viewpoint 5)

- 6.9. Viewpoint 5 is located on the cycleway adjoining the A259, to the southeast of the site entrance. Visual receptors are those travelling on the A259 as well as users of the cycleway. Glimpsed views to the site are possible, filtered by intervening vegetation lining the road and cycle route. These views may be more open during winter months.
- 6.10. Operations within the proposed site extension will be visible from a short stretch of the cycle route, seen in the context of the existing waste transfer site. Proposed boundary treatments will provide long term partial screening to both the existing operations and those within the site extension. Views to the proposed perimeter concrete wall will be largely restricted by proposed bunding with additional long term filtering provided by native tree and shrub planting.

#### Lane to Colworth (Viewpoint 6)

- 6.11. Viewpoint 6 is located on the lane leading to Colworth, and represents visual receptors travelling on the lane leading to Colworth, mostly by vehicle, but also cyclists or pedestrians. Views from this narrow rural lane with no pedestrian footways are largely restricted by mature roadside hedgerows. Viewpoint 6 represents an occasional glimpsed view through a field gateway. Glimpsed views to the site are largely restricted by intervening field boundary vegetation. These views may be more open during winter months.
- 6.12. Although there may be filtered glimpses to proposed operations within the site extension, these are considered to be insignificant, confined to occasional gaps in the dense roadside vegetation.

#### A259 - Northwest and footpath number 200 (Viewpoints 7 and 8)

- 6.13. Viewpoints 7 and 8, located at a layby on the A259 to the northwest of the site, and on public footpath number 200, respectively, represent visual receptors travelling on the A259, mostly by vehicle but also cyclists, and users of footpath linking the A259 and Colworth. Views from these vantagepoints are largely restricted by intervening roadside, pathside and / or field boundary vegetation. Machinery within the existing waste transfer site can be seen from viewpoint 8, set amongst a strong framework of surrounding mature vegetation. These views may be more open during winter months.
- 6.14. Possible filtered glimpses to operations within the proposed site extension will be seen in the context of the existing waste transfer site, and are considered to be insignificant from these locations.

#### North Bersted Bypass (Viewpoint 9)

- 6.15. Viewpoint 9 is located on the North Bersted Bypass, to the east of the site, and represents visual receptors travelling on this road on the edge of the built up area of North Bersted, mostly by vehicle but also cyclists. A fast, and busy route, there are no footways on this stretch of road, and any views towards the site will be transient. Existing buildings, machinery and power lines and poles within the waste transfer facility can be seen from viewpoint 9, with limited, partial screening provided by intervening hedgerows. Elbridge Cottages can be seen set within mature vegetation. Mature trees provide a backdrop to the site in these views across the low lying surrounding farmland. There are distant views to the South Downs on the horizon to the north.
- 6.16. Transient views to operations within the proposed site extension will generally only be seen from fast moving vehicles, and in the context of the existing waste transfer site. Proposed boundary treatments will provide long term partial screening to both buildings and existing operations within the site as well as those within the site extension. Views to the proposed perimeter concrete wall will be largely restricted by proposed bunding with additional long term filtering provided by native tree and shrub planting.

#### Shripney Lane and footpath number 149 (Viewpoints 10 and 11)

- 6.17. Viewpoints 10 and 11 are located on Shripney Lane and footpath number 149, on the western edge of Shripney village, to the east of the site. These viewpoints represent users of Shripney Lane, a vehicular access only and pedestrian route, and users of footpath number 149. Views to the site from Shripney Lane are largely restricted by intervening vegetation, with occasional glimpses across low lying farmland and Aldingbourne Rife allowing glimpses to machinery within the site. Overhead power lines and poles are prominent in the foreground from viewpoint 10. Views to the site across low lying farmland, from footpath number 149 on the northwestern edge of Shripney, are restricted by intervening field boundary vegetation. It is not considered that views to the site are possible from Shripney Conservation Area, located to the south of viewpoint 11. As there are no views of the site from Viewpoint 11 there will be no visual effects from this location.
- 6.18. Occasional filtered views to operations within the proposed site extension from viewpoint 10 and Shripney Lane will be seen in the context of existing operations within the site, as well as foreground power lines and pylons. Proposed boundary treatments will provide long term partial screening to both the existing operations and those within the site extension. Views to the proposed perimeter concrete wall will be largely restricted by proposed bunding with additional long term filtering provided by native tree and shrub planting.

#### Footpath number 200 (Viewpoint 12)

- 6.19. Viewpoint 12, located on public footpath number 200, to the northeast of the site represents users of the footpath linking Colworth to the A29 at Lidsey to the east. Views towards the site from this footpath are largely restricted by vegetation lining the footpath and extensive areas of horticultural polytunnels in the low lying fields between Colworth and North Bersted. As there are no views of the site from Viewpoint 12 there will be no visual effects.

#### Footpath number 134 (Viewpoint 13)

- 6.20. Viewpoint 13, located on public footpath number 134, to the south of the site, represents users of the footpaths to the west of North Bersted. Views towards the site from footpaths crossing the low lying farmland to the southwest of the A259 are restricted by intervening vegetation; built form within farmsteads and the western edge of North Bersted; and extensive areas of horticultural polytunnels. As there are no views of the site from Viewpoint 13 there will be no visual effects.

#### Private views

- 6.21. Private views from Elbridge Farmhouse are filtered by intervening mature vegetation on the southwestern site boundary. Existing buildings and operations within the waste transfer facility restrict any possible views towards the northeastern extension of the site. Similarly, possible views towards the northeastern extension of the site from the Elbridge Farm Business Park are largely screened by existing buildings and operations within the waste transfer facility. Views towards the northeastern extension of the site from the car showroom on the A259 opposite the site, are restricted by intervening built form and vegetation.
- 6.22. It is not anticipated there will be any visual effects from the above private viewpoints located to the south of the site.



- 6.23. Private views to the site from Elbridge Cottages are filtered by intervening mature vegetation. Proposed retention of mature vegetation within the southern corner of the site, planting with native shrub mix where necessary and the protection of this vegetation with impermeable 3.5 metre acoustic fencing will restrict views to proposed operations in the northeastern site extension.
- 6.24. A number of properties within Colworth may have views across open fields towards the northwestern corner of the site, although these will be filtered by intervening field boundary vegetation. Views towards the site from residential properties at Babsham Lane are unlikely and where possible will be confined to upper storey northwest facing windows. Views will be possible from the northwestern corner of Babsham Business Centre. There may be views from the upper storey windows of properties within North Bersted, to the southeast of the site, although these will be restricted by vegetation lining the bypass.
- 6.25. Proposed boundary treatments will partially screen any possible views to the existing waste transfer station and proposed site extension from these locations. Possible views to the proposed perimeter concrete wall will be largely restricted by proposed bunding with additional long term filtering provided by native tree and shrub planting.

## 7. Conclusions

- 7.1. The site is assessed as having a relatively low landscape sensitivity, due to the presence of the existing waste transfer facility at Elbridge Farm Business Park, along with a number of urban influences in the surrounding landscape. The proposed development will not include any new buildings, comprising waste transfer operations including tipping, processing and storage of stock, along with perimeter concrete walling, earth bunding, security fencing and planting surrounding the site extension. The site boundary will be set back from the ditch to the northwest of the site extension and 'Coastal and floodplain grazing marsh' priority habitat beyond. As a result there will be limited adverse landscape effects due to the proposed development.
- 7.2. Opportunities to view the proposed development from publicly accessible vantagepoints will be limited due to surrounding mature vegetation and built form, and a lack of public rights of way in the vicinity of the site. Where public or private views are possible, the proposals will be seen in the context of the existing waste transfer station. A proposed concrete wall containing the new development will itself, be largely screened by proposed earth bunding with native tree and shrub planting on its outer face. Existing trees and hedgerow on the southwestern boundary with Elbridge Cottages will be retained and strengthened with additional planting to provide further screening. It is not considered that there will be any significant public views to the proposed development.
- 7.3. Although the site lies within the Bognor Regis to Chichester Gap, as set out in Policy SD SP3 Gaps Between Settlements in the Arun Local Plan, and adjoins options 1 and 2 for the potential location of the Bognor and Chichester gap within Chichester District, it is not considered that the proposed development will result in a significant adverse effect on either the integrity of the gap or the physical and / or visual separation or coalescence of settlements. As described above, the site extension will not include any new buildings, comprising only waste transfer operations comparable to those currently being carried out on the site. Proposed bunding and native planting will help to integrate the proposed development, as well as the existing site and buildings, into the wider landscape.
- 7.4. Land Management Guidelines for LCA SC9: Chichester to Yapton Coastal Plain as identified in the West Sussex Landscape Character Assessment include: '*Maintain and strengthen field boundaries such as hedgerows and shelterbelts*'; and '*Encourage bold tree planting associated with large agricultural buildings, glasshouses and industrial buildings to attempt to assimilate them into the landscape more satisfactorily*'. Proposed bunding and associated native tree and shrub planting on the eastern site boundaries attempts to address these recommendations.



Figure 19 - Landscape proposals

