Table B Local Landscape Character Types (see plan HDA 2)

GF	ROUP	LANDSCAPE CHARACTER TYPE (LCT)		Summary description	SUB-TYPE		Summary description
L	WEALD	L1	Large-scale arable farmland	Large arable fields (cereals, oil seed rape etc)	L1a	Large-scale arable enclosed	 Intensive arable farmland Fields, often large, across undulating landform Developed structure of hedges, shaws, copses and woodland which break up views across it and give a sense of large-scale enclosure
					L1b	Large-scale arable open	 Intensive arable farmland Relatively large fields across undulating landform Breaks in boundaries allow views of wider landscape. Weak/remnant hedgerow structure in places, with few mature trees Some long views to downs to south and High Weald to the north
					L1c	Large-scale arable semi-open	 At least two boundaries with little visual barrier or one completely open boundary. Takes into consideration adjacent and nearby fields.
		L2	Medium/small-scale arable	 Intensive arable farmland Medium-small fields across undulating landform Field boundaries include ditches, fencing, hedges Greater sense of enclosure as compared with large-scale arable farmland (L1) 			
		L3	Pasture	 Pasture often enclosed by hedgerows, shaws and/or copses Often undulating land Field sizes vary 			
		L5	Gill/riparian woodland	 Predominately deciduous woodland along watercourses. Steep-sided in the case of gills 			
		L6	Deciduous woodland	Predominately native deciduous			

GR	OUP	P LANDSCAPE CHARACTER TYPE (LCT)		Summary description		ТҮРЕ	Summary description
		L7	Mixed woodland/plantation	Mixture of both deciduous and coniferous trees and understorey.			
		L8	Coniferous woodland/plantation	Predominately coniferous			
		L9	Coppice	 Cut and regenerated multi-stemmed, predominately native, deciduous trees. Includes some overgrown coppice, overdue on cutting. 			
		L10	Orchard	Fruit trees, typically in ordered rows			
		L14	Paddock	 Predominately includes grazing for horses Fields sub-divided using temporary fencing (eg. post and white tape) Stable buildings and feed/water troughs 			
		L15	Set-aside	 Rough grassland Scrub Unmanaged appearance 			
С	COASTAL PLAIN						
		C1	Large-scale arable farmland	Large arable fields (cereals, oil seed rape etc) on upper and lower coastal plain.	C1a	Large-scale arable enclosed	 Intensive arable farmland Fields, often large, across mostly flat topography Well developed structure of hedges, copses and woodland which break up views across it and give a sense of large-scale enclosure
					C1b	Large-scale arable open	 Intensive arable farmland Relatively large fields across mostly flat topography Breaks in boundaries allow views of wider landscape Weak/remnant hedgerow structure in places, with few mature trees Views towards downs to north
					C1c	Large-scale arable semi-open	 At least two boundaries with little visual barrier or one completely open boundary. Takes into consideration adjacent and nearby fields.

GROUP		NDSCAPE CHARACTER PE (LCT)			TYPE	Summary description
	C2	Medium/small-scale arable	 Intensive arable farmland Medium-small fields across mostly flat topography Field boundaries include ditches, fencing, hedges Generally greater sense of enclosure as compared with large-scale arable farmland (F1) 			
	C3	Pasture	 Pasture often enclosed by hedgerows, shaws and/or copses On mostly flat topography Field sizes vary 			
	C4 Marsh		 Includes coastal grazing marsh, salt marsh and reeds Includes occasional wind-sculpted trees 			
	C6	Deciduous woodland	Predominately native deciduous			
	C7	Mixed woodland/plantation	Mixture of both deciduous and coniferous trees and understorey.			
	C8	Coniferous woodland/plantation	Predominately coniferous			
	C9	Coppice	 Cut and regenerated multi-stemmed, predominately native, deciduous trees. Includes some overgrown coppice, overdue on cutting. 			
	C10	Orchard	Fruit trees, typically in ordered rows			
	C14	Paddock	 Situated on mostly flat topography Predominately used for grazing for horses Fields sub-divided using temporary fencing (eg. post and white tape) Stable buildings and feed/water troughs 			
	C15	5 Set-aside	 Rough grassland Scrub Unmanaged appearance 			
D DOW	/NLAND					
	D1	Downland		D1a	Enclosed downland	Rolling chalk uplands with a bold combination of woodland, farmland and commercial

G	ROUP	LANDSCAPE CHARACTER TYPE (LCT)		Summary description	SUB	ТҮРЕ	Summary description
						with strong structure	 plantations Large fields and woodlands on the ridges, smaller in the valleys Views limited by woodland
					D1b	Open downland	 Rolling chalk uplands with limited woodland and vegetated boundaries.
		D2	Downland scarp		D2a	Open downland scarp	 Very steep slopes between elevated downland and foothills. Exposed fields, widely visible from surrounding landscape.
					D2b	Wooded downland scarp	 Steep slopes between elevated downland and foothills. Characterised by steeply sloping woodland which partly obscures view of scarp.
v	VALLEY						
•		V1	Valley floor		V1a	Enclosed valley floor	 Flat, low-lying landscape which occupies the valley floor, particularly River Rother Sense of enclosure provided by network of hedgerows and trees and other riparian vegetation, together with valley sides and adjoining hills. Mainly pasture, with occasional arable
					V1b	Open valley floor	 Includes drained floodplain fields, particularly within Arun Valley. Limited enclosure allowing intervisibility with valley sides and wider landscape.
		V2	Valley side		V2a	Enclosed valley side	Sense of enclosure provided by hedgerows and trees and other riparian vegetation.
					V2b	Open valley side	 Views of valley floor Fields edged by drainage ditches, partial hedgerow network.
		V3	Narrow, pronounced valley	 Minor feature of the Weald Small-scale feature with recognisable riparian features which interrupts extensive area of relatively uniform character Steep valley sides and narrow floor 			

GF	ROUP	LANDSCAPE CHARACTER TYPE (LCT)		Summary description		ТҮРЕ	Summary description
				Land uses typically pasture Includes linear woodland/copses			
F	DOWNLAND SCARP FOOT- SLOPES						
		F1	Large-scale arable farmland	Large arable fields (cereals, oil seed rape etc) on foothills between South Downs and Rother Valley	F1a	Large-scale arable enclosed	 Intensive arable farmland Fields, often large, across undulating foothills Well developed structure of hedges, copses and woodland which break up views across it and give a sense of large-scale enclosure
					F1b	Large-scale arable open	 Intensive arable farmland Relatively large fields across undulating foothills Breaks in boundaries allow views of wider landscape Weak/remnant hedgerow structure in places, with few mature trees Views towards downs to south
					F1c	Large-scale arable semi-open	 At least two boundaries with little visual barrier or one completely open boundary. Takes into consideration adjacent and nearby fields.
		F2	Medium/small-scale arable	 Intensive arable farmland Medium-small fields across undulating topography Field boundaries include ditches, fencing, hedges Generally greater sense of enclosure as compared with large-scale arable farmland (F1) 			
		F3	Pasture	 Pasture often enclosed by hedgerows, shaws and/or copses Often undulating land Field sizes vary 			
		F5	Gill/riparian woodland	 Predominately deciduous woodland along watercourses. Steep-sided in the case of gills 			

GROUP	LANDSCAPE CHARACTER TYPE (LCT)		Summary description SUB-TYPE		ТҮРЕ	Summary description
	F6	Deciduous woodland	Predominately native deciduous			
	F7	Mixed woodland/plantation	 Mixture of both deciduous and coniferous trees and understorey. 			
	F8	Coniferous woodland/plantation	Predominately coniferous			
	F9	Coppice	 Cut and regenerated multi-stemmed, predominately native, deciduous trees. Includes some overgrown coppice, overdue on cutting. 			
	F10	Orchard	Fruit trees, typically in ordered rows			
	F14 Paddock		 Situated on undulating topography Predominately used for grazing for horses Fields sub-divided using temporary fencing (eg. post and white tape) Stable buildings and feed/water troughs 			
	F15	Set-aside	 Rough grassland Scrub Unmanaged appearance 			
OTHER						
OTTLER	B1 Churchyard/Cemetery		 Burial ground associated with church, cemetery or crematorium Typically mown lawns, with memorials Character of boundary treatment varies, may include formal hedging, walls, railings Extent and character of tree cover varies (largely dependent on maturity) 			
	H1 Horticulture		Nursery growing			
	M1 Mobile Home / Caravan Park		 Fixed mobile home / caravan park, both permanent residential and holiday use Touring caravan site, where land managed for caravans year-round Amenity open space and facilities 			
	P1	Parkland and Estate	Parkland with copses, woodlands and single			

GROUP	LANDSCAPE CHARACTER TYPE (LCT)		Summary description	SUB-TYPE	Summary description
		farmland	 parkland trees Pasture predominantly, but includes arable Boundary treatment tend to be uniform and distinctive, and typically include stone walls, metal railing or post and rail fencing 		
	Q1	Clay pit and brickworks	 May include active quarries which form major landscape features and disused quarries which are now being used for landfill. 		
	T1	Amenity/recreation	 Green space land used for recreational activities, such as playing fields, golf courses and allotments. Amenity open space around institutions or hotels, for example Landscapes are typically manicured, or intensively managed and often have a suburban character 		
	T2	Developed land outside settlement boundary	 Land that has a predominantly built character, including linear low density housing, scattered housing, small holdings/workshops etc Typically post-war development Suburban influences of boundary treatments (walls, fences, gates, ornamental hedges), driveways and garden vegetation 		
	U1	Utilities	 Sewerage/water treatment works Electricity sub-station Typically bounded by fencing, or cypress screen- planting 		
	W1	Significant waterbody	Often for recreational use		

Table C Local Landscape Character Areas (see plan HDA 3)

No.	Local Landscape Character Area (LCA)	Mapping Zone	Description
01	West Hammer Wooded Slopes	Zone 1	 Weald North facing slopes Mostly woodland with paddocks and valley floor along with the Hammer football pitch Bounded by the railway and River Wey to the north, Hammer Lane to the east and Liphook Road to the south Western settlement edge of Hammer filtered by vegetation Scattered dwellings / farmsteads High concentration of public rights of way
02	North Hammer – Camelsdale Urban Edge	Zone 1	 Valley feature within Weald Contained to the north by the railway and to the south by Hammer, Linchmere Road and Camelsdale Pasture including a number of other uses including sewage works and recreation grounds Provides separation to Haslemere to the north
03	Springhead Ridge	Zone 1	 Weald Ridge contained by valleys to the west and east Generally paddock or pasture land with a number of scattered dwellings and farmsteads Abuts the south urban edge of Hammer and the western urban edge of Camelsdale and bounded to the north by Linchmere Road Filtered views to the north of Haslemere Provides separation between Hammer and Camlesdale although development along Linchemere Road and within the character area reduces effectiveness
04	Hammer Ridge Plantations	Zone 1	 Wooded Weald Generally south facing slopes Large extents of coppiced woodland including housing development in the northern corner and scattered farmsteads Abuts south west urban edge of Hammer and bounded by Linchmere Road to the north

No.	Local Landscape Character Area (LCA)	Mapping Zone	Description
			Very limited views due to topography and nature of vegetation
05	East Cammelsdale Slopes	Zone 1	 Weald Mostly medium / small sized pasture fields with small areas of mixed woodland Groups of dwellings/farmsteads Bounded to the north and east by settlement of Shepheards Hill Undulating topography with two hills surrounded by valley features
06	Marley Wooded Slopes	Zone 1	 Weald Mixed woodland and plantation with valley floor and stream at the eastern edge Number of small valley systems running generally south – north throughout the area Abuts the southern urban edge of Camelsdale with fingers of settlement protruding into the wooded area Filtered views of southern urban edge of Camelsdale
07	North Fernhurst Slopes	Zone 1	 Weald Strongly undulating topography, overall south facing slopes at foot of ridges to the north Mixture of medium sized, pasture and mixed woodland Some scattered farmsteads Limited long distance views due to the topography and vegetation Filtered views of the northern settlement edge of Fernhurst with the majority of the settlement edge bounded by woodland
08	South Fernhurst Slopes	Zone 1	 Weald Undulating topography at the foot of higher ground to the north, with numerous valleys (containing gill woodland), cutting north-south across the character area Medium and larger size fields almost entirely in pasture Scattered dwellings and farmsteads throughout the character area Filtered views of the southern settlement edge of Fernhurst
09	Northchapel – Hillgrove Weald	Zone 6	 Weald Strongly undulating pasture with gills and associated vegetation cutting through character area

No.	Local Landscape Character Area (LCA)	Mapping Zone	Description
			 Overall slopes towards Northchapel Generally moderately large field sizes with good hedge structure Unsettled except adjacent to Northchapel Some views from higher ground of Northchapel through gaps in vegetation Separates Northchapel from small settlement of Hillgrove to the southwest
10	Northchapel North Western Weald	Zone 6	 Weald Generally south facing slopes Bounded by woodland to the north Mostly arable fields, semi-enclosed by blocks of woodland and settlement edge Northwest settlement edge visually prominent from adjacent fields only
11	Northchapel Eastern Settlement Edge	Zone 6	 Weald South facing slopes Slightly less undulating and more open that character area to the west Contained by woodland to the north, east and south Mixture of arable and pasture fields with some settlement edge uses, including recreation Some prominent settlement edges to the west of the character area Higher ground within northern part of character area overlooks Northchapel
12	Northchapel Southern Weald	Zone 6	 Weald Undulating topography, largely falling towards watercourse to northeast of character area Mostly pasture and paddocks Varying field sizes Enclosed by significant woodland to the east which limits views
13	North Rogate Weald	Zone 2	 Weald Predominantly south facing slopes with a number of small dry valleys running north – south Bounded to the south by the A272, the west by Slade Lane and the north by Slade Land and Fyning Common Character area crosses three roads that run north – south through the area Number of scattered dwellings and farmsteads throughout the area

No.	Local Landscape Character Area (LCA)	Mapping Zone	Description
			 Mostly large arable fields Some views south to the northern settlement edge of Rogate over the undulating fields Separates Rogate with the small settlements of Fyning and Terwick Common to the east
14	East Rogate Weald	Zone 2	 Weald South facing rolling topography Bounded to the north by the A272, the west by Garbitts Lane and the south by Fyning Moor wood Mostly arable farmland with the southern part of Fyning village
15	Southeast Rogate River Rother Valley Floor	Zone 2	 Valley feature within the Weald Flat topography Valley floor with a mix of arable, pasture and deciduous woodland with the River Rother running through the character area, contains sewage works Scattered farmsteads
16	South Rogate Weald	Zone 2	 Weald Undulating topography with Habin Hill at the centre of the character area Bounded to the north by the southern settlement edge of Rogate and the A272 Mostly medium arable fields with allotments and a small area of mixed woodland Scattered dwellings and farmsteads Views of the southern settlement edge of Rogate as well as views over the flat open arable land to the south west
17	Western Rogate River Rother Valley Floor	Zone 2	 Valley feature within the Weald Flat topography with small streams running south to the River Rother, just outside the character area to the south Bounded to the north by the A272 Mainly medium sized arable fields with some pasture and small deciduous wooded areas Some views of the western settlement edge of Rogate

No.	Local Landscape Character Area (LCA)	Mapping Zone	Description
18	Northwest Midhurst River Rother Valley	Zone 3	 Rother valley within the Weald Rolling topography with River Rother valley winding through the character area Scattered dwellings and farmsteads Largely rural river valley Sunken lanes Filtered views of the northern settlement edge of Stedham and Midhurst due to vegetation and topography Provides part of the wider separation between Stedham and Midhurst
19	Iping – Stedham Rise	Zone 3	 Weald Area of rising ground forming a small ridge feature to the south of the River Rother Contains mixture of estate land, arable fields, nursery and small woodland blocks Bounded to the southwest by The Severals woodland Separates Iping from Stedham
20	Stedham Sports Fields	Zone 3	 Weald Topography overall gently sloping towards River Rother Consists of sports fields, mainly for polo Bounded to the south by The Severals woodland Provides part of the wider separation between Stedham and Midhurst
21	The Severals Woodland	Zone 3	 Wooded Weald Mostly coniferous woodland / plantation with some smaller areas of deciduous and mixed woodland Bounded to the east by Midhurst and Bepton Road and to the north mainly by the A272 Undulating topography Largely rural in character Limited views
22	North Midhurst Farmland	Zone 3	 Weald Rolling topography based around two highpoints Mostly pasture and small scale arable farmland with some small areas of hill woodland Bounded to the north by the River Rother valley and to the south by Midhurst Largely rural in character, but hard urban edges in places along northern edge

No.	Local Landscape Character Area (LCA)	Mapping Zone	Description
23	Midhurst River Rother Valley	Zone 3	 Valley floor and valley sides Mostly pasture with some areas of woodland and amenity land Provides separation between Easebourne and Midhurst High contribution to rurality to the surrounding landscape
24	Midhurst – West Lavington Weald	Zone 3	 Weald Rolling topography Mixed land use, including pasture and mixed woodland Filtered views of the eastern urban edge of Midhurst Separates Midhurst from West Lavington
25	West Lavington Southern Weald	Zone 3	 Weald North and west facing slopes Nucleated settlement and quarry
26	Midhurst Southern Weald	Zone 3	 Weald Gently undulating topography Bounded to the north west by The Severals Woodland and to the north by Midhurst Contained to the south from wider landscape Mostly pasture farmland with small areas of woodland, occasional isolated dwelling and farmstead Filtered views of the southern urban edge of Midhurst Some hard urban edge with consistency of settlement pattern
27	Bepton Common – Pitsham Weald	Zone 3	 Weald Generally northeast facing slopes Predominately pasture, contains clay pit Abuts settlement of Bepton Common to the northwest Occasional farmsteads Detached from Midhurst
28	Northwest Easebourne Farmland	Zone 3	 Weald Bounded to the south by the River Rother valley and the east by Easebourne

No.	Local Landscape Character Area (LCA)	Mapping Zone	Description
			 Undulating topography, overall south facing slopes Mostly pasture farmland with farmsteads
29	Northeast Easebourne Farmland	Zone 3	 Weald South / south east facing undulating slopes Bounded to the east by Dodsley Lane and Kemps Hill and to the south by Wheelbarrow Castle Mostly small scale arable and pasture farmland, contains groups of low density settlement to the northeast of Easebourne Filtered views of the northern urban edge of Easebourne
30	Southeast Easebourne Estate Farmland	Zone 3	 Weald Gently undulating Bounded to the south by the River Rother valley and to the north west by Easebourne Mostly consists of amenity / recreation land / polo, with some pasture and small arable fields Views of the south eastern urban edge of Easebourne
31	North Lodsworth Valley	Zone 4	 Weald / enclosed valley sides Relatively steep, valleys and ridges, predominantly southeast facing Mixture of pasture on the ridges and gill and mixed woodland in the valleys Scattered dwellings, including low density group of dwellings known as Smithbrook, to the north of Lodsworth Limited and filtered views of the northern settlement edge of Lodsworth due to the vegetation and topography
32	East Lodsworth Valley	Zone 4	 Valley feature within the Weald Fairly steep topography, falling towards watercourse Mix of land use including, pasture, deciduous, coniferous and gill woodland as well as the church yard Large numbers of footpaths Small streams run through the character area as well as there being a number of springs No views to the east and filtered views west to the eastern settlement edge of

No.	Local Landscape Character Area (LCA)	Mapping Zone	Description
			Lodsworth due to the topography
33	West Lodsworth Slopes	Zone 4	 Weald South, south – west facing slopes, rolling topography Mostly arable fields but also includes small areas of deciduous woodland and the recreation ground and Lodsworth House parkland Bounded to the east by Lodsworth Scattered farmsteads Filtered views of the western settlement edge of Lodsworth
34	Petworth Parkland	Zone 5	 Parkland within the Weald Gently undulating topography Bounded to the south by Midhurst Road and the east by Petworth Parkland, lakes and woodland
35	Petworth – Hampers Green Farmland	Zone 5	 Weald Rises to high ground to the north of the character area Gentler topography than character area to the south Semi-enclosed arable fields and pasture Includes settlement of Hampers Green Provides minor separation between Hampers Green and Petworth
36	East Petworth Slopes	Zone 5	 Weald and valley feature Majority of character area contains west facing slopes falling to watercourse. To the west of the character area, along the eastern edge of Petworth, are steep, partly wooded, east facing slopes falling towards watercourse Abuts the eastern urban edge of Petworth Scattered dwellings, mostly along existing routes Mostly pasture with some small woodland areas Open views up to the eastern urban edge of Petworth
37	Petworth Southern Urban Edge	Zone 5	 Weald Gently falling towards watercourse to the east, overall forms a minor ridge feature Generally small scale parcels of land

No.	Local Landscape Character Area (LCA)	Mapping Zone	Description
			Contains groups of dwellingsFairly enclosed, due to boundary vegetation
38	South Petworth Farmland	Zone 5	 Weald Gently undulating topography, generally falling towards watercourse, mainly to the south Relatively large scale, semi open arable due to rolling nature, regular field pattern Bounded to the north by Midhurst Road and Petworth Separates scattered settlement and farmsteads within character area from Petworth only
39	North Fittleworth Farmland	Zone 5	 Weald Gently undulating slopes Abuts Fittleworth plantation to the south and Fittleworth house to the east Mostly medium / large arable farmland with some pasture South eastern corner is pasture contained by Fittleworth plantation, Fittleworth House and Fittleworth itself Views filtered by vegetation
40	North Fittleworth	Zone 5	 Weald Rolling topography, mostly east facing slopes Mostly pasture or small scale arable land with a small block of woodland Contains some scattered dwellings and small groups of dwellings. Bounded to the south by Upper Street and to the north by Round Copse and Church Wood, containment and filtered views to the north
41	Fittleworth Common Ridge	Zone 5	 Weald Undulating topography including a ridge with north and south facing slopes Mixed land use including deciduous woodland, arable / pasture (pigs), disused pit along with scattered settlement Small groups of dwellings to the west of the character area Limited filtered views of the south eastern settlement edge of Fittleworth, from western corner.

No.	Local Landscape Character Area (LCA)	Mapping Zone	Description
42	South Fittleworth River Rother Valley	Zone 5	 Open valley floor Flat topography, gentle south facing slopes River Rother running west – east across the character area which includes its floodplain Mostly pasture but includes the sewage works and a small area of deciduous woodland Filtered views due to vegetation north to the southern settlement edge of Fittleworth Open views across character area
43	Hesworth Common Slopes	Zone 5	 Weald Undulating complex topography, forming a general ridge feature Bounded to the east by the A283 and Fittleworth Mostly deciduous and mixed woodland with some grazed fields with scattered settlement Limited views of the western settlement edge of Fittleworth due to vegetation and topography
44	South Harting Western Footslopes	Zone 2	 Downland foothills Gently undulating semi-open and open arable fields Enclosed to north, west and south by steep slopes, enclosed along the east by settlement Settlement edge of South Harting and lower density to the north, visible along eastern edge of character area, but filtered by vegetation Contained nature of character area limits distant views
45	South Harting North-eastern Foothills	Zone 2	 Downland foothills Mixture of arable and pasture fields overall falling towards streams running broadly north through middle of the character area. Scattered dwellings across parts of the character area Containment towards centre of the character area along riparian features Glimpses of scattered housing, church spire within South Harting and western edge of East Harting, particularly in winter Physically separates East Harting from South Harting

No.	Local Landscape Character Area (LCA)	Mapping Zone	Description
46	South Harting Southern Footslopes	Zone 2	 Downland Footslopes Mainly semi-open arable and pasture fields at the foot of the South Downs Bounded and contained to the south by steep north facing slopes Southern hard settlement edge of South Harting open to view towards northwest of character area, filtered views of scattered settlement towards the northeast, south of East Harting Views dominated by Downland slope to the south, middle distance views obscured in places by hedges along road, lengths of hedges along fields and very occasional small blocks of trees Minor contribution to separation between South Harting and East Harting
47	South Harting Enclosed Centre	Zone 2	 Downland foothills Enclosed area of informal paddocks within the centre of South Harting Adjacent to riparian feature which runs broadly north through South Harting Settlement influence perceivable from majority of character area Enclosed nature limits views
48	Cocking Western Foothills	Zone 3	 Downland foothills Undulating, arable fields Mainly enclosed and semi-open, due to hedges, tree belts and vegetation along disused railway line which runs broadly north-south through the character area Contained partially to the west by tree belt, contained to the north by relatively steep slopes, contained to the east by riparian woodland and the western edge of Cocking Settlement edges of Cocking largely obscured by vegetation Fairly substantial hedges and woodland limit long distance views from majority of character area, woodland provides backdrop to majority of middle distance views
49	Cocking Eastern Foothills	Zone 3	 Downland foothills Semi-open large arable fields upon minor ridge feature running broadly east-west Contained to the north by large area of woodland, contained to the west by riparian woodland which encloses eastern edge of Cocking Limited settlement Commands views to the south Part of overall wider separation to Heyshott only

No.	Local Landscape Character Area (LCA)	Mapping Zone	Description
50	Cocking Southern Downland Edge	Zone 3	 Downland footslopes Steep north facing slopes along northern edge of the South Downs Mixture of enclosed and semi-enclose arable and pasture fields, woodland and chalk pit Some fairly distance views of Cocking from higher ground, but settlement largely obscured by containing vegetation
51	Graffham North – western Foothills	Zone 4	 Downland foothills Undulating, mainly moderate size, pasture fields Enclosed and semi-enclosed by hedges, gappy tree lines and blocks of woodland Edges of character area largely contained by woodland and vegetation associated with settlement and riparian features Relatively unsettled Some middle distance views of surrounding settlement Some limited distant views across pasture, but views largely obscured by vegetation
52	Graffham Northern Fringe	Zone 4	 Downland foothills Undulating topography largely falling towards watercourse which cuts broadly north- south through the character area Small paddocks and arable fields highly enclosed by boundary vegetation, small blocks of woodland, riparian vegetation and vegetation associated with settlement Bounded to the north by large area of woodland Contains significant amount of scattered dwellings Settlement edge of Graffham imperceptible from majority of character area due to significant enclosure Very limited distant or middle distance views
53	Graffham Eastern Pasture	Zone 4	 Downland foothills Gently rolling, mainly moderate size, pasture fields, rising slightly to the east Relatively damp (in winter) pasture with relatively high concentration of drains/ditches Largely enclosed by good boundary hedge and tree structure Unsettled Generally fairly low density eastern edge of Graffham largely obscured by vegetation

No.	Local Landscape Character Area (LCA)	Mapping Zone	Description
			from the majority of the character area
54	Graffham Southern Footslopes	Zone 4	 Downland footslopes North facing slopes Significant number of large, well maintained, relatively open paddocks to the east of Graffham with semi-enclosed arable and pasture to the west Scattered farmsteads Southern end of Graffham not overly prominent in views from within the character area
55	Compton Northern Downland	Zone 7	 Downland Overall, largely south facing enclosed downland undulating slopes Mostly medium size fields Some scattered dwellings/farmsteads Northern edge of Compton fairly hidden by local topography, hedges and blocks of woodland, but settlement visible from parts of the character area
56	Compton Eastern Downland Slopes	Zone 7	 Downland Steep west facing downland slopes Significant woodland/hanger Compton visible from footpath on high ground
57	Compton Southern Downland	Zone 7	 Downland Gently undulating downland contained to the east and west by steep slopes Larger, slightly less contained, fields than character area to the north Largely unoccupied, but southern end of Compton open to view from along B2146 to the south and adjacent fields North edge of West Marden just visible from southern end of Compton in winter Separates Compton from West Marden to the south
58	Singleton Northern Downland Slopes	Zone 8	 Downland Steep overall south facing, predominately enclosed, downland slopes Fairly small field sizes Views from high ground of settlement to the south Provides part of overall separation between Singleton and West Dean

No.	Local Landscape Character Area (LCA)	Mapping Zone	Description
59	Singleton River Lavant Valley	Zone 8	 Downland Elevated River Lavant valley feature running broadly east-west, within which Singleton is located Contained to the north and south by steep downland slopes Fairly large fields, open to the east but more enclosed by vegetation to the west Open hard settlement edges to the east of Singleton and western edge of Charlton, clearly visible from east of character area Views north and south contained by topography, but some longer views possible eastwest along valley Separates Singleton from Charlton, part of overall wider separation between Singleton and West Dean
60	Singleton Southern Downland Slopes	Zone 8	 Downland Steep overall north facing, predominately open, downland slopes and woodland Fairly large field sizes Views from high ground of settlement to the north
61	Bury Western Matrix	Zone 9	 Downland foothills Undulating topography largely falling towards watercourse running broadly east-west through character area Mainly pasture and paddocks enclosed by vegetation Scattered dwellings and farmsteads across the character area Abuts eastern, low density, edge of West Burton Views limited by enclosed nature of character area Views of scattered settlement, Bury and West Burton filtered by vegetation Provides separation between Bury and West Burton
62	Bury Northern Slopes	Zone 9	 Downland foothills Sloping fields falling towards valley feature, predominantly pasture, contains flatter area to the north Bounded by River Arun valley to the east Semi enclosed to the west, more open to the east Views of Bury fairly well contained by local topography and vegetation

No.	Local Landscape Character Area (LCA)	Mapping Zone	Description
63	Bury River Arun Valley	Zone 9	 Valley Flat, River Arun valley floor Largely open, moderate size fields Long distance views along the valley to the north and south possible Bury largely obscured by vegetation and low density settlement to the east of Bury Constitutes the majority of the separation between Bury and Amberley
64	Bury Southern Downland Edge	Zone 9	 Downland edge North facing, mostly steep downland slopes Bounded by River Arun valley to the east Areas of both arable and pasture, large fields on lower slopes Woodland on upper slopes Largely unsettled Some views of Bury, particularly from higher ground Views to the south contained by woodland
65	Funtingdon Downland Foothills	Zone 12	 South facing downland footslopes Mainly large arable fields, semi-enclosed by layers of hedgerows and hedges with staggered gaps Bounded by steeper slopes and woodland to the north Character area becomes less steep and more open to the southwest Chichester Harbour to the south not visible
66	Funtington Bosham Stream	Zone 12	 Smaller scale arable and pastoral fields falling to upper stretch of Bosham Stream, includes agricultural buildings Enclosed by boundary vegetation and tree groups towards south of the character area Bounded by Ashling Park to the east Provides separation between Funtington and West Ashling
67	Funtington Upper Coastal Plain	Zone 12	 Upper coastal plain Predominately large open fields, the majority used for pig farming Strongly contained by vegetation and groups of settlement to the south Part of separation between Funtington and Ashling

No.	Local Landscape Character Area (LCA)	Mapping Zone	Description
			Chichester Harbour to the south not visible
68	Lavant Western Downland	Zone 10	 Undulating open exposed large-scale downland Partially filtered settlement edge of Lavant visible from eastern part of character area Chichester Harbour to the south not visible
69	Lavant Northern River Lavant Valley	Zone 10	 Rough pasture along River Lavant Strong sense of the South Downs to east and west Valley continues to the north Chichester Harbour to the south not visible
70	Lavant Eastern River Lavant Valley	Zone 10	 Rough pasture along River Lavant Abuts settlement edge of Lavant to the south and west Settlement edge exposed or partially filtered by vegetation Character area well contained by settlement edge, vegetation and raised vegetation to the east of the character area Chichester Harbour to the south not visible Partially separates Lavant from East Lavant
71	Lavant Eastern Downland	Zone 10	 Generally southwest facing downland Used for sheep grazing Contained in parts by hedge along ridge Visually contains Lavant from the wider landscape to the east Chichester Harbour to the south not visible Stands at Goodwood visible
72	Strettington and Halnaker Coastal Plain	Zone 11	 Upper coastal plain Predominately large, semi-enclosed arable fields Contained to the north by woodland Bounded by the A27 to the south Contains low density settlement of Streetington Views interrupted by boundary vegetation and vegetation associated with settlement Chichester Harbour not visible Separates Streetington from Halnaker to the east and Westerton to the west

No.	Local Landscape Character Area (LCA)	Mapping Zone	Description
73	Boxgrove Western Settlement Edge Coastal Plain	Zone 11	 Upper coastal plain Contains significant number of paddocks associated with Boxgrove Stables Mainly fairly small scale field size Bounded by A27 to the south Settlement edges of Boxgrove mostly filtered by vegetation Chichester Harbour not visible
74	Boxgrove Eastern Settlement Edge Coastal Plain	Zone 11	 Upper coastal plain Contains settlement edge uses surrounding Boxgrove plus priory ruins Mainly fairly small scale field size Bounded by A27 to the south Settlement edges of Boxgrove mostly filtered by vegetation Chichester Harbour not visible Provides part of separation between Boxgrove and Halnaker
75	Boxgrove Eastern Coastal Plain	Zone 11	 Upper coastal plain Mostly large, open and semi-enclosed arable fields to the east of Boxgrove Bounded by A27 to the south Enclosed by vegetation and rising topography to the northeast Fairly distant views across the character area Chichester Harbour not visible Provides separation between Boxgrove and the small settlement of Crockerhill to the east
76	North Hermitage Enclosed Pasture	Zone 12	 Coastal plain Enclosed pasture Bounded by A27 to north Dwellings and stream along western edge of character area Northern settlement edge of Hermitage filtered by vegetation Limited views of the South Downs, glimpses of northern part of Slipper Mill Pond to the south, but Chichester Harbour channels not discernable.

No.	Local Landscape Character Area (LCA)	Mapping Zone	Description
77	Heritage – Southbourne Coastal Plain	Zone 12	 Coastal plain Bounded by A27 to north Abuts northeast settlement edge of Hermitage and northwest settlement edge of Southbourne Some open views of settlement edges with intervisibility between Hermitage and Southbourne High boundary loss and little boundary vegetation Character area crosses railway line Open views across character area Views of South Downs in the far distance, long distance intervisibility between Prinsted Channel and the southern end of the character area, particularly along the A259 South part of character area contributes to separation between Hermitage and Southbourne
78	Prinsted Coastal Plain	Zone 12	 Coastal plain Mostly large open arable fields, surrounded by smaller parcels of land and settlement Fairly distant intervisibility between Prinsted Channel and the slightly higher northern part of the character area, particularly along the A259. Views towards Prinsted Channel from the south of the character area are largely obscured by vegetation along field boundaries and tracks and vegetation associated with low density development to the southeast of the character area Contributes to separation between Hermitage and Southbourne
79	Hermitage Southern Settlement Edge	Zone 12	 Coastal plain Pasture plus mixture of settlement edge infrastructure eg sewage works to the south and pontoon adjoining Emsworth Harbour Majority of fields relatively small scale Fairly enclosed with few long distance views Views across Emsworth Channel towards Hayling Island from footpath and Marina area at the extreme southwest corner of the character area Views of the harbour system from elsewhere within the character area are obscured by layers of vegetation and scattered low density development Main part of separation between Hermitage and Southbourne, along Main Road

No.	Local Landscape Character Area (LCA)	Mapping Zone	Description
80	Thornham Marsh Fringe	Zone 12	 Channel fringe, to the southeast and southwest of Southbourne Includes pontoons and wet pasture Open views across low lying land, Emsworth Channel to the west and Prinsted Channel to the east Southern end of Southbourne visible from Prinsted Point, only minor glimpses through vegetation of settlements east of Southbourne. South Downs visible in the distance
81	Southbourne North eastern Coastal Plain	Zone 12	 Coastal plain Bounded by A27 to north Abuts northeast settlement edge of Southbourne Some open views of settlement edges to the west of the character area Large scale arable fields with limited boundary vegetation Open views across character area Views of South Downs in the distance, no disenable view of the Chichester Harbour channels Separates Southbourne from Hambrook
82	Southbourne Eastern Settlement Edge	Zone 12	 Coastal plain Mixture of settlement edge uses including horticulture and recreation Small scale parcels of land, and associated vegetation results in enclosed nature to the character area Limited distant views overall, but some intervisibility between Prinsted Channel and the southwest corner of the character area Separates Southbourne from Nutbourne West
83	Southbourne South eastern Settlement Edge	Zone 12	 Coastal plain Semi-open large and moderate size arable field towards south of character area Mixture of settlement edge uses including horticulture adjacent to settlements of Southbourne and Nutbourne West Views of Prinsted and Nutbourne Channels through gaps in vegetation along southern edge of the character area Separates southern part of Southbourne from Nutbourne West

No.	Local Landscape Character Area (LCA)	Mapping Zone	Description
84	Nutbourne East – Hambrook Mosaic	Zone 12	 Coastal plain Mainly enclosed arable fields with limited long distance views Railway bounds the character area to the south Contains grain store to the north, views of Marshalls depot to the east, and settlement to the south
85	Nutbourne West – Nutbourne East Coastal Plain	Zone 12	 Coastal plain Mainly arable fields, mostly enclosed by boundary vegetation Abuts Nutbourne West to the southwest and Nutbourne East to the east Much less settled than the character area to the north Intervisibility with Prinsted and Nutbourne Channels from along the A259, through gap in vegetation along the southern edge of the character area Separates Nutbourne West from Nutbourne East
86	Upper Chidham Coastal Plain	Zone 12	 Coastal plain Predominately large scale open arable fields Abuts Nutbourne Channel to the west, Bosham Channel to the east Settlement edges filtered by vegetation visible to the north and east South Downs visible in the distance and Chichester Harbour system prominently visible to the south
87	Nutbourne East North – eastern Coastal Plain	Zone 12	 Coastal plain Predominately enclosed and semi-enclosed large arable fields and pasture Contained by Nutbourne East to the southwest and low density settlement elsewhere to the northwest, south and southeast Railway line cuts through the character area Intervisibility with Chichester Harbour Channels limited by intervening settlement and vegetation Separates Nutbourne East from low density settlement to the north and east
88	Nutbourne East Nurseries	Zone 12	 Coastal plain Contains numerous groups of low density settlement and nurseries Small scale parcels of land and associated boundary features provide visual containment across the character area

No.	Local Landscape Character Area (LCA)	Mapping Zone	Description
			Intervisibility with Bosham Channel from southeast corner of the character area, including along A259. Intervening settlement and vegetation prevent views of the Chichester Harbour system from the rest of the character area
89	Mulberry Farm Coastal Plain	Zone 12	 Coastal plain Predominately large open arable fields Bounded by A27 to north Railway line cuts through the character area Glimpses of elevated section of the South Downs to the north Distant intervisibility from Bosham Channel to higher ground to the north of the character area along the A27. Intervisibility between Bosham Channel and the railway, and at closer range, between Bosham Channel and the southern edge of the character area through gaps in vegetation.
90	Bosham Channel Northwest Coastal Plain	Zone 12	 Coastal plain Predominately large open arable fields Abuts Bosham Channel to the southwest Open views across the Chichester Harbour, including intervisibility between Bosham Channel and along the A259 at the north of the character area Part of separation between Bosham and Broadbridge
91	Broadbridge – Fishbourne Coastal Plain	Zone 12	 Coastal plain Predominately large open arable fields with some agricultural use buildings Bounded by A27 to the north Railway cuts through the character area Separates Broadbridge from Fishbourne Long distance view of South Downs from southwest corner of character area, Chichester Cathedral visible to the east, Chichester Harbour not discernable
92	Bosham – Broadbridge Coastal Plain	Zone 12	 Coastal Plain Open and semi-open arable fields with some settlement edge use including ribbon development along Delling Lane. Abuts Bosham to the south and Broadbridge to the north, with intervisibility between the two settlements

No.	Local Landscape Character Area (LCA)	Mapping Zone	Description
			 Remnant horticulture with tall hedges and wind breaks Provides physical separation between Bosham and Broadbridge Small scale development and associated vegetation along road to the western edge of the character area limits views of Bosham Channel
93	Bosham Southeast Coastal Plain	Zone 12	 Coastal plain Predominately large open and semi-open arable fields Abuts Bosham to the west of the character area with some hard settlement edges Occasional dwelling Occasional blocks of vegetation prevent long distance views in some areas Views into Bosham Channel through gap between settlement and associated development along the western edge of the character area only
94	Birdham Western Coastal Plain	Zone 13	 Coastal plain Abuts western edge of Birdham Predominately medium to large size enclosed and semi-enclosed arable fields Abundance of field drains to the south of the character area Relatively good hedge network plus tree belts Southern edge of Birdham visible from adjacent fields, settlement to the south also visible South Downs visible in the distance, glimpses of Chichester Harbour from the very northern edge of the character area through gap in vegetation Separates Birdham and Somerley from low density settlement on the eastern edge of Shipton Green to the west of the character area
95	Birdham Northern Settlement Edge	Zone 13	 Coastal plain Abuts Birdham to the south Includes area entirely contained by settlement Fairly small, enclosed, parcels of land, limit views towards Chichester Channel
96	Birdham Pool Coastal Plain	Zone 13	 Coastal plain Enclosed and semi-enclosed, relatively small scale arable and pasture fields, includes Birdham Pool

No.	Local Landscape Character Area (LCA)	Mapping Zone	Description
			 Scattered dwellings and small groups of settlement across the character area, particularly to the north Glimpses of Birdham to the south Marine and pool "harbour character" towards north of character area, with views of Chichester Channel to the northwest Separates Birdham from low density settlement to the north adjacent to Chichester Channel
97	Birdham Eastern Nurseries	Zone 13	 Coastal plain Nurseries and housing to the southeast of Birdham Small size land parcels and numerous boundaries limit views across character area No view of Chichester Harbour Channel
98	Whitestone – Woodhorn Coastal Plain	Zone 13	 Coastal plain Large arable fields to the south of Birdham Relatively open across character area but enclosed at its north, south and western edges by settlement and horticultural use Chichester Harbour Channel not visible Separates Birdham from nurseries to the north of Sidlesham
99	Almodington Nurseries	Zone 13	 Coastal plain Small scale nurseries / glass house Areas in disrepair Enclosed with limited views across character area
100	Somerley – Almodington Coastal Plain	Zone 13	 Coastal plain Predominately enclosed, fairly small, arable fields Bounded by Somerley to the west and nurseries to the east Good hedgerow network Filtered views of surrounding settlement only, no view of Chichester Harbour system Provides one field of separation between the southern extension of Birdham and the northern edge of Somerley

No.	Local Landscape Character Area (LCA)	Mapping Zone	Description
101	Birdham – Somerley Settled Coastal Plain	Zone 13	 Coastal Plain Contains the southern extension of Birdham consisting of nurseries and farmstead and the low density settlement of Somerley Small scale parcels of land Enclosed by associated vegetation, no view of Chichester Harbour
102	Ella Nore Coastal Plain	Zone 13	 Coastal plain Adjacent to Chichester Harbour to the west Predominantly fairly large semi-enclosed arable fields Small group of dwellings to the north Northeast area bounded by lake and associated vegetation Chichester Channel, Snowhill Creek, mud and sand dunes visible to the west from majority of central and southern parts of the character area Vegetated nature of the foreshore towards the north of the character area limits views of the channel from northern inland part of the character area Settlement edge just about visible in the distance across Chichester Harbour, from the character area foreshore Separates West Wittering from low density settlement to the north only
103	Rookwood Coastal Plain	Zone 13	 Coastal plain Slightly undulating, overall falling towards lake Moderate size semi-enclosed arable and pasture fields Bounded by lake and associated vegetation to the west of the character area, abuts Malthouse Cottages to the southeast Contains a couple of farmsteads Occasional view of the South Downs, particularly from the north of the character area Significant vegetation around and to the north and south of the lake located to the west of the character area, limits views of Chichester Harbour from this character area
104	Walnut Tree Coastal Plain	Zone 13	 Coastal plain Mixture of uses including moderate size pasture, arable fields and fairly large scale paddocks, contains Walnut tree Caravan Park and Walnut Tree House Generally semi-open field boundaries Bounded by northern edge of West Wittering to the south of the character area, and

No.	Local Landscape Character Area (LCA)	Mapping Zone	Description
			 located on channel side of Rookwood Road Fairly distant glimpses of Chichester Harbour through gaps in intervening vegetation, in particular along Ella Nore Lane, to the west of the character area Views of northern settlement edge of West Wittering filtered by boundary vegetation Provides part of overall separation between West Wittering and Malthouse
105	West Wittering Eastern Settlement Edge	Zone 13	 Coastal plain Predominately paddocks, pasture with significant amount of caravan park and other settlement edge uses, contains Malthouse Cottages to the north Small scale field sizes, relatively enclosed by numerous layers of field boundaries Layers of vegetation limits views across character area, although occasional distant view through gap in vegetation along Elms Lane. No discernible views of Chichester Harbour from majority of character area Filtered views of West Wittering settlement edge from adjacent fields, fairly distant glimpses of edge of Furzefield across adjacent character area to the east, views of settlement edge of East Wittering possible from southern end of character area Separates West Wittering from Malthouse Cottages
106	Furzefield Western Coastal Plain	Zone 13	 Coastal plain Predominately fairly large, semi-enclosed arable fields Bounded by small scale enclosed fields to the west, areas of settlement to the east, and by East Wittering and caravan park to the south Gaps in vegetation allow filtered views of settlement at the periphery of the character area, including Holmes Farm, Speedscroft, Rife Cottages, Furzefield East Wittering visible from various locations around the character area No view of Chichester Harbour Provides part of overall separation between West Wittering, East Wittering and the numerous small groups of settlement to the east
107	West Wittering Southern Coastal Plain	Zone 13	 Coastal plain Large open fields, but bounded to the north, south and east by settlement Settlement edges along the south of West Wittering, along the west of East Wittering, plus narrow ribbon settlement along the coast, visible from character area Chichester Harbour visible to the west from the western end of the character area

No.	Local Landscape Character Area (LCA)	Mapping Zone	Description
			 Sea to the south not visible from majority of the character area due to intervening narrow ribbon development along the majority of the southern edge of the character area Intervisibility between West Wittering, East Wittering and West Strand ribbon settlement along the coast Separates West Wittering, East Wittering and West Strand, however, there is intervisibility between the settlements
108	Cockbush Common Coastal Plain	Zone 13	 Coastal plain Open grassland plus area of marsh to the southwest of Roman Landing Chichester Channel, including the water itself, sandspit and mud, visible to the west Minor, filtered views of settlement at varying distance Separates western end of West Strand from Roman Landings
109	Roman Landing Coastal Plain	Zone 13	 Coastal plain Small area to the south of Roman Landing, west of West Wittering predominately used as paddocks Enclosed to the north, west and east by mainly low density settlement of Romans Landing and West Wittering, bounded to the south by vegetation to the north of marsh area Settlement at the edges of the character area clearly visible from the majority of the character area Views towards Chichester Harbour obscured by settlement on three sides of the character area

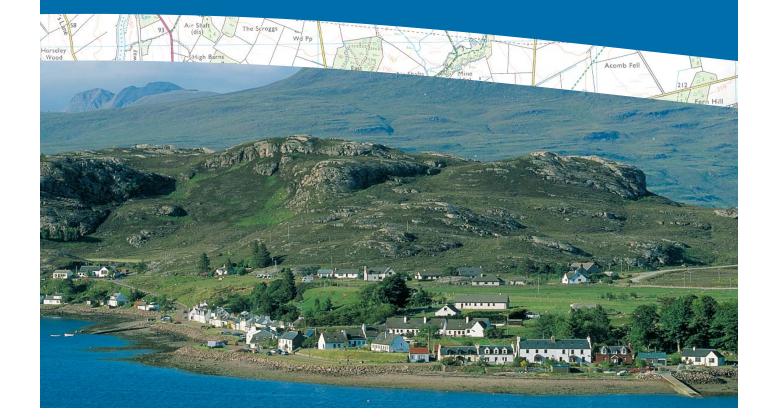






Landscape Character Assessment

Guidance for England and Scotland



CHAPTER 7 MAKING JUDGEMENTS BASED ON LANDSCAPE CHARACTER

INTRODUCTION

7.1 The use of Landscape Character Assessment in making judgements is a fast-moving scene amongst practitioners. This chapter sets out some main principles on the subject. **Topic Paper 6**, *Techniques and criteria for judging capacity and sensitivity*, will be issued in the Summer of 2002 to address one of the key areas where practitioners need to make judgements on this topic.

7.2 The main value of having a Landscape Character Assessment is to help in the process of managing change in a particular place. All sorts of change will shape future landscapes, and by applying this tool in an appropriate way, alongside other tools, we can help to ensure that such changes make a 'positive' contribution.

7.3 For this reason, most assessments will usually move beyond the characterisation stage to the stage of making judgements to inform particular decisions. Making judgements as part of an assessment should not concentrate only on the maintenance of existing character. This may be one part of the judgements made. The focus should be on ensuring that land use change or development proposals are planned and designed to achieve an appropriate relationship (and most often a 'fit') with their surroundings, and wherever possible contribute to enhancement of the landscape, in

some cases by creating a new character.

7.4 Judgements based on landscape character need to take account of several factors. Most importantly it is vital to decide who is going to be involved in making the judgements. For practical reasons some assessments may still rely mainly on judgements made by professionals. It is nevertheless important to involve stakeholders in this part of the process if the judgements are to command wide support and are to be as fully informed as possible. Many different stakeholder groups need to be given opportunities to contribute, especially:

- those who manage the land, especially farmers and foresters;
- local residents and community groups;
- other users of the land, including visitors and those who take part in recreational activities.

7.5 An historical perspective is important to help understand the way in which a landscape has evolved over time to take on its present character, and how both natural forces and human intervention have contributed to its evolution. With such understanding, decisions about future change can be placed in an historical context and ideas about, for example, restoration of some earlier historic character can be well-informed and based on a sound historical rationale (see **Topic Paper 5**).

WHAT TYPES OF JUDGEMENTS ?

7.6 Ways of making judgements based on character will vary depending upon the particular issue that is being addressed. This in turn will reflect the purpose of the assessment and the type of judgements that are required. As set out in **Chapter 2 (para 2.10)**, these judgements will either:

- be specifically related to decision-making based on landscape character; or
- be designed to contribute to wider environmental decisionmaking tools where landscape is only one of several topics to be addressed.

7.7 A number of such environmental and sustainability decision-making tools now exist. Some, like Environmental Impact Assessment and landscape capacity studies, are well established. Others, like the Natural Heritage Futures programme (used in Scotland), and Quality of Life Capital (in England) are newer and still emerging. Landscape Character Assessment links to these tools in different ways. Topic Paper 2 provides information about these tools. It particularly highlights the way that

these tools and initiatives can be informed by Landscape Character Assessment.

MAIN CONSIDERATIONS IN MAKING JUDGEMENTS

7.8 Approaches to making judgements that are focused on landscape character, as distinct from these broader environmental tools, have continued to evolve particularly over the last ten years as practitioners have gained more experience in the practical application of techniques. These approaches are generally based on one or more of the following considerations, namely the character, quality (condition of features), value of the landscape, and its sensitivity to change. These terms need to be understood if there is to be consistency in approaches taken. The definitions recommended by the Agencies are as follows:

- Landscape character means the distinct and recognisable pattern of elements that occurs consistently in a particular type of landscape, and how these are perceived by people. It reflects particular combinations of geology, landform, soils, vegetation, land use and human settlement. It creates the particular sense of place of different areas of the landscape.
- Landscape quality (or condition) is based on judgements about the physical state of the landscape, and about its intactness, from visual, functional, and ecological perspectives. It also reflects the state of repair of individual features and elements which make up the character in any one place.
- Landscape value is concerned with the relative value that is

attached to different landscapes. In a policy context the usual basis for recognising certain highly valued landscapes is through the application of a local or national landscape designation. Yet a landscape may be valued by different communities of interest for many different reasons without any formal designation, recognising, for example, perceptual aspects such as scenic beauty, tranquillity or wildness; special cultural associations; the influence and presence of other conservation interests; or the existence of a consensus about importance, either nationally or locally.

• Landscape capacity refers to the degree to which a particular landscape character type or area is able to accommodate change without significant effects on its character, or overall change of landscape character type. Capacity is likely to vary according to the type and nature of change being proposed.

7.9 In deciding on the approach to making judgements there must be a clear rationale which is explained to the assessment's users. This will help make the assessment and its application more robust and accountable.

DEFINING OBJECTIVES

7.10 The rationale for judgements will need to establish the balance between the following objectives for landscape types and areas:

- Conservation and maintenance of existing character;
- Enhancement of existing character through the introduction of new elements and features or different management of existing ones;

- Restoration of character, where this is appropriate to current land use activities and stakeholders' preferences, and is economically viable through either public or private money or a mix of both;
- **Creation** of or accelerating change towards a new character; or
- Some combination of these options, especially where regeneration activity is occurring, involving much development and change.

7.11 Developing such a rationale will require careful thought about the overall character and key characteristics of the landscape today, and the dynamics of the landscape, in terms of recent change, current trends and future forces. This will help to determine both the desirability and practicability of maintaining current character.

APPROACHES TO MAKING JUDGEMENTS

7.12 The approach taken to making judgements will usually vary depending on the particular applications for which the assessment is to be used. One of the following four approaches is usually adopted.

i. Landscape strategies

7.13 A Landscape Character Assessment may lead to a strategy for the landscape based on what change, if any, is thought to be desirable for a particular landscape character type (or area) as a whole. The judgements underpinning such strategies need to be transparent but not overly complex, and will usually relate in some way to the objectives set out in **para 7.10**. To ensure they are widely owned and can be implemented, they should be devised and tested through stakeholder involvement where possible. 7.14 To date, practitioners have used landscape strategies to guide thinking on the desirability of: maintaining the existing landscape character; enhancing character; restoring some former landscape, or creating a new one.

7.15 When used in the field of planning policy, for example as a basis for structure or local plan policies, the strategy approach may be used to indicate the preferred approach for each policy zone within the plan and to provide a basis for landscape and development policies. In other circumstances, aspects of landscape value (**paras 7.21 - 7.23**) may help to identify areas for some form of landscape status or designation.

ii. Landscape guidelines

7.16 A Landscape Character Assessment will normally identify the character of an area and those factors that are particularly important in creating that character, usually referred to as key characteristics. If the distinctive character of a certain landscape is to be maintained, the assumption must be that its positive key characteristics should be protected from adverse change and, conversely, that the effects of negative characteristics will be overcome by some form of enhancement. This assumption provides the basis for judgements about the actions necessary to achieve this (Box 7.1).

7.17 Field survey should identify the physical state of individual elements and features, and, in combination with consultation and additional research, should indicate the probability of future change, and its nature and direction (trends or 'forces for change'). Considering all this information together should then reveal opportunities either to

Box 7.1: Steps in developing landscape guidelines

Review from field survey

- key characteristics of the landscape;
- current state of landscape condition of features and elements and overall intactness;
- evidence of landscape change and of its consequences.

Identify by research and consultation

- trends in land use that may cause future change;
- potential development pressures.

Predict

- consequences of land use trends and development pressures for the landscape;
- effects of predicted change on key characteristics, both negative and positive.

Define

- threats to key characteristics as a result of adverse consequences of change;
- opportunities for enhancement where scope for beneficial change;
- guidelines on intervention required for different land uses to counter threats and realise opportunities;
- priorities for action and methods of implementation.

It is often helpful to prepare guidelines at several different levels - for the whole of a study area where they are common, for each landscape character type and for individual landscape character areas where there are specific requirements for action.

prevent those changes which may have adverse consequences for landscape character, or to maximise opportunities for enhancement. This requires careful thought about the importance attached to characteristic features and about the likelihood of either 'positive' or 'negative' change.

7.18 This type of analysis usually results in the drawing up of **landscape guidelines** to indicate the actions required to ensure that distinctive character is maintained or, if appropriate, enhanced. This approach has been adopted in the majority of published assessments in England and Scotland. Such guidelines are often produced in written form, and are sub-divided according to both the landscape type in question and the main pressures likely to result in landscape change, namely agriculture, forestry, settlement and built development, mineral working, tourism and recreation, and infrastructure (**Box 7.2**).

7.19 Guidelines can also be presented graphically. This is particularly useful when dealing with design issues. In the Sussex Downs AONB graphic guidelines are available in a loose-leaf folder designed

Box 7.2: Example of landscape guidelines

Fife Landscape Character Assessment Landscape character type: Lowland Dens

Agriculture

- Encourage maintenance of the relatively small-scale irregular field pattern.
- Where land is taken out of arable use encourage permanent woodland planting.
- Improving grasslands and drainage schemes could disturb the characteristic land cover and vegetation patterns and adversely affect the contours and textures of the landscape and its ecological value.

Forestry

- Encourage the planting of broadleaved trees along the river and burns to link existing woodlands and other habitats and to reinforce the semi-natural patterns of drainage and riparian vegetation and habitats.
- Encourage new planting to enhance the interlinking of new woodlands to existing plantations and seminatural woodlands on the hills and in the lowlands.

Settlement and built development

- Concentrate new built development in the form of well landscaped extensions to existing settlements wellrelated to landform and of a scale appropriate to the size of the settlement.
- Encourage the use of existing building styles and materials such as grey stone with grey or dark blue slate-like roofs.

Mineral workings

• Mineral extraction in this landscape type would be inappropriate owing to its potentially adverse effects on the character of the landscape and the potential for the workings to be conspicuous bearing in mind that any effective, large-scale screening measures themselves would be inappropriate features.

Other development and structures in the landscape

 Avoid locating any high or bulky new structures in this landscape type or, where essential, they should be subject to rigorous landscape and visual impact assessment and should be sited carefully and designed to minimise their impact.

Source: David Tyldesley and Associates (1999) Fife Landscape Character Assessment, Scottish Natural Heritage, Edinburgh.

to assist in communicating ideas to farmers and land managers (**Figure 7.1**). The Skye and Lochalsh character assessment in Scotland has also taken a highly graphic approach to both the descriptions of landscape character and to the guidelines (**Figure 7.2**).

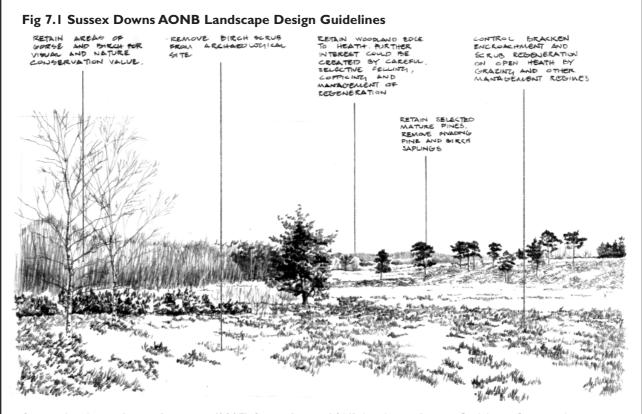
7.20 As guidelines are designed to influence the way in which landscapes are managed it is highly desirable that the many stakeholders involved in day-to-day management are actively involved in the process. This will help to ensure that the guidelines are based on a good understanding of 'real world' land uses and land management practices, and that there will be a good prospect that they can be practically implemented.

iii. Attaching status to landscapes

7.21 Where a tract of landscape is selected for special recognition, judgements need to be based on a

range of different considerations. National landscape designations in England and Scotland are based on criteria that encompass much more than landscape alone. The key considerations are:

 natural beauty: encompasses flora, fauna, geological and physiographical features and is the term that has been used in defining AONBs and National Parks in England;



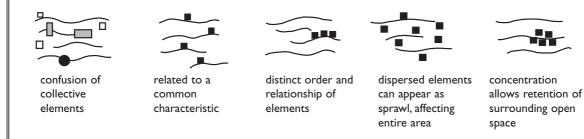
Source: Landscape Design Associates (1997) Sussex Downs AONB Landscape Design Guidelines. Countryside Commission and Sussex Downs Conservation Board, Cheltenham.

Figure 7.2: Skye and Lochalsh landscape guidelines

Rocky moorland landscape character type

The introduction of *numerous elements* within this landscape character type often results in visual confusion, due to the difficulty in creating any kind of order and sense of relationship between elements upon a variable landform; each element, even if part of a collective group, tends to have a different relationship with the landscape.

As a result of this landscape having no distinct pattern or edges, new elements can often appear most appropriate where they either have a **direct relationship to a specific landscape characteristic**, or are **concentrated and ordered as a group**, although the latter may collectively create a dominant focus, contrasting to the undifferentiated character of this landscape.



Source: Stanton, C. (1996) Skye and Lochalsh Landscape Assessment. No 71. Scottish Natural Heritage, Edinburgh.

- recreational opportunity: opportunities afforded for open-air recreation, having regard both to landscape character and position in relation to centres of population. (Also used in defining National Parks in England);
- natural beauty and amenity: a composite term, used in the founding legislation of SNH contained with The Natural Heritage (Scotland) Act 1991. The Act defines the natural heritage as including the physical elements of flora, fauna, geology, physiographic features and natural beauty and amenity. This combination of terms covers the physical landscape, but also the less tangible aspects such as remoteness or tranquillity, and aspects of landscape experience which appeal to senses other than sight, such as the sound or smell of the sea.

7.22 In considering natural beauty and amenity, and in any other situation which requires that a landscape be identified as requiring special attention, judgements must be based at least in part on the concept of **landscape value (para 7.8)**. This refers to the relative value or importance that stakeholders attach to different landscapes and their reasons for valuing them. The reasons may be set out according to a range of more detailed criteria that may include the following:

- landscape quality: the intactness of the landscape and the condition of features and elements (para 7.8);
- scenic quality: the term that is used to describe landscapes which appeal primarily to the visual senses;
- **rarity**: the presence of rare features and elements in the

landscape, or the presence of a rare landscape character type;

- representativeness: whether the landscape contains a particular character, and/or features and elements, which is felt by stakeholders to be worthy of representing;
- conservation interests: the presence of features of particular wildlife, earth science or archaeological, historical and cultural interest can add to the value of a landscape as well as having value in their own right;
- wildness: the presence of wild (or relatively wild) character in the landscape which makes a particular contribution to sense of place;
- associations with particular people, artists, writers, or other media, or events in history.

There may often be a consensus of opinion about the value of an area encompassing one or more of these criteria, which can be traced over time from the views expressed by different stakeholders.

7.23 Tranquillity: In addition to these landscape-related criteria there is another criterion, 'tranquillity', that is a composite feature related to low levels of built development, traffic, noise and artificial lighting. Authors of Landscape Character Assessments must state their criteria for 'low levels' clearly and should also consider whether one or more of the factors needs to be addressed individually, rather than in combination. Policy makers and practitioners may find it useful to refer to the Tranquil Areas maps [54]. Tranquil area mapping is currently underway in Scotland, as is the identification of core wild land areas.

7.24 The full range of criteria set out above may be used to identify valued landscapes that merit some form of designation or recognition. They can be used, either individually or in combination, to assist the definition of nationally important areas throughout England and Scotland. These include National Parks, Areas of Outstanding Natural Beauty, National Scenic Areas, and equivalent areas.

7.25 The criteria of 'natural beauty', 'recreational opportunity' and 'natural beauty and amenity' can be the starting points for selecting the broad area of search for designation or recognition of special areas. The criteria listed in paras 7.22 and 7.23 could be used to provide a supporting statement about why a particular area is valued. Boundaries can then be determined by assessing the character and quality of the landscapes within the area of search to determine whether or not they should be included (see Chapter 9 for further detail).

iv. Landscape capacity

7.26 Many Landscape Character Assessments will be used to help in decisions about the ability of an area to accommodate change, either as a result of new development, or some other form of land use change, such as the introduction of new features, or major change in land cover such as new woodland planting. In these circumstances judgements must be based on an understanding of the ability of the landscape to accommodate change without significant effects on its character. Criteria for what constitutes significant change need to be identified in planning policies or landscape strategies, and will usually be informed by potential effects on character and/or particular features and elements.

GOOD PRACTICE POINTERS

- It is particularly important to find ways of involving stakeholders in this part of the process if the judgements made are to command wide support.
- The approach taken to making judgements based on character will vary depending upon the issue being addressed and must be designed to meet the particular circumstances.
- Some approaches to making judgements are an integral part of the Landscape Character Assessment process. Others are wider environmental evaluation processes to which Landscape Character Assessment can make a valuable contribution.
- There must be a clear rationale behind the approach to making judgements, which will help to determine the eventual outcome. This will require careful thought about the overall character and key characteristics of the landscape, its history and origins, and the opportunities that may exist to create new landscapes to meet the emerging social, economic and environmental needs of stakeholders.
- It is particularly important that:
- the reasons for adopting a particular approach to making judgements are made clear;
- the approach (or combination of approaches) used must be clearly explained and transparent;
- the extent and nature of stakeholder involvement should be made clear.

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Guidelines for Landscape and Visual Impact Assessment Second Edition











2.12 Judgement should always be based on training and experience and be supported by clear evidence and reasoned argument. Accordingly, it is recommended that suitably qualified and experienced landscape professionals carry out landscape and visual impact assessments.

Landscape and visual effects are assessed separately

- 2.13 Landscape and visual assessments are separate, although linked, procedures. The landscape baseline, its analysis and the assessment of landscape effects all contribute to the baseline for visual assessment studies. The assessment of the potential effect on the landscape is carried out as an effect on an environmental resource, i.e. the landscape. Visual effects are assessed as one of the interrelated effects on population [2, 3].
- 2.14 Landscape effects derive from changes in the physical landscape, which may give rise to changes in its character and how this is experienced. This may in turn affect the perceived value ascribed to the landscape. 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.
- 2.15 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.

Assessment of effects on the landscape resource considers the different aspects of landscape

- 2.16 In order to reach an understanding of the effects of development on a landscape resource, it is necessary to consider the different aspects of the landscape, as follows:
 - **Elements** The individual elements that make up the landscape, including prominent or eye-catching features such as hills, valleys, woods, trees and hedges, ponds, buildings and roads. They are generally quantifiable and can be easily described.
 - **Characteristics** Elements or combinations of elements that make a particular contribution to the character of an area, including experiential characteristics such as tranquillity and wildness.
 - **Character** The distinct and recognisable pattern of elements that occurs consistently in a particular type of landscape, and how this is perceived by people. It reflects particular combinations of geology, landform, soils, vegetation, land use and human settlement. It creates the particular sense of place of different areas of the landscape. Character is identified through the process of characterisation, which classifies, maps and describes areas of similar character.

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The process of landscape character assessment can increase appreciation of what 2.17 makes the landscape distinctive and what is important about an area, and can also improve the understanding of change both in urban areas and the countryside. It thereby contributes to our understanding of the form and pattern of the landscape at a range of scales (national, regional or district). However, to undertake a project-based landscape impact assessment as part of an EIA, it will be necessary to undertake more detailed localised studies.

Environmental impact assessment and landscape design are iterative processes

An iterative design approach enables the site planning and detailed design of a 2.18 development project to be informed by and respond to the ongoing Environmental Impact Assessment, as the environmental constraints and opportunities are taken into consideration at each stage of decision making. Experience indicates that this approach can result in more successful and cost-effective developments, and can reduce the time required to complete the assessment. The iterative approach is appropriate to any new development of whatever scale or type, whether or not it requires a full EIA. The iterative approach is illustrated in Figure 2.2.

Landscape and visual impact assessments are important parts of the iterative 2.19 design process because they can help to avoid or minimise potential negative effects of the development and, where appropriate, can also help in seeking opportunities for landscape enhancement. During site selection and the initial design of the layout for the development, the landscape architect may produce:

- land use/landscape strategies to evaluate and address constraints, taking advantage of environmental opportunities for each of the options available;
- comparative appraisals of alternative options, to identify those with least overall adverse environmental effect on the landscape and visual amenity.

Once the preferred development option has been selected, the landscape profes- 2.20 sional works with the design team to:

- identify and develop measures to further reduce residual adverse environmental impacts, taking into account the landscape management implications;
- indicate how the landscape strategy will work in practice, on completion of the development and throughout the lifetime of the project;
- prepare landscape and visual impact assessments to address in detail the residual landscape and visual effects of the proposed development.

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Landscape baseline analysis

- The analysis draws upon the information gathered during the desk study and 6.14 field survey work, supported by illustrations and documentary evidence. The baseline studies section of the report covers the existing elements, features, characteristics, character, quality and extent of the landscape. The baseline studies and analysis must be clearly explained in the assessment. The findings should be presented in a clear and structured fashion as they form a key component of the landscape and visual impact assessments. A distinction is made between:
- the description and assessment of the individual elements, features, and characteristics of a landscape and their value or importance; and
- analysis of the way in which these components interact to create the character of the landscape.

Landscape character and characterisation

Landscape character assessment and particularly the stage of characterisation is 6.15 the basic tool for understanding the landscape and is the starting point for baseline surveys. There is a well-established methodology developed in the UK by the Countryside Agency and Scottish Natural Heritage [4]. The baseline report provides a concise description of the existing character of the site and its surrounding landscape, including the physical and human influences that have helped to shape the landscape and any current trends for change. This will often include, as appropriate, a classification of the landscape into distinct character areas or types, which share common features and characteristics. It may also take into account other landscape character assessments that may have been prepared for the study area. The description of character may be illustrated by photographs or analytical sketches, or both, showing representative views.

Landscape condition

The condition of the landscape refers to the state of an individual area of landscape and is described as factually as possible. Reference to the maintenance and condition of individual elements or features such as buildings, hedgerows, woodland or drainage systems can be helpful. It should be recognised that landscapes in poor condition, such as degraded or damaged landscapes, can be still be highly locally valued (see paragraph 6.18), for example, if open land is scarce or possibly because of cultural associations, as in the case of sites of industrial archaeological value. The assessment therefore sets out what weight has been attached to the condition of the landscape and may also consider the scope for the development to contribute to the restoration or enhancement of the landscape.

Box 6.2 Landscape character assessment

On a broad scale, the Countryside Agency's and English Nature's joint **Character of England map** (1996) illustrates the natural and cultural characteristics of the English countryside based on biodiversity and landscape. The character map also includes contributions from English Heritage on the historic features of the landscape.

The approach identifies the unique character of different areas of the countryside without making judgements about their relative worth. Broad areas of cohesive character have been identified, which can be described in terms of their landscape character, sense of place, local distinctiveness, characteristic wildlife and natural features, and nature of change [12].

New guidance on *Landscape Character Assessment*, jointly produced by the Countryside Agency and Scottish Natural Heritage, is due to be published in 2002 [4].

In Scotland, Scottish Natural Heritage (SNH) has completed the national programme of **landscape character assessments**. The series of 29 individual reports, mostly at a scale of 1:50,000, was produced in collaboration with local authorities and other relevant bodies. SNH has also identified **Natural Heritage Zones**, which provide a comparable strategic framework, of 21 zones defined on the basis of a combination of aspects of natural heritage and landscape character [13].

On a similar basis the Forestry Commission has developed a method of landscape assessment for use in the preparation of Indicative **Forest Strategies** and the Environment Agency has a closely-related approach for the assessment of river corridors. This includes a '**Macro' scale assessment** of the wider river valley and a '**Micro' scale assessment** of the immediate river corridor. This has also been extended to the assessment of the whole river catchment area in a number of studies in the Thames and Midlands regions of the Environment Agency [14].

The Countryside Council of Wales is currently promoting **LANDMAP**, a method of mapping and evaluating the rural landscape, in terms of the aspects that contribute to the whole. Landmap is used by Welsh planning authorities as the basis for countryside policy making and strategies for development or protection. All these methods provide vocabularies to describe the wider countryside and are important starting points in investigating the landscape resource [15].

Landscape value

6.17 A judgement needs to be made on the value or importance to society of the affected landscape. This will be based on and take into account views of



Planning shapes the places where people live and work and the country we live in. It plays a key role in supporting the Government's wider economic, social and environmental objectives and for sustainable communities.



Planning Policy Statement 7: Sustainable Development in Rural Areas



Planning Policy Statement 7: Sustainable Development in Rural Areas

Planning Policy Statements (PPS) set out the Government's national policies on different aspects of land use planning in England. The policies in this statement apply to the rural areas, including country towns and villages and the wider, largely undeveloped countryside up to the fringes of larger urban areas. **These policies complement, but do not replace or overrule, other national planning policies and should be read in conjunction with other relevant statements of national planning policy.** This PPS replaces Planning Policy Guidance (PPG) Note 7, *The Countryside – Environmental Quality and Economic and Social Development*, published in February 1997.¹

The policies set out in this PPS will need to be taken into account by regional planning bodies in the preparation of Regional Spatial Strategies, by the Mayor of London in relation to the Spatial Development Strategy in London and by local planning authorities in the preparation of local development documents. They may also be material to decisions on individual planning applications.

¹ However, Annex E to PPG 7 which provides further guidance on permitted development rights for agriculture and forestry, will remain extant, pending completion of a review by the Office of the Deputy Prime Minister of the General Permitted Development Order 1995, and subsequent issue of any updated guidance to replace this annex.

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1 Sustainable Development in Rural Areas



The Government's Objectives

The Government's objectives for rural areas that are relevant to this Planning Policy Statement (PPS) are:

- (i) To raise the quality of life and the environment in rural areas through the promotion of:
 - thriving, inclusive and sustainable rural communities, ensuring people have decent places to live by improving the quality and sustainability of local environments and neighbourhoods;
 - sustainable economic growth and diversification;
 - good quality, sustainable development that respects and, where possible, enhances local distinctiveness and the intrinsic qualities of the countryside; and
 - continued protection of the open countryside for the benefit of all, with the highest level of protection for our most valued landscapes and environmental resources.
- (ii) To promote more sustainable patterns of development:
 - focusing most development in, or next to, existing towns and villages;
 - preventing urban sprawl;
 - discouraging the development of 'greenfield' land, and, where such land must be used, ensuring it is not used wastefully;
 - promoting a range of uses to maximise the potential benefits of the countryside fringing urban areas; and
 - providing appropriate leisure opportunities to enable urban and rural dwellers to enjoy the wider countryside.
- (iii) Promoting the development of the English regions by improving their economic performance so that all are able to reach their full potential – by developing competitive, diverse and thriving rural enterprise that provides a range of jobs and underpins strong economies.
- (iv) To promote sustainable, diverse and adaptable agriculture sectors where farming achieves high environmental standards, minimising impact on natural resources, and manages valued landscapes and biodiversity; contributes both directly and indirectly to rural economic diversity; is itself competitive and profitable; and provides high quality products that the public wants.

Planning authorities have an important role to play in delivering the Government's objectives for rural areas, through their operation of the planning system and the application of the policies set out in this and other PPS and Planning Policy Guidance Notes.

National Planning Policies

KEY PRINCIPLES

- 1. Sustainable development is the core principle underpinning land use planning. The following key principles should be applied in combination with all the policies set out in this PPS:
 - (i) Decisions on development proposals should be based on sustainable development principles, ensuring an integrated approach to the consideration of:
 - social inclusion, recognising the needs of everyone;
 - effective protection and enhancement of the environment;
 - prudent use of natural resources; and
 - maintaining high and stable levels of economic growth and employment.

The approach to planning for sustainable development is set out in more detail in Planning Policy Statement 1 (PPS1).

- (ii) Good quality, carefully-sited accessible development within existing towns and villages should be allowed where it benefits the local economy and/or community (e.g. affordable housing for identified local needs); maintains or enhances the local environment; and does not conflict with other planning policies.
- (iii) Accessibility should be a key consideration in all development decisions. Most developments which are likely to generate large numbers of trips should be located in or next to towns or other service centres that are accessible by public transport, walking and cycling, in line with the policies set out in PPG13, *Transport*. Decisions on the location of other developments in rural areas should, where possible, give people the greatest opportunity to access them by public transport, walking and cycling, consistent with achieving the primary purpose of the development.
- (iv) New building development in the open countryside away from existing settlements, or outside areas allocated for development in development plans, should be strictly controlled; the Government's overall aim is to protect the countryside for the sake of its intrinsic character and beauty, the diversity of its landscapes, heritage and wildlife, the wealth of its natural resources and so it may be enjoyed by all.
- (v) Priority should be given to the re-use of previously-developed ('brownfield') sites in preference to the development of greenfield sites, except in cases where there are no brownfield sites available, or these brownfield sites perform so poorly in terms of sustainability considerations (for example, in their remoteness from settlements and services) in comparison with greenfield sites.

(vi) All development in rural areas should be well designed and inclusive, in keeping and scale with its location, and sensitive to the character of the countryside and local distinctiveness.

SUSTAINABLE RURAL COMMUNITIES, ECONOMIC DEVELOPMENT AND SERVICES

2. Planning policies in Regional Spatial Strategies (RSS) and Local Development Documents (LDDs) should facilitate and promote sustainable patterns of development and sustainable communities in rural areas. This should include policies to sustain, enhance and, where appropriate, revitalise country towns and villages (including through the provision of affordable housing) and for strong, diverse, economic activity, whilst maintaining local character and a high quality environment. To ensure these policies are relevant and effective, local planning authorities should be aware of the circumstances, needs and priorities of the rural communities and businesses in their area, and of the interdependence between urban and rural areas. Where there is a lack of up to date, robust information, local authorities should consider commissioning surveys and assessments of rural economic and social conditions and needs, including local housing needs.

Location of development

- 3. Away from larger urban areas, planning authorities should focus most new development in or near to local service centres where employment, housing (including affordable housing), services and other facilities can be provided close together. This should help to ensure these facilities are served by public transport and provide improved opportunities for access by walking and cycling. These centres (which might be a country town, a single large village or a group of villages) should be identified in the development plan as the preferred location for such development.
- 4. Planning authorities should set out in LDDs their policies for allowing some limited development in, or next to, rural settlements that are not designated as local service centres, in order to meet local business and community needs and to maintain the vitality of these communities. In particular, authorities should be supportive of small-scale development of this nature where it provides the most sustainable option in villages that are remote from, and have poor public transport links with, service centres.

Economic development and employment

- 5. Planning authorities should support a wide range of economic activity in rural areas. Taking account of regional priorities expressed in RSS, and in line with the policies in paragraphs 2-4 above, local planning authorities should:
 - (i) identify in LDDs suitable sites for future economic development, particularly in those rural areas where there is a need for employment creation and economic regeneration;
 - set out in LDDs their criteria for permitting economic development in different locations, including the future expansion of business premises, to facilitate healthy and diverse economic activity in rural areas.

Community services and facilities

- 6. People who live or work in rural areas should have reasonable access to a range of services and facilities. Local planning authorities should:
 - (i) through their LDDs, facilitate and plan for accessible new services and facilities, particularly where;
 - planning permission is granted for new developments in country towns or other local service centres; or
 - settlements, or the population of their rural catchments, are expanding; or
 - there is an identified need for new or expanded services to strengthen the role of a particular local service centre.
 - (ii) where possible, ensure that new development in identified service centres is supported through improvements to public transport, and to walking and cycling facilities, provided in partnership with the developer where appropriate;
 - (iii) identify suitable buildings and development sites for community services and facilities to meet the needs of the whole community, including disabled users;
 - (iv) support mixed and multi-purpose uses that maintain community vitality; and
 - (v) support the provision of small-scale, local facilities (e.g. childcare facilities) to meet community needs outside identified local service centres, particularly where they would benefit those rural residents who would find it difficult to use more distant service centres. These local facilities should be located within or adjacent to existing villages and settlements where access can be gained by walking, cycling and (where available) public transport.

7. Planning authorities should adopt a positive approach to planning proposals designed to improve the viability, accessibility or community value of existing services and facilities, e.g. village shops and post offices, rural petrol stations, village and church halls and rural public houses, that play an important role in sustaining village communities. Planning authorities should support the retention of these local facilities and should set out in LDDs the criteria they will apply in considering planning applications that will result in the loss of important village services (e.g. as a result of conversion to residential use).

Housing

- 8. The Government's planning objectives and policies for housing are set out in PPG3, *Housing*. The key aim is to offer everyone the opportunity of a decent home. The needs of all in the community should be recognised, including those in need of affordable and accessible, special needs housing in rural areas. It is essential that local planning authorities plan to meet housing requirements in rural areas, based on an up to date assessment of local need. To promote more sustainable patterns of development and make better use of previously developed land, the focus for most additional housing in rural areas should be on existing towns and identified service centres. But it will also be necessary to provide for some new housing to meet identified local need in other villages.
- 9. In planning for housing in their rural areas, local planning authorities should apply the policies in PPG3. They should:
 - (i) have particular regard to PPG3 guidance on the provision of housing in villages and should make sufficient land available, either within or adjoining existing villages, to meet the needs of local people; and
 - (ii) strictly control new house building (including single dwellings) in the countryside, away from established settlements or from areas allocated for housing in development plans.
- 10. Isolated new houses in the countryside will require special justification for planning permission to be granted. Where the special justification for an isolated new house relates to the essential need for a worker to live permanently at or near their place of work in the countryside, planning authorities should follow the advice in **Annex A** to this PPS.
- 11. Very occasionally the exceptional quality and innovative nature of the design of a proposed, isolated new house may provide this special justification for granting planning permission. Such a design should be truly outstanding and ground-breaking, for example,

in its use of materials, methods of construction or its contribution to protecting and enhancing the environment, so helping to raise standards of design more generally in rural areas. The value of such a building will be found in its reflection of the highest standards in contemporary architecture, the significant enhancement of its immediate setting and its sensitivity to the defining characteristics of the local area.

Design and the character of rural settlements

- 12. Many country towns and villages are of considerable historic and architectural value, or make an important contribution to local countryside character. Planning authorities should ensure that development respects and, where possible, enhances these particular qualities. It should also contribute to a sense of local identity and regional diversity and be of an appropriate design and scale for its location, having regard to the policies on design contained in PPS1 and supported in *By Design*². Planning authorities should take a positive approach to innovative, high-quality contemporary designs that are sensitive to their immediate setting and help to make country towns and villages better places for people to live and work.
- 13. Local planning authorities should prepare policies and guidance that encourage good quality design throughout their rural areas, in accordance with Annex C to PPS1, and utilising tools such as Landscape Character Assessments and Village or Town Design Statements, and the design elements of Village or Parish Plans prepared by local communities.

THE COUNTRYSIDE

14. The policies in this section apply to the largely undeveloped countryside that separates cities, towns and villages. Whilst much of the land use activity in the countryside is outside the scope of the planning system, planning has an important role in supporting and facilitating development and land uses which enable those who earn a living from, and help to maintain and manage the countryside, to continue to do so. RSS should recognise the environmental, economic and social value of the countryside that is of national, regional or, where appropriate, sub-regional significance. Policies in RSS and LDDs should seek to maintain and enhance these values, so enabling the countryside to remain an important natural resource, contribute to national and regional prosperity and be enjoyed by all.

² By Design, a better practice guide published May 2000 by the former Department of the Environment, Transport and the Regions and the Commission for Architecture & the Built Environment.

Countryside protection and development in the countryside

- 15. Planning policies should provide a positive framework for facilitating sustainable development that supports traditional land-based activities and makes the most of new leisure and recreational opportunities that require a countryside location. Planning authorities should continue to ensure that the quality and character of the wider countryside is protected and, where possible, enhanced. They should have particular regard to any areas that have been statutorily designated for their landscape, wildlife or historic qualities where greater priority should be given to restraint of potentially damaging development.
- 16. When preparing policies for LDDs and determining planning applications for development in the countryside, local planning authorities should:
 - (i) support development that delivers diverse and sustainable farming enterprises;
 - (ii) support other countryside-based enterprises and activities which contribute to rural economies, and/or promote recreation in and the enjoyment of the countryside;
 - (iii) take account of the need to protect natural resources;
 - (iv) provide for the sensitive exploitation of renewable energy sources in accordance with the policies set out in PPS22; and
 - (v) conserve specific features and sites of landscape, wildlife and historic or architectural value, in accordance with statutory designations.

Re-use of buildings in the countryside

17. The Government's policy is to support the re-use of appropriately located and suitably constructed existing buildings in the countryside where this would meet sustainable development objectives. Re-use for economic development purposes will usually be preferable, but residential conversions may be more appropriate in some locations, and for some types of building. Planning authorities should therefore set out in LDDs their policy criteria for permitting the conversion and re-use of buildings in the countryside for economic, residential and any other purposes, including mixed uses.

These criteria should take account of:

- the potential impact on the countryside and landscapes and wildlife;
- specific local economic and social needs and opportunities;
- settlement patterns and accessibility to service centres, markets and housing;
- the suitability of different types of buildings, and of different scales, for re-use;
- the need to preserve, or the desirability of preserving, buildings of historic or architectural importance or interest, or which otherwise contribute to local character.

18. Local planning authorities should be particularly supportive of the re-use of existing buildings that are adjacent or closely related to country towns and villages, for economic or community uses, or to provide housing in accordance with the policies in PPG3, and subject to the policies in paragraph 7 of this PPS in relation to the retention of local services.

Replacement of buildings in the countryside

- 19. The Government is also supportive of the replacement of suitably located, existing buildings of permanent design and construction in the countryside for economic development purposes. The replacement of buildings should be favoured where this would result in a more acceptable and sustainable development than might be achieved through conversion, for example, where the replacement building would bring about an environmental improvement in terms of the impact of the development on its surroundings and the landscape. Local planning authorities should set out in their LDDs the criteria they will apply to the replacement of countryside buildings. These should take account of the considerations set out in paragraph 17 that apply to the conversion and reuse for economic purposes of existing buildings in the countryside. Authorities should also set out the circumstances where replacement would not be acceptable and clarify the permissible scale of replacement buildings.
- 20. The replacement of non-residential buildings with residential development in the countryside should be treated as new housing development in accordance with the policies in PPG3 and, where appropriate, paragraph 10 of this PPS.

Nationally designated areas

21. Nationally designated areas comprising National Parks, the Broads, the New Forest Heritage Area and Areas of Outstanding Natural Beauty (AONB), have been confirmed by the Government as having the highest status of protection in relation to landscape and scenic beauty. The conservation of the natural beauty of the landscape and countryside should therefore be given great weight in planning policies and development control decisions in these areas. The conservation of wildlife and the cultural heritage are important considerations in all these areas. They are a specific purpose for National Parks, where they should also be given great weight in planning policies and development control decisions. As well as reflecting these priorities, planning policies in LDDs and where appropriate, RSS, should also support suitably located and designed development necessary to facilitate the economic and social well-being of these designated areas and their communities, including the provision of adequate housing to meet identified local needs.

- 22. Major developments should not take place in these designated areas, except in exceptional circumstances. This policy includes major development proposals that raise issues of national significance. Because of the serious impact that major developments may have on these areas of natural beauty, and taking account of the recreational opportunities that they provide, applications for all such developments should be subject to the most rigorous examination. Major development proposals should be demonstrated to be in the public interest before being allowed to proceed. Consideration of such applications should therefore include an assessment of:
 - (i) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;
 - (ii) the cost of, and scope for, developing elsewhere outside the designated area, or meeting the need for it in some other way; and
 - (iii) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.
- 23. Planning authorities should ensure that any planning permission granted for major developments in these designated areas should be carried out to high environmental standards through the application of appropriate conditions where necessary.

Local landscape designations

- 24. The Government recognises and accepts that there are areas of landscape outside nationally designated areas that are particularly highly valued locally. The Government believes that carefully drafted, criteria-based policies in LDDs, utilising tools such as landscape character assessment, should provide sufficient protection for these areas, without the need for rigid local designations that may unduly restrict acceptable, sustainable development and the economic activity that underpins the vitality of rural areas.
- 25. Local landscape designations should only be maintained or, exceptionally, extended where it can be clearly shown that criteria-based planning policies cannot provide the necessary protection. LDDs should state what it is that requires extra protection, and why. When reviewing their local area-wide development plans and LDDs, planning authorities should rigorously consider the justification for retaining existing local landscape designations. They should ensure that such designations are based on a formal and robust assessment of the qualities of the landscape concerned.

The countryside around urban areas

26. While the policies in PPG2 continue to apply in green belts, local planning authorities should ensure that planning policies in LDDs address the particular land use issues and opportunities to be found in the countryside around all urban areas, recognising its importance to those who live or work there, and also in providing the nearest and most accessible countryside to urban residents. Planning authorities should aim to secure environmental improvements and maximise a range of beneficial uses of this land, whilst reducing potential conflicts between neighbouring land uses. This should include improvement of public access (e.g. through support for country parks and community forests) and facilitating the provision of appropriate sport and recreation facilities.

AGRICULTURE, FARM DIVERSIFICATION, EQUINE-RELATED ACTIVITIES AND FORESTRY

Agricultural development

- 27. The Government recognises the important and varied roles of agriculture, including in the maintenance and management of the countryside and most of our valued landscapes. Planning policies in RSS and LDDs should recognise these roles and support development proposals that will enable farming and farmers to:
 - (i) become more competitive, sustainable and environmentally friendly;
 - (ii) adapt to new and changing markets;
 - (iii) comply with changing legislation and associated guidance;
 - (iv) diversify into new agricultural opportunities (e.g. renewable energy crops); or
 - (v) broaden their operations to 'add value' to their primary produce.

Best and most versatile agricultural land

28. The presence of best and most versatile agricultural land (defined as land in grades 1, 2 and 3a of the Agricultural Land Classification), should be taken into account alongside other sustainability considerations (e.g. biodiversity; the quality and character of the landscape; its amenity value or heritage interest; accessibility to infrastructure, workforce and markets; maintaining viable communities; and the protection of natural resources, including soil quality) when determining planning applications. Where significant development of agricultural land is unavoidable, local planning authorities should seek to use areas of poorer quality land (grades 3b, 4 and 5) in preference to that of a higher quality, except where this would be inconsistent with other sustainability considerations. Little weight in agricultural terms should be given to the loss of agricultural land in grades 3b, 4 and 5, except in areas (such as uplands) where particular agricultural practices may themselves contribute in some special way to the quality and character of the environment or the local economy. If any undeveloped agricultural land needs to be developed, any adverse effects on the environment should be minimised.

29. Development plans should include policies that identify any major areas of agricultural land that are planned for development. But local planning authorities may also wish to include policies in their LDDs to protect specific areas of best and most versatile agricultural land from speculative development. It is for local planning authorities to decide whether best and most versatile agricultural land can be developed, having carefully weighed the options in the light of competent advice.

Farm diversification³

- 30. Recognising that diversification into non-agricultural activities is vital to the continuing viability of many farm enterprises, local planning authorities should:
 - (i) set out in their LDDs the criteria to be applied to planning applications for farm diversification projects;
 - (ii) be supportive of well-conceived farm diversification schemes for business purposes that contribute to sustainable development objectives and help to sustain the agricultural enterprise, and are consistent in their scale with their rural location. This applies equally to farm diversification schemes around the fringes of urban areas; and
 - (iii) where relevant, give favourable consideration to proposals for diversification in Green Belts where the development preserves the openness of the Green Belt and does not conflict with the purposes of including land within it. (Where farm diversification proposals in the Green Belt would result in inappropriate development in terms of PPG2, any wider benefits of the diversification may contribute to the 'very special circumstances' required by PPG2 for a development to be granted planning permission).

³ The research report, *The Implementation of National Planning Policy Guidance (PPG7) in Relation to the Diversification of Farm Businesses*, published in October 2001 by the former DTLR and now available from the Office of the Deputy Prime Minister, sets out a number of recommendations for local planning authorities, and contains some examples of 'good practice'.

- 31. A supportive approach to farm diversification should not result in excessive expansion and encroachment of building development into the countryside. Planning authorities should:
 - (i) encourage the re-use or replacement of existing buildings where feasible, having regard to paragraphs 17-21; and
 - (ii) have regard to the amenity of any nearby residents or other rural businesses that may be adversely affected by new types of on-farm development.

Equine-related activities

32. Horse riding and other equestrian activities are popular forms of recreation in the countryside that can fit in well with farming activities and help to diversify rural economies. In some parts of the country, horse training and breeding businesses play an important economic role. Local planning authorities should set out in LDDs their policies for supporting equine enterprises that maintain environmental quality and countryside character. These policies should provide for a range of suitably located recreational and leisure facilities and, where appropriate, for the needs of training and breeding businesses. They should also facilitate the re-use of farm buildings for small-scale horse enterprises⁴ that provide a useful form of farm diversification.

Forestry

- 33. Whilst forestry operations mostly lie outside the scope of planning controls, the planning system is the principal means for regulating the rate at which land is transferred from woodlands to other rural and urban uses. The Government's forestry policy, set out in the England Forestry Strategy (1999) has two main aims:
 - (i) the sustainable management of existing woods and forests; and
 - (ii) a continued steady expansion of woodland area to provide more benefits for society and the environment.

Regional planning bodies and local planning authorities should have regard to these aims, the forthcoming Regional Forestry Frameworks and forest areas of regional or sub-regional significance (e.g. the National Forest), when preparing RSS and LDDs, and deciding planning applications.

⁴ That is, enterprises involving up to ten horses.

TOURISM AND LEISURE

- 34. Regional planning bodies and local planning authorities should recognise through RSS and LDDs that tourism and leisure activities are vital to many rural economies. As well as sustaining many rural businesses, these industries are a significant source of employment and help to support the prosperity of country towns and villages, and sustain historic country houses, local heritage and culture. RSS and LDDs should:
 - support, through planning policies, sustainable rural tourism and leisure developments that benefit rural businesses, communities and visitors and which utilise and enrich, but do not harm, the character of the countryside, its towns, villages, buildings and other features⁵;
 - (ii) recognise that in areas statutorily designated for their landscape, nature conservation or historic qualities, there will be scope for tourist and leisure related developments, subject to appropriate control over their number, form and location to ensure the particular qualities or features that justified the designation are conserved; and
 - (iii) ensure that any plan proposals for large-scale tourism and leisure developments in rural areas have been subject to close assessment to weigh-up their advantages and disadvantages to the locality in terms of sustainable development objectives. In particular, the policy in PPG13 should be followed in such cases where high volumes of traffic may be generated.

Tourist and visitor facilities

- 35. The provision of essential facilities for tourist visitors is vital for the development of the tourism industry in rural areas. Local planning authorities should:
 - (i) plan for and support the provision of general tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres. Where new or additional facilities are required, these should normally be provided in, or close to, service centres or villages;
 - (ii) allow appropriate facilities needed to enhance visitors' enjoyment, and/or improve the financial viability, of a particular countryside feature or attraction, providing they will not detract from the attractiveness or importance of the feature, or the surrounding countryside.

⁵ In line with the Department for Culture, Media and Sport's strategy document *Tomorrow's Tourism*.

36. Wherever possible, tourist and visitor facilities should be housed in existing or replacement buildings, particularly where they are located outside existing settlements. Facilities requiring new buildings in the countryside may be justified where the required facilities are needed in conjunction with a particular countryside attraction; they meet the criteria in paragraph 35(ii); and there are no suitable existing buildings or developed sites available for re-use.

Tourist accommodation

- 37. The Government expects most tourist accommodation requiring new buildings to be located in, or adjacent to, existing towns and villages.
- 38. The conversion of suitable existing rural buildings to provide hotel and other serviced accommodation should be allowed, taking into account the policies on the re-use of rural buildings in paragraphs 17 and 18. Similarly, planning authorities should adopt a positive approach to proposed extensions to existing tourist accommodation where the scale of the extension is appropriate to its location and where the extension may help to ensure the future viability of such businesses.
- 39. In considering planning policies and development proposals for static holiday and touring caravan parks and holiday chalet developments, planning authorities should:
 - (i) carefully weigh the objective of providing adequate facilities and sites with the need to
 protect landscapes and environmentally sensitive sites, and examine the scope for relocating any existing, visually or environmentally-intrusive sites away from sensitive
 areas, or for re-location away from sites prone to flooding or coastal erosion;
 - (ii) where appropriate (e.g. in popular holiday areas), set out policies in LDDs on the provision of new holiday and touring caravan sites and chalet developments, and on the expansion and improvement of existing sites and developments (e.g. to improve layouts and provide better landscaping); and
 - (iii) ensure that new or expanded sites are not prominent in the landscape and that any visual intrusion is minimised by effective, high-quality screening.
- 40. Local planning authorities should support the provision of other forms of self-catering holiday accommodation in rural areas where this would accord with sustainable development objectives. The re-use and conversion of existing non-residential buildings for this purpose may have added benefits, e.g. as a farm diversification scheme.

Annex A

AGRICULTURAL, FORESTRY AND OTHER OCCUPATIONAL DWELLINGS

- 1. Paragraph 10 of PPS7 makes clear that isolated new houses in the countryside require special justification for planning permission to be granted. One of the few circumstances in which isolated residential development may be justified is when accommodation is required to enable agricultural, forestry and certain other full-time workers to live at, or in the immediate vicinity of, their place of work. It will often be as convenient and more sustainable for such workers to live in nearby towns or villages, or suitable existing dwellings, so avoiding new and potentially intrusive development in the countryside. However, there will be some cases where the nature and demands of the work concerned make it essential for one or more people engaged in the enterprise to live at, or very close to, the site of their work. Whether this is essential in any particular case will depend on the needs of the enterprise concerned and not on the personal preferences or circumstances of any of the individuals involved.
- It is essential that all applications for planning permission for new occupational dwellings in the countryside are scrutinised thoroughly with the aim of detecting attempts to abuse (e.g. through speculative proposals) the concession that the planning system makes for such dwellings. In particular, it will be important to establish whether the stated intentions to engage in farming, forestry or any other rural-based enterprise, are genuine, are reasonably

likely to materialise and are capable of being sustained for a reasonable period of time. It will also be important to establish that the needs of the intended enterprise require one or more of the people engaged in it to live nearby.

Permanent agricultural dwellings

- New permanent dwellings should only be allowed to support existing agricultural activities on well-established agricultural units, providing:
 - there is a clearly established *existing* functional need (see paragraph 4 below);
 - (ii) the need relates to a *full-time* worker, or one who is primarily employed in agriculture and does not relate to a part-time requirement;
 - (iii) the unit and the agricultural activity concerned have been established for at least three years, have been profitable for at least one of them, are currently financially sound, and have a clear prospect of remaining so (see paragraph 8 below);
 - (iv) the functional need could not be fulfilled by another existing dwelling on the unit, or any other existing accommodation in the area which is suitable and available for occupation by the workers concerned; and
 - (v) other planning requirements, e.g. in relation to access, or impact on the countryside, are satisfied.

- 4. A *functional test* is necessary to establish whether it is essential for the proper functioning of the enterprise for one or more workers to be readily available at most times. Such a requirement might arise, for example, if workers are needed to be on hand day and night:
 - (i) in case animals or agricultural processes require essential care at short notice;
 - (ii) to deal quickly with emergencies that could otherwise cause serious loss of crops or products, for example, by frost damage or the failure of automatic systems.
- 5. In cases where the local planning authority is particularly concerned about possible abuse, it should investigate the history of the holding to establish the recent pattern of use of land and buildings and whether, for example, any dwellings, or buildings suitable for conversion to dwellings, have recently been sold separately from the farmland concerned. Such a sale could constitute evidence of lack of agricultural need.
- 6. The protection of livestock from theft or injury by intruders may contribute on animal welfare grounds to the need for a new agricultural dwelling, although it will not by itself be sufficient to justify one. Requirements arising from food processing, as opposed to agriculture, cannot be used to justify an agricultural dwelling. Nor can agricultural needs justify the provision of isolated new dwellings as retirement homes for farmers.

- 7. If a functional requirement is established, it will then be necessary to consider the number of workers needed to meet it, for which the scale and nature of the enterprise will be relevant.
- 8. New permanent accommodation cannot be justified on agricultural grounds unless the farming enterprise is economically viable. A *financial test* is necessary for this purpose, and to provide evidence of the size of dwelling which the unit can sustain. In applying this test (see paragraph 3(iii) above), authorities should take a realistic approach to the level of profitability, taking account of the nature of the enterprise concerned. Some enterprises which aim to operate broadly on a subsistence basis, but which nonetheless provide wider benefits (e.g. in managing attractive landscapes or wildlife habitats), can be sustained on relatively low financial returns.
- 9. Agricultural dwellings should be of a size commensurate with the established functional requirement. Dwellings that are unusually large in relation to the agricultural needs of the unit, or unusually expensive to construct in relation to the income it can sustain in the long-term, should not be permitted. It is the requirements of the enterprise, rather than those of the owner or occupier, that are relevant in determining the size of dwelling that is appropriate to a particular holding.

- 10. Local planning authorities may wish to consider making planning permissions subject to conditions removing some of the permitted development rights under part 1 of the Town and Country Planning (General Permitted Development) Order 1995 for development within the curtilage of a dwelling house. For example, proposed extensions could result in a dwelling whose size exceeded what could be justified by the functional requirement, and affect the continued viability of maintaining the property for its intended use, given the income that the agricultural unit can sustain. However, it will always be preferable for such conditions to restrict the use of specific permitted development rights rather than to be drafted in terms which withdraw all those in a Class (see paragraphs 86-90 of the Annex to DOE Circular 11/95).
- Agricultural dwellings should be sited so as to meet the identified functional need and to be well-related to existing farm buildings, or other dwellings.

Temporary agricultural dwellings

12. If a new dwelling is essential to support a new farming activity, whether on a newly-created agricultural unit or an established one, it should normally, for the first three years, be provided by a caravan, a wooden structure which can be easily dismantled, or other temporary accommodation. It should satisfy the following criteria:

- (i) clear evidence of a firm intention and ability to develop the enterprise concerned (significant investment in new farm buildings is often a good indication of intentions);
- (ii) functional need (see paragraph 4 of this Annex);
- (iii) clear evidence that the proposed enterprise has been planned on a sound financial basis;
- (iv) the functional need could not be fulfilled by another existing dwelling on the unit, or any other existing accommodation in the area which is suitable and available for occupation by the workers concerned; and
- (v) other normal planning requirements, e.g. on siting and access, are satisfied.
- 13. If permission for temporary accommodation is granted, permission for a permanent dwelling should not subsequently be given unless the criteria in paragraph 3 above are met. The planning authority should make clear the period for which the temporary permission is granted, the fact that the temporary dwelling will have to be removed, and the requirements that will have to be met if a permanent permission is to be granted. Authorities should not normally grant successive extensions to a temporary permission over a period of more than three years, nor should they normally give temporary permissions in locations where they would not permit a permanent dwelling.

Forestry dwellings

14. Local planning authorities should apply the same criteria to applications for forestry dwellings as to those for agricultural dwellings. The other principles in the advice on agricultural dwellings are equally relevant to forestry dwellings. Under conventional methods of forestry management, which can involve the use of a peripatetic workforce, new forestry dwellings may not always be justified, except perhaps to service intensive nursery production of trees.

Other occupational dwellings

15. There may also be instances where special justification exists for new isolated dwellings associated with other ruralbased enterprises. In these cases, the enterprise itself, including any development necessary for the operation of the enterprise, must be acceptable in planning terms and permitted in that rural location, regardless of the consideration of any proposed associated dwelling. Local planning authorities should apply the same stringent levels of assessment to applications for such new occupational dwellings as they apply to applications for agricultural and forestry workers' dwellings. They should therefore apply the same criteria and principles in paragraphs 3-13 of this Annex, in a manner and to the extent that they are relevant to the nature of the enterprise concerned.

Occupancy conditions

- 16. Where the need to provide accommodation to enable farm, forestry or other workers to live at or near their place of work has been accepted as providing the special justification required for new, isolated residential development in the countryside, it will be necessary to ensure that the dwellings are kept available for meeting this need for as long as it exists. For this purpose planning permission should be made subject to appropriate occupancy conditions. DOE Circular 11/95 gives further advice and provides model occupancy conditions for agricultural dwellings and for other staff accommodation.
- 17. Changes in the scale and character of farming and forestry may affect the longer-term requirement for dwellings for which permission has been granted subject to an agricultural or forestry occupancy condition. Such dwellings, and others in the countryside with an occupancy condition attached, should not be kept vacant, nor should their present occupants be unnecessarily obliged to remain in occupation simply by virtue of planning conditions restricting occupancy which have outlived their usefulness. Local planning authorities should set out in LDDs their policy approach to the retention or removal of agricultural and, where relevant, forestry and other forms of

occupancy conditions. These policies should be based on an up to date assessment of the demand for farm (or other occupational) dwellings in the area, bearing in mind that it is the need for a dwelling for someone solely, mainly or last working in agriculture or forestry in an area as a whole, and not just on the particular holding, that is relevant in the case of farm or forestry workers' dwellings.

Information and appraisals

18. Planning authorities should be able to determine most applications for occupational dwellings in the countryside, including cases involving the imposition or removal of occupancy conditions, on the basis of their experience and the information provided by the applicant and any other interested parties. If this is not the case, agricultural or other consultants may be able to give a technical appraisal. This should be confined to a factual statement of the agricultural, or other business considerations involved and an evaluation of the specific points on which advice is sought; no recommendation for or against the application should be made.

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CHICHESTER DISTRICT COUNCIL

LANDSCAPE CAPACITY: AN ASSESSMENT OF CHICHESTER DISTRICT'S AREAS OF OUTSTANDING NATURAL BEAUTY

Method Statement

HDA ref: 1086 November 2008

1 INTRODUCTION

- 1.1 Hankinson Duckett Associates has been invited by Chichester District Council to submit a tender for undertaking a study concerning the landscape capacity of the Areas of Outstanding Natural Beauty (AONB) within the District. The Landscape Capacity Assessment (LCA) will be used to inform the preparation of the Core Strategy and other development plan documents for the District.
- 1.2 Hankinson Duckett Associates is a professional landscape consultancy, with expertise also in environmental planning and ecology. We specialise particularly in landscape planning, using the Countryside Agency's Landscape Character Assessment Guidance and national Countryside Character studies as day to day working documents.

2 METHOD STATEMENT

2.1 Introduction

- 2.1.1 The objective of the study is to inform decision-making on where and how development might be accommodated within the District without an unacceptable impact on landscape character of the AONB, and the setting of outstanding assets within the District.
- 2.1.2 The Council's brief for consultants sets out the aims of the study, which are summarised as follows:
 - Prepare an assessment of landscape capacity, based on landscape character, visual sensitivity and landscape value; to include consideration of important landscape features relating to the AONB, setting and separate identity of identified settlements, landscape designations, seasonal variation, key views, the setting to outstanding assets and local landscape sensitivities;
 - Consider the quantum of housing for specific areas of search and the opportunities for mitigating the effects of development on the landscape and for landscape restoration and enhancement;
 - Review the potential impacts of development in areas, outside, but adjacent to the boundaries of the AONB's, where existing settlements straddle or lie just within the AONB;
 - Produce a concise and robust final report for use by officers, members, stakeholders and the public, to inform debate, and for use at Inquiry associated with the LDF process.
- 2.1.3 HDA interprets the Council's aims and objectives for the study into the following project stages:

Stage 1 Comprehensive desk-top assessment

- 1a Familiarisation visit, inception meeting and initiation of data studies;
- 1b Desk-top assessment to collate available data and define the landscape context for the study area;

Stage 2 Analysis

- 2a Landscape structure/character analysis (at 1:25,000 scale) to identify the 'Areas of Search', based on those settlements listed by the Council. Areas of Search include both possible locations for future development within and immediately adjacent to the AONBs;
- 2b Confirm detailed methodology and areas of search with steering group.
- 2c Field assessment to test/confirm landscape structure analysis, and to inform character assessment;
- 2d Landscape characterisation within 'Areas of Search' to define and describe landscape character types (subdivisions of the landscape character areas as identified in the existing landscape assessments identified in the project brief section 4.0);

Stage 3 Assessment

- 3a Assessment of the sensitivity of landscape character areas;
- 3b Assessment of the landscape value of landscape character areas;
- 3c Assessment of the capacity of landscape character areas (product of sensitivity and value);
- 3d Report interim results to steering group.

Stage 4 Reporting

- 4a Report and supporting plans, figures and tables (draft and final)
- 4b Reporting to include justification and explanation of capacity for each settlement; guidelines for mitigation of the effects of development and a justification of the methodology.
- 2.1.4 These project stages are explained in the following paragraphs. The stages will not necessarily be carried out in sequence as is suggested by the list. Some stages will be undertaken concurrently, and there will be cross-referencing between the stages to ensure consistency and a comprehensive iterative approach.

2.2 Stage 1: Comprehensive desk-top assessment

- 2.2.1 HDA are familiar with the landscape of Chichester and West Sussex, having worked on a number of projects in the District in recent years and carrying out Landscape Capacity Studies for Arun and Mid Sussex District and Worthing Borough Councils. A preliminary familiarisation visit will be undertaken in conjunction with the inception meeting at the outset of the project.
- 2.2.2 HDA would carry out a comprehensive desk-top assessment that will identify for the potential study area, inter alia:
 - Geology and soils;

- Topography;
- Land use (based on aerial photography);
- Regional landscape character areas;
- County landscape character types and areas, and associated guidelines;
- AONB character assessment, and management guidelines
- Historic landscape characterisation;
- Development plan designations including local landscape, nature conservation, and heritage designation;
- Key public rights of way (eg. long distance footpaths) and notable view points;
- Tranquil Area maps;
- Areas at risk of flooding.
- 2.2.3 The data will be analysed and set out in plans, tables, figures and text, as appropriate. The draft Areas of Search will be grouped into 'zones' (each of which can be mapped at 1:25,000 scale on A3) to facilitate the creation of a manageable package of information. Zoning will be confirmed when the extent of the 'general areas of search' have been identified.
- 2.2.4 The desk-top assessment will be used to review the existing landscape character assessments and to provisionally subdivide the County/AONB character areas into draft landscape character areas appropriate to the District scale (to be confirmed by field assessment). These will be mapped and a summary of the key characteristics of each prepared. This outline characterisation study will provide a context for the more detailed assessment to follow.

2.3 Stage 2a: Landscape Structure Analysis

- 2.3.1 The objective of this stage of the analysis is to define the Areas of Search.
- 2.3.2 The aim of landscape structure analysis is to distil out the main elements which contribute to the character, structure and setting of the settlements and the AONB. This technique, in conjunction with local character assessment, is the basis for then identifying appropriate directions for growth, in landscape terms. If development is consistent with the setting and structure of the local settlement pattern and its landscape context, then the essential character of those settlements and the surrounding area will be retained. If future development is not consistent with that structure, then the relationship between the town or village and its setting will be damaged, and the landscape character of the AONB and the District adversely affected.
- 2.3.3 HDA's Landscape Structure Analysis uses a 'sieve-mapping' technique, drawing on both the desk assessment and detailed field assessment.

Baseline 1	Sieve A	Sieve B	Sieve C	Sieve D	Sieve E
(OS mapping)	(Local Plan)	(Site survey)	(variety of	(Environment	
 Topography Extent of built development (settlement boundary) Baseline 2 (published assessments/SPG) Landscape character assessment Townscape assessment Village/parish design statement/plans 	 Local Plan designation incl. Landscape, Nature Conservation, Conservation Area, Listed park/garden, SAM and associated appraisals, design statements 	 Local topographical analysis Land use Nature of the settlement edge Relationship with neighbouring town/village Relationship with principal transport links Local landscape /townscape character assessment and associated guidelines 	sources) • Cultural associations • Locally valued features, eg landmark • Right of Way (greater than local significance) • Historic development of the settlement • Historic landscapes	Agency and others) • Flood plain • Proximity to land use which may limit devt. (noise, smell), eg. sewage works	Compact town

- 2.3.4 The information will be mapped (grouped using Zones). The plans will illustrate HDA's analysis of the following factors, which will provide a robust justification for defining the Area of Search boundaries:
 - Settlement form and setting;
 - Settlement visual envelope and intervisibility;
 - Setting of the districts 'outstanding assets';
 - Location/extent of major constraints to future development.

2.4 Stage 2b: Field assessment

- 2.4.1 A familiarisation visit will be made in conjunction with the inception meeting at the outset of the project.
- 2.4.2 Field assessment will underpin project stages 2, 4 and 5: the Landscape Structure Analysis and Landscape characterisation. It will be carried out by two experienced Landscape Architects, overseen and reviewed by the Project Director.
- 2.4.3 Field assessment will involve travelling extensively throughout the Study Area recording variations in landscape character on field survey sheets and making a working photographic record. Within the Areas of Search, field survey sheets and map annotation will be used to record relevant information, likely to include (list is not exhaustive): local topography, existing land uses and vegetation structure, condition of landscape elements (trees, hedges etc), streams/ditches, character of the built edge of settlements, intervisibility between settlements, local landmarks and visual detractors,

relationship with the AONB (where appropriate), the coast, key views and character of transport corridors.

2.4.4 The location, date of field recording (sheets and photographs) will be noted.

2.5 Stage 2c: Local Landscape Characterisation

- 2.5.1 The aim of the local landscape character assessment is to identify landscape types and areas at an appropriate scale to understand the localised variation in character within the Areas of Search, with the objective of providing a framework for the assessment of sensitivity, value and capacity.
- 2.5.2 HDA will prepare a schedule of draft landscape character types (LCT generic landscape units), based on information gathered through the familiarisation site visit, the desk-top assessment and existing landscape character studies. Each LCT will be identified by a code, which will be used as part of the field assessment to map the occurrence of LCTs within the Areas of Search. The characteristics of each LCT will be described and evaluated using field survey sheets, which will provide a record of the associated field assessment, together with photographs. The schedule of draft LCTs may be amended and/or added to during the field assessment phase, prior to the final list being confirmed.
- 2.5.3 Within the Areas of Search, and leading on from the LCT work, the local landscape character areas (LCAs unique areas related to a specific place) will be identified, described and mapped (refining the draft areas identified in the desk top work). It is anticipated that these LCAs (as opposed to the LCTs) would provide the framework for the later qualitative assessments.

2.6 Stage 3: Assessment

2.6.1 The assessment of the capacity of each LCA for future development will be based on a series of judgements. The different aspects will be judged on a scale of five points (eg. very high, high, medium, low, very low). A five-point scale is likely to be required in order to achieve the necessary distinction between areas to inform decision-making concerning where future development may be appropriate.

2.7 Stage 3a: Landscape sensitivity

2.7.1 The sensitivity of each LCA will be assessed using the following matrix. Both landscape and visual factors will be taken into consideration. Each factor (horizontal axis/column) is sub-divided to reflect the value scale (5 point).

LCA	Inherent Landscape Qualities (intactness and condition) ¹ low high	Contribution to distinctive settlement setting	Inconsistency with existing settlement form / pattern	Contribution to rurality of surrounding landscape	Contribution to separation between settlements	Sensitivity 1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major 5 10 15 20 25	Final Assessment Landscape Sensitivity

2.7.2 The relative sensitivity of each LCA will be mapped.

2.8 Stage 3b: Landscape value

2.8.1 The landscape value of each LCA will be assessed using the following matrix. Each factor (horizontal axis/column) is sub-divided to reflect the value scale (5 point).

LCA	Landscape Designation	Other Designation (nature conservatio n, heritage, amenity, including flood zone)	Contribution to setting of 'outstanding assets'	Special cultural/ historic associations	Perceptual aspects (eg. scenic beauty, tranquillity, wildness)	Sensitivity 1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major	Final Assessment Landscape Value
	low high					5 10 15 20 25	

- 2.8.2 The relative landscape value of each LCA will be mapped.
- 2.8.3 For the purposes of arriving at an overall rating for sensitivity or value the scores would be aggregated, subject to a two stage process. Initially, the scores for each character area would be added together to give a single value which falls within the bands for sensitivity and value ranging from negligible to major. As a second and final stage, the overall rating and the initial profile for each landscape character area would be reviewed to assess whether a specific or overriding aspect of sensitivity or value is being lost in the consolidation of the profile into a single overall rating. Values would then be adjusted up or down to reflect individual situations. This ensures that professional judgement is the final arbiter in the assessment process.

2.9 Stage 3c: Landscape Capacity

2.9.1 Landscape capacity refers to the degree to which a particular landscape character type or area is able to accommodate change without significant effects on its character; or

¹ "from visual, functional and ecological perspectives" p53 The Countryside Agency and Scottish Natural Heritage 'Landscape Character Assessment Guidance for England and Scotland, 2002

² excluding gap policy

overall change of landscape type³. It reflects the inherent sensitivity of the landscape itself, and its sensitivity to the development in question; and the value attached to the landscape, or to specific elements within it⁴.

2.9.2 The results of the landscape sensitivity and landscape value assessments will be combined to give an overall judgement relating to landscape capacity as follows:

		Landscape Value					
		Major	Substantial	Moderate	Slight	Negligible	
Landscape Sensitivity	Major	Negligible	Negligible	Negligible / low	Low	Low / medium	
-	Substantial	Negligible	Negligible/ low	Low	Low / Medium	Medium	
	Moderate	Negligible / Low	Low	Medium	Medium / high	High / medium	
	Slight	Low	Low / medium	Medium /high	High	High / Very high/	
	Negligible	Low / medium	Medium	High / medium	High / Very high/	Very high	

Combining Landscape Sensitivity and Landscape Value to give Landscape Capacity

2.9.3 The relative landscape capacity of each LCA will be assessed and mapped.

2.10 Reporting

2.10.1 The methodology, baseline information, analysis and assessment will be set out in a concise report, supported by plans, figures and schedules. A draft report will be prepared for review by the District Council, followed by a final report.

³ Countryside Agency and Scottish Natural Heritage 'Landscape Character Assessment Guidance' 2002 para. 7.8

⁴ Countryside Agency and Scottish Natural Heritage 'Landscape Character Assessment Guidance: Topic Paper 6: Techniques and Criteria for Judging Capacity and Sensitivity' 2002