

SECTION E Record Sheets
CHICHESTER LOCAL PLAN REVIEW 2035
LANDSCAPE CAPACITY STUDY
NOVEMBER 2018



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East West Corridor Record sheets3
Manhood Peninsula Record sheets.....578
North East Record sheets760

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East West Corridor Record sheets

Sub-areas:

CH1 - Lavant arable valley floor	CH41 - Fishbourne amenity grassland
CH3 - North Chichester arable farmland	CH42 - North Fishbourne pastures
CH4 - West Lavant arable farmland	CH43 - East Fishbourne pastures
CH5 - East Broyle arable farmland	CH44 - Lower Turnpike pastures
CH7 - Hunters Race worked ground	CH45 - Hunston pastures
CH8 - Hunters Race amenity grassland	CH46 - Runcton pastures
CH9 - Broyle Estate open space	CH47 - North Mundham pastures
CH10 - Mid Lavant pastures	CH48 - Berrymead pastures
CH11 - North Chichester pastures	CH49 - Kives pastures
CH13 - West Lavant Park	CH50 - South Hunston pastures
CH14 - Salthill Park	CH51 - Donnington pastures
CH15 - West Broyle Park	CH52 - Leythorne Meadow
CH16 - Fordwater arable farmland	CH53 - Apuldram Meadows
CH17 - Westhampnett west arable farmland	65 - Funtington Downland Foothills
CH18 - Maudlin arable farmland	67 - Funtington Upper Coastal Plain
CH19 - Westhampnett north arable farmland	68 - Lavant Western Downland
CH20 - Salthill Lane south arable farmland	72 - Strettington and Halnaker Coastal Plain
CH21 - West Fishbourne arable farmland	73 - Boxgrove Western Settlement Edge Coastal Plain
CH22 - Apuldram arable farmland	74 - Boxgrove Eastern Settlement Edge Coastal Plain
CH23 - Manor Farm arable farmland	75 - Boxgrove Eastern Coastal Plain
CH24 - West Stockbridge arable farmland	76 - North Hermitage Enclosed Pasture
CH25 - Stockbridge SW arable farmland	77 - Hermitage – Southbourne Coastal Plain
CH26 - Stockbridge SE arable farmland	78 - Prinsted Coastal Plain
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CH37 - South Chichester arable pastures	87 - Nutbourne East North –eastern Coastal Plain
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CH40 - Whyke worked ground	89 - Mulberry Farm Coastal Plain

- 90 - Bosham Channel Northwest Coastal Plain
- 91 - Broadbridge – Fishbourne Coastal Plain
- 92 - Bosham – Broadbridge Coastal Plain
- 93 - Bosham Southeast Coastal Plain
- 110 - Westbourne Common Footslopes
- 112 - Westbourne Western Settlement Edge
- 113 - Westbourne – Emsworth Upper Coastal Plain
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- 115 - Woodmancote Footslopes
- 116 - Woodmancote – Hambrook Footslopes
- 117 - Hambrook Northern Footslopes
- 118 - Hambrook Upper Coastal Plain
- 122 - Tangmere Western Upper Coastal Plain
- 123 - Tangmere South and Eastern Edge (West)
- 124 - Tangmere Former Airfield
- 125 - East Hampnett Upper Coastal Plain
- 127 - Oving Eastern Upper Coastal Plain
- 128 - Oving Western Coastal Plain
- 129 - Drayton Eastern Coastal Plain
- 130 - Runcton Horticulture (West)
- 132 - Merston Eastern Coastal Plain
- 133 - Runcton Eastern Coastal Plain
- 134 - Upper Pagham Rife
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CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	CH1 Lavant Arable Valley Floor
Date of area survey:	15.08.2018
Surveyors:	IDT
Weather/visibility:	Sun and cloud
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA SC 9 Chichester to Yapton Coastal Plain and SC7 Halnaker Upper Coastal Plain (northern end) The Future Growth of Chichester (FGoC): LCA 2A Lavant Valley; LCT Arable Valley Floor
Landscape designations:	Adjacent to the SDNP (at northern end)

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
<p>Views into the sub-area from: Visible, although not prominent, in distant views from elevated land within the SDNP, including SDNP representative identified view 11 St Roche’s Hill (The Trundle) and SDNP representative identified view 66 Halnaker Windmill – eastern end of sub-area more visible From the edge of the Graylingwell Hospital Conservation Area to the west and Mid and East Lavant conservation area adjacent to the north A number of properties ‘Madgwick Lane’ and ‘Public footpath along the northern edge of Chichester’ priority views identified in FGoC Users of the Stocks Lane bridleway and a number of nearby PRoW Users of the West Sussex Literary Trail Visitors and workers at retail area to the south Motorists on rural lanes Eastern edge of Chichester and southern edge of Lavant. Identified views in Lavant NDP (in north of area)</p> <p>Prominence in ‘priority views’ to and from Chichester identified in FGoC: Development in the southernmost part of the valley could affect the view from Madgwick Lane, although screen planting could help soften the impact. Development would be prominent in this view Development in the northern end of the valley would intrude into views from the public footpath along the northern edge of Chichester Development in this location would be prominent</p>	<p>Types of viewers: People within SDNP and its setting – including tourists and visitors Users of rural PRoWs Drivers Residents People at work Visitors to 2 conservation areas Walkers on a long distance path</p>	<p>Opportunities for mitigation and landscape compatibility of mitigation: The area is open in character with some existing structure of hedgerows, deGraded in places, on which mitigation planting could build upon</p>
<p>Views out of the sub-area to: Long rural views to the ridge within the SDNP to the north including to SDNP identified landmarks: Goodwood racecourse stadium (landmark 23), The</p>	<p>Magnitude of viewers (level of use and popularity): A number of properties Well used PRoW adjacent to the area connecting from Chichester built up area to Lavant village and the SDNP in the north</p>	<p>Impacts of mitigation: Loss of predominantly open character Opportunities to restore lost field boundaries Impact on views including to and from the ridge within the SDNP</p>

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Trundle (landmark 1) and Halnaker Windmill (landmark 40) Identified views in Lavant NDP (in north of area) to the Lavant and the Trundle from the footpath north of Summersdale Key landmark features of Chichester Cathedral spire and Graylingwell Tower Settlement edge of Chichester Goodwood Aerodrome/Motor Racing Circuit largely screened by planting Retail area within Chichester adjacent to south	Quiet roads Promoted long distance path	
Does the sub-area form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): Rural area with expectations of scenic beauty particularly near to SDNP	
Panoramic views: Towards the hills of the SDNP partially interrupted by intervening vegetation		
Landmark features: None within area however views to identified landmarks within SDNP and Chichester		
Sensitivity score: High	Sensitivity score: High	Sensitivity score: Medium
Visual sensitivity score: Medium / high		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Part of the flat alluvial floodplain crossed by the River Lavant	Boundary features other than vegetation: Post and wire Post and rail Wiremesh adjacent to Motor Racing Circuit Various to garden boundaries	Tranquillity – Noise levels: Noise from Goodwood Motor Circuit/Aerodrome
Geological features: None noted	Historic landscapes: The majority of the land parcel has little time depth, showing late 20th century field amalgamation. However, irregular meadows resulting from piecemeal medieval enclosure exist around the sewage works, and the area to the east of Graylingwell Hospital illustrates an example of late post Medieval planned private enclosure. Generally low sensitivity with small area of high sensitivity. Graylingwell Registered Park and Garden (Grade II) adjacent to the west	Tranquillity – Visual intrusion / detractors: Motor Racing Circuit and Rolls Royce Motor Factory are well screened with limited impacts Some limited impact of the modern settlement edge of Chichester including large building in retail area to the south. Impacts generally reduced by intervening vegetation
Soil quality: Predominantly Grade 3	Parkland features: Possible parkland trees associated with Graylingwell Registered Park and Garden adjacent to the west	Tranquillity – Light pollution/dark skies: Some light spill likely from nearby residential areas including large built up area of Chichester to the west Street lighting along Kingsmead Avenue in the south
Water features: The irregular course of the River Lavant (winterbourne chalk stream) flows in a man-made channel through the open fields		
Landcover and land use: Open arable farmland Pasture/grazed fields in the north	Conservation Area: Graylingwell Hospital Conservation Area adjacent to the west Mid and East Lavant conservation area adjacent to the north	
Tree belts, individual trees and riverside trees: Tree belts adjacent Motor Racing Circuit Trees largely within hedgerows Riverside trees including willow along River Lavant	Landscape features of CA: Graylingwell Tower is a local landmark	

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
<p>Hedgerows and hedgerow trees: Many hedgerows are gappy or have been lost altogether</p>	<p>Built form: Contains some agricultural barns in east Sewage works in the north Historic listed build in south-east</p>	<p>Accessibility by public footpath: Yes - West Sussex Literary Trail crossing the northern part of the area other PRoW adjacent to the boundary of the sub-area connecting to Chichester in the west and the SDNP in the north</p>
<p>Woodland and copses: Some small copse planting in the south Group of trees around sewage works in north</p>	<p>Setting of listed buildings: Contribution to setting of a number of Grade II listed buildings in the south-east, within Graylingwell RPG and conservation area to the west and Mid and East Lavant conservation area to the north</p>	<p>Open access areas: None</p>
<p>Wetland and meadow: Wet meadow along River Lavant</p>	<p>Scheduled Monuments: None</p>	<p>Recreational areas: None within area Goodwood Aerodrome and Motor Racing Circuit adjacent to east</p>
<p>Common land: None</p>	<p>Settlement pattern: Absence of settlement Historically the river valley/ floodplain has remained largely open, with some small villages located on the banks of the river</p>	
<p>Heathland: None</p>	<p>Contribution of private gardens to landscape character: Mature trees and hedges in gardens contribute to landscape character</p>	<p>Aesthetic sensitivity - Elements of openness/enclosure: Open character Characterised by large scale fields of arable farmland on a flat alluvial floodplain Many hedgerows are gappy or have been lost altogether Some enclosure provided in places by boundary vegetation, tree belts and copses along roads and field boundaries</p>
<p>Other significant vegetation cover: None noted</p>	<p>Cultural associations: Area crossed by the West Sussex Literary Trail which notes literary connections along its route including with the poet John Keats (1795-1821) at Chichester,</p>	<p>Aesthetic sensitivity – landscape pattern: Large scale pasture and arable fields The condition of this area is currently declining. The land is intensively farmed, the course of the river is canalised, hedgerows</p>

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
	where he began to write one of his best known poems, The Eve of St. Agnes, early in 1819	are gappy and few wetland habitats remain. However this also means the landscape has considerable potential for improvement. Irregular course of the river and field pattern adjacent to sewage work in the north
Priority Habitat Inventory/Phase 1 records: None noted	Features of cultural importance: None known	
Presence of SPA/SAC/SSSI/SNCI/SANG local wildlife designation/Semi-Natural Ancient Woodland: None		
<i>Other information</i>		
Sensitivity score: Medium	Sensitivity score: Medium / high	Sensitivity score: Medium / high
Landscape sensitivity score: Medium / high		
Additional comments:		

Relationship with the wider landscape/townscape

<p>Adjacent settlement: Chichester to the west and the rural settlement of Lavant (within the SDNP) to the north</p>
<p>Character of the urban edge: The adjacent settlement edge is reasonably well contained by vegetation with some buildings along Chichester's eastern edge more openly visible including some landmark buildings and other positive buildings</p>
<p>Presence in a floodplain: A large portion of the sub-area falls within Flood Zone 2 and 3</p>
<p>Relationship with adjacent wider countryside and adjacent settlement: Although this part of the Lavant Valley is in poor condition, it provides a strong positive contribution to the wider landscape character area because it remains undeveloped and therefore forms an important part of the valley floodplain</p> <p>Historically the river valley/ floodplain has remained largely open, with some small villages located on the banks of the river. Extensive development in this location would therefore have a large adverse effect on historic settlement patterns</p> <p>The sub-area provides a positive contribution to the rural setting of Chichester and Lavant village and contributes to the separation of these to settlements</p>
<p>Character of adjacent village(s): The sub-area is adjacent to the large urban area of Chichester which includes the Chichester Cathedral and Graylingwell landmark buildings and the Graylingwell Registered Park and Garden and conservation area. A retail area lies to the south of the sub-area</p> <p>Lavant is a small rural village along rural river valley within the SDNP with a historic core and modern areas of housing largely focused to the north</p>
<p>Historic links with the wider area if known: Area crossed by the West Sussex Literary Trail which has literary connections along its route</p>
<p>Ecological links with the wider area if known: Part of the River Lavant corridor Hedgerows and tree belts link with wider network</p>
<p>Recreational links with the wider area: West Sussex Literary Trail crossing the northern part of the area other PRoW adjacent to the boundary of the sub-area connecting to Chichester in the west and the SDNP in the north</p>

Extracts from other relevant evidence (e.g VDS, NDP):Westhampnett/North-East Chichester Strategic growth area Concept Statement:

Forms part of the strategic growth area component: Land East of Graylingwell and River Lavant Corridor.

The Council expects that the development for the Land East of Graylingwell will provide 150 new homes in a range of types and sizes and public open space. Concept Statement states *‘the development proposals should provide access to the new proposed linear greenspace and to strengthen the landscape and ecological value of the Lavant Valley, maintaining views through to the South Downs.’*

The Council expects that the development for the River Lavant Corridor will include the following key requirements:

- *An accessible public open space in the form of a linear park to provide an alternative recreational opportunity to reduce the potential for recreational disturbance within sensitive habitats on the coast, notably within the environs of Chichester and Pagham harbours.*
- *A dual-use path is intended as part of the park’s infrastructure linking areas to the east of the City to Lavant to the north.*
- *Enhancements to biodiversity;*
- *Management arrangements.*
- *Access arrangements including adequate provision for parking for visitors to the site.*

Lavant Neighbourhood Plan 2016 - 2031 (adopted)

Northern end falls within the Lavant NDP

The NDP describes the landscape of Lavant as follows:

- *‘The village of Lavant lies at the southern edge of the South Downs, to the north of Chichester. The village is surrounded by downland slopes to the north, east and west. The River Lavant valley cuts through the downs along the east of the settlement and onto the coastal plain, to the south of the village. Lavant is largely limited to slightly higher ground within the valley floor. To the east of the valley downland slopes and boundary vegetation provide containment to Lavant and an area of pastoral land to the east of the village which the edge of Lavant overlooks. Generally land use along the valley floor consists of pastoral land whilst the valley slopes are larger arable fields.*
- *Lavant has features of a typical rural English village with a picturesque village green, pond, two Church buildings, the Memorial Hall, primary school and well used footpaths and historic views.*
- *Lavant lies in a rural river valley and the character of the landscape is typical of the South Downs.*
- *The A286 trunk road from Midhurst to Chichester runs through the heart of the village. Historical maps indicate that the settlement pattern has remained relatively unchanged through the centuries and that the Village Green has always featured as an important space in the village.*
- *The River Lavant is a winterbourne that rises from spring heads at East Dean, flows west to Singleton then south past West Dean and through Lavant to Chichester - some nine miles. Its natural course was south to the sea at Pagham. Since Medieval times it has been diverted to flow around the southern walls of Chichester. Its flow is intermittent and in most summer months it is dry. The River Lavant plays an important part in the ecology of the area, creating an important biodiversity corridor linking Chichester and SDNP and assists in channeling flood waters away from Chichester.*

The NDP includes a number of policies which seek to protect the landscape character of the area and also identifies a local gap to maintain the separate historic identities of three unique settlements of East Lavant, Mid Lavant and West Lavant and to prevent their coalescence with Chichester. The NDP also identifies important views into and out of the Neighbourhood Plan area which should be protected.

CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	CH3 North Chichester arable farmland
Date of area survey:	15.08.2018
Surveyors:	IDT
Weather/visibility:	Sun and cloud
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA SC7 Halnaker Upper Coastal Plain The Future Growth of Chichester (FGoC): LCA 3A Funtington Upper Coastal Plain; LCT Open Arable Upper Coastal Plain
Landscape designations:	Adjacent to the SDNP (at northern end)

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VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
<p>Views into the sub-area from: Visible, although not prominent, in distant views from elevated land within the SDNP including SDNP representative identified view 11 St Roche’s Hill (The Trundle) From the edge of Mid and East Lavant conservation area adjacent to the north A number of properties ‘Public footpath along the northern edge of Chichester’ and ‘The Trundle’ priority views identified in FGoC Users of the Stocks Lane bridleway and a number of nearby PRoW Users of the West Sussex Literary Trail Motorists travelling along A286 between Chichester and Lavant Northern edge of Chichester Identified views in Lavant NDP</p> <p>Prominence in ‘priority views’ to and from Chichester identified in FGoC: Development would be seen in the context of Chichester and mitigation in the form of planting would ensure that any new built development would be visible but not prominent in views from The Trundle. Built development in the eastern of the two fields would intrude into the priority view from the public footpath to the north of Chichester Built development could block views of the Downs</p>	<p>Types of viewers: People within SDNP and its setting – including tourists and visitors Users of rural PRoWs Drivers Residents Visitors to 1 conservation areas Walkers on a long distance path</p>	<p>Opportunities for mitigation and landscape compatibility of mitigation: The area has an open character with some existing structure of hedgerows, deGraded in places, on which mitigation planting could build upon</p>
<p>Views out of the sub-area to: Long rural and panoramic views to the ridge within the SDNP to the north including to SDNP identified landmarks: Goodwood racecourse stadium (landmark 23), The Trundle (landmark 1) Identified views in Lavant NDP to the Lavant and the Trundle from the footpath north of Summersdale Settlement edge of Chichester</p>	<p>Magnitude of viewers (level of use and popularity): A number of properties Well used PRoW adjacent to the area connecting from Chichester built up area to Lavant village and the SDNP in the north Busy roads Promoted long distance path Identified views</p>	<p>Impacts of mitigation: Loss of open character Opportunities to restore lost field boundaries Impact on views including to and from the ridge within the SDNP</p>

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Goodwood Aerodrome/Motor Racing Circuit largely screened by planting		
Does the sub-area form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): Rural area with expectations of scenic beauty particularly near to SDNP	
Panoramic views: Open panoramic views towards the hills of the SDNP		
Landmark features: None within area however views to identified landmarks within SDNP		
Sensitivity score: High	Sensitivity score: High	Sensitivity score: Medium
Visual sensitivity score: Medium / high		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Gently undulating upper coastal plain	Boundary features other than vegetation: Post and wire Post and rail Various to garden boundaries Earthworks banking associated with Chichester Entrenchments Scheduled Monument	Tranquillity – Noise levels: Some noise from Goodwood Motor Circuit/Aerodrome Locally from A286
Geological features: None noted	Historic landscapes: The area is a product of modern field amalgamation (late 20th century). Low sensitivity. Part of the 'Chichester Entrenchments' falls within and are visible in this area	Tranquillity – Visual intrusion / detractors: Some limited impact of the modern settlement edge of Chichester. Impacts generally reduced by intervening vegetation
Soil quality: Grade 3	Parkland features: None noted	Tranquillity – Light pollution/dark skies: Some light spill likely from nearby residential areas including large built up area of Chichester
Water features: Designed ponds in south-east		
Landcover and land use: Open arable farmland Small pasture/grazed fields in centre	Conservation Area: Mid and East Lavant conservation area nearby to the north	
Tree belts, individual trees and riverside trees: Some field trees Trees largely within hedgerows	Landscape features of CA: N/A	
Hedgerows and hedgerow trees: Some hedgerows are gappy or have been lost altogether	Built form: None within area	Accessibility by public footpath: Yes - West Sussex Literary Trail crossing the eastern edge of the area and other PRow crossing area connecting to Chichester in the south and Lavant/SDNP in the north
Woodland and copses: Contains a small amount of woodland and copses that contribute to the wooded setting of Chichester	Setting of listed buildings: Contribution to setting of a number of Grade II listed buildings adjacent to the north	Open access areas: None
Wetland and meadow: None noted	Scheduled Monuments: Part of the 'Chichester Entrenchments' falls within and are visible in this area: Chichester Dyke, earthwork	Recreational areas: None within area

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
	extending N 480yds (440m) from The Drive, Summersdale, near Chichester; and Chichester Dyke, earthwork extending 110yds (100m) in Raughmere Copse	
Common land: None	Settlement pattern: Absence of settlement The settlement pattern is dominated by scattered farms and hamlets with the large built up area of Chichester to the south It also provides a distinct gap between Chichester and Mid Lavant	
Heathland: None	Contribution of private gardens to landscape character: Mature trees and hedges in gardens contribute to landscape character	Aesthetic sensitivity - Elements of openness/enclosure: Medium scale open arable fields on a gently undulating upper coastal plain composed of open arable fields adjacent to the settlement edge Some enclosure provided in places by boundary vegetation and copses along roads and field boundaries.
Other significant vegetation cover: None noted	Cultural associations: Area crossed by the West Sussex Literary Trail which notes literary connections along its route including with the poet John Keats (1795-1821) at Chichester, where he began to write one of his best known poems, The Eve of St. Agnes, early in 1819	Aesthetic sensitivity – landscape pattern: Medium scale arable fields with linear and irregular boundary Linear boundary following part of the 'Chichester Entrenchments'
Priority Habitat Inventory/Phase 1 records: Deciduous woodland block in south-west	Features of cultural importance: None known	
Presence of SPA/SAC/SSSI/SNCI/SANG local wildlife designation/Semi-Natural Ancient Woodland: None		
<i>Other information</i>		
Sensitivity score: Medium	Sensitivity score: Medium / high	Sensitivity score: Medium / high

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Landscape sensitivity score: Medium / high		
Additional comments:		

DRAFT

Relationship with the wider landscape/townscape

<p>Adjacent settlement: Chichester to the south and Lavant village to the north</p>
<p>Character of the urban edge: The adjacent settlement edge is reasonably well contained by vegetation with some more open edges along Chichester's north edge with built form set in trees</p>
<p>Presence in a floodplain: Small area in the east falls within Flood Zone 2</p>
<p>Relationship with adjacent wider countryside and adjacent settlement: Forms part of the characteristic pattern of small to medium sized pasture/arable fields and woodland, typical of the wider landscape character. The small amount of woodland that contributes to the wooded setting of Chichester. It also provides a distinct gap between Chichester and Mid Lavant. Part of the 'Chichester Entrenchments' are visible in this area. The sub-area therefore plays some positive role in the setting of Chichester and provides some positive contribution to the rural character of the wider character area</p> <p>Although this landscape parcel adjoins the existing urban edge of Chichester, built development in this location would close the gap between Chichester and Mid Lavant</p>
<p>Character of adjacent village(s): The sub-area is adjacent to the city of Chichester. The area of Chichester to the south of the sub-area comprises largely modern housing and has a good treed setting</p> <p>Lavant is a small rural village along rural river valley within the SDNP with a historic core and modern areas of housing largely focused to the north</p>
<p>Historic links with the wider area if known: Area crossed by the West Sussex Literary Trail which has literary connections along its route</p> <p>Part of the 'Chichester Entrenchments' falls within the sub-area</p>
<p>Ecological links with the wider area if known: Hedgerows link with wider network</p>
<p>Recreational links with the wider area: PRoW cross and bound the area, including the West Sussex Literary Trail, connecting to the wider network and to SDNP in the north</p>

Extracts from other relevant evidence (e.g VDS, NDP):Lavant Neighbourhood Plan 2016 - 2031 (adopted)

The NDP describes the landscape of Lavant as follows:

- *The village of Lavant lies at the southern edge of the South Downs, to the north of Chichester. The village is surrounded by downland slopes to the north, east and west. The River Lavant valley cuts through the downs along the east of the settlement and onto the coastal plain, to the south of the village. Lavant is largely limited to slightly higher ground within the valley floor. To the east of the valley downland slopes and boundary vegetation provide containment to Lavant and an area of pastoral land to the east of the village which the edge of Lavant overlooks. Generally land use along the valley floor consists of pastoral land whilst the valley slopes are larger arable fields.*
- *Lavant has features of a typical rural English village with a picturesque village green, pond, two Church buildings, the Memorial Hall, primary school and well used footpaths and historic views.*
- *Lavant lies in a rural river valley and the character of the landscape is typical of the South Downs.*
- *The A286 trunk road from Midhurst to Chichester runs through the heart of the village. Historical maps indicate that the settlement pattern has remained relatively unchanged through the centuries and that the Village Green has always featured as an important space in the village.*
- *The River Lavant is a winterbourne that rises from spring heads at East Dean, flows west to Singleton then south past West Dean and through Lavant to Chichester - some nine miles. Its natural course was south to the sea at Pagham. Since Medieval times it has been diverted to flow around the southern walls of Chichester. Its flow is intermittent and in most summer months it is dry. The River Lavant plays an important part in the ecology of the area, creating an important biodiversity corridor linking Chichester and SDNP and assists in channeling flood waters away from Chichester.*

The NDP includes a number of policies which seek to protect the landscape character of the area and also identifies a local gap to maintain the separate historic identities of three unique settlements of East Lavant, Mid Lavant and West Lavant and to prevent their coalescence with Chichester.

The NDP also identifies important views into and out of the Neighbourhood Plan area which should be protected.

CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	CH4 West Lavant Arable Farmland
Date of area survey:	15.08.2018
Surveyors:	IDT
Weather/visibility:	Sun and cloud
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA SC6 Ashlings Upper Coastal Plain The Future Growth of Chichester (FGoC): LCA 3A Funtington Upper Coastal Plain; LCT Open Arable Upper Coastal Plain
Landscape designations:	Adjacent to the SDNP

DRAFT

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
<p>Views into the sub-area from: The edge of the SDNP Motorists travelling along Hunters Race rural road PRoW crossing site and continuing north-west towards Lavant House Possible views from users of a Local Green Space with open access identified in the Lavant Neighbourhood Plan: The ‘Amphitheatre’ next to Centurion Way. Visible, although not prominent, in distant views from elevated land within the SDNP including SDNP representative identified view 11 St Roche’s Hill (The Trundle) and Potentially visible from SDNP representative identified view 45 Stoke Clump A small number of properties Centurions Way Sustrans Regional Cycle Route route (88) and New Lipchis Way long distance walking route along disused railway line to the west</p> <p>Prominence in ‘priority views’ to and from Chichester identified in FGoC: Development would be seen in the context of Chichester and mitigation in the form of planting would ensure that any new built development would be visible but not prominent in views from The Trundle</p>	<p>Types of viewers: People within SDNP and its setting – including tourists and visitors Users of rural PRoWs and open access area Drivers Residents Walkers on a long distance path Cyclists, walkers and other users along regional route</p>	<p>Opportunities for mitigation and landscape compatibility of mitigation: The area has an open character with a good reasonable structure of hedgerows on which mitigation planting could build upon</p>
<p>Views out of the sub-area to: Long rural and panoramic views to the ridge within the SDNP to the north including to SDNP identified landmarks: The Trundle (landmark 1)</p>	<p>Magnitude of viewers (level of use and popularity): A number of properties PRoW adjacent to the area connecting to the SDNP and Lavant village Busy roads Promoted long distance path and cycle route</p>	<p>Impacts of mitigation: Opportunities to restore lost field boundaries Impact on views including to and from the ridge within the SDNP</p>
<p>Does the sub-area form part of a skyline? No</p>	<p>Visual perceptions (activity and expectations of local visual receptors): Rural area with expectations of scenic beauty particularly near to SDNP</p>	

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Panoramic views: Panoramic views towards the hills of the SDNP		
Landmark features: None within area however views to identified landmark within SDNP		
Sensitivity score: High	Sensitivity score: High	Sensitivity score: Medium/low
Visual sensitivity score: Medium / high		
Additional comments:		

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LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Gently undulating upper coastal plain	Boundary features other than vegetation: Post and wire Post and rail White tape electric fencing to adjacent equestrian fields Earthworks banking associated with Chichester Entrenchments Scheduled Monument	Tranquillity – Noise levels: Locally from roads
Geological features: None noted	Historic landscapes: The area is a product of early post medieval piecemeal enclosure. High historic sensitivity. Part of the 'Chichester Entrenchments' forms the northern boundary of the site Adjacent design parkland landscape to the north and west	Tranquillity – Visual intrusion / detractors: Adjacent solar farm is visible locally. Recently planted vegetation will reduce the visual impact as it matures
Soil quality: Grade 3	Parkland features: Adjacent parkland trees within designed landscape to the north and west	Tranquillity – Light pollution/dark skies: Some light spill likely from nearby residential areas
Water features: None noted		
Landcover and land use: Grass/arable field	Conservation Area: Mid and East Lavant conservation area nearby to north-east	
Tree belts, individual trees and riverside trees: Trees largely within hedgerows	Landscape features of CA: N/A	
Hedgerows and hedgerow trees: This area contains a partially intact hedgerow network and a number of mature trees that contribute to the setting of Lavant	Built form: None within area	Accessibility by public footpath: Yes – crossing sub-area
Woodland and copses: Wooded strip along northern boundary	Setting of listed buildings: Contribution to wider setting of a Lavant House Grade II listed building	Open access areas: None
Wetland and meadow: None	Scheduled Monuments: Part of the 'Chichester Entrenchments' along northern boundary:	Recreational areas: None within area

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
	Devil's Ditch, section extending 960yds (870m) S of Lavant House	
Common land: None	Settlement pattern: Absence of settlement Contributes to the rural gap between Chichester and Mid Lavant	
Heathland: None	Contribution of private gardens to landscape character: N/A	Aesthetic sensitivity - Elements of openness/enclosure: Semi-enclosed character with some enclosure provided by vegetation including mature hedgerow oaks and wooded strip.
Other significant vegetation cover: None noted	Cultural associations: None known	Aesthetic sensitivity – landscape pattern: Medium scale field formed by regular piecemeal enclosure Linear boundary to the north following part of the 'Chichester Entrenchments'
Priority Habitat Inventory/Phase 1 records: Adjacent to wood-pasture and Parkland	Features of cultural importance: None known	
Presence of SPA/SAC/SSSI/SNCI/SANG local wildlife designation/Semi-Natural Ancient Woodland: None		
<i>Other information</i>		
Sensitivity score: Medium	Sensitivity score: Medium / high	Sensitivity score: Medium / high
Landscape sensitivity score: Medium / high		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: Not immediately adjacent to a settlement
Character of the urban edge: Settlement edge nearby to the east is well contained by vegetation
Presence in a floodplain: No
Relationship with adjacent wider countryside and adjacent settlement: Forms part of the pattern of small to medium sized pastures and arable fields, typical of the wider landscape. The mature trees contribute to the wider wooded setting of Lavant and Chichester. Part of the 'Chichester Entrenchments' are visible in this area. The sub-area therefore plays some positive role in the setting of Chichester and provides some positive contribution to the rural character of the wider character area Development in this location would fill the gap between Mid Lavant and West Lavant and would adversely affect the pattern of scattered villages on the Upper Coastal Plain
Character of adjacent village(s): N/A
Historic links with the wider area if known: Part of the 'Chichester Entrenchments' adjacent to the north
Ecological links with the wider area if known: Hedgerows link with wider network
Recreational links with the wider area: PRoW crosses area and connects to Lavant village, the wider network and to SDNP in the north

Extracts from other relevant evidence (e.g VDS, NDP):Lavant Neighbourhood Plan 2016 - 2031 (adopted)

Northern end falls within the Lavant NDP

The NDP describes the landscape of Lavant as follows:

- *The village of Lavant lies at the southern edge of the South Downs, to the north of Chichester. The village is surrounded by downland slopes to the north, east and west. The River Lavant valley cuts through the downs along the east of the settlement and onto the coastal plain, to the south of the village. Lavant is largely limited to slightly higher ground within the valley floor. To the east of the valley downland slopes and boundary vegetation provide containment to Lavant and an area of pastoral land to the east of the village which the edge of Lavant overlooks. Generally land use along the valley floor consists of pastoral land whilst the valley slopes are larger arable fields.*
- *Lavant has features of a typical rural English village with a picturesque village green, pond, two Church buildings, the Memorial Hall, primary school and well used footpaths and historic views.*
- *Lavant lies in a rural river valley and the character of the landscape is typical of the South Downs.*
- *The A286 trunk road from Midhurst to Chichester runs through the heart of the village. Historical maps indicate that the settlement pattern has remained relatively unchanged through the centuries and that the Village Green has always featured as an important space in the village.*
- *The River Lavant is a winterbourne that rises from spring heads at East Dean, flows west to Singleton then south past West Dean and through Lavant to Chichester - some nine miles. Its natural course was south to the sea at Pagham. Since Medieval times it has been diverted to flow around the southern walls of Chichester. Its flow is intermittent and in most summer months it is dry. The River Lavant plays an important part in the ecology of the area, creating an important biodiversity corridor linking Chichester and SDNP and assists in channeling flood waters away from Chichester.*

The NDP includes a number of policies which seek to protect the landscape character of the area and also identifies a local gap to maintain the separate historic identities of three unique settlements of East Lavant, Mid Lavant and West Lavant and to prevent their coalescence with Chichester. The NDP also identifies important views into and out of the Neighbourhood Plan area which should be protected.

CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	CH5 East Broyle Arable Farmland
Date of area survey:	15.08.2018
Surveyors:	IDT
Weather/visibility:	Sun and cloud
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA SC6 Ashlings Upper Coastal Plain The Future Growth of Chichester (FGoC): LCA 3A Funtington Upper Coastal Plain; LCT Open Arable Upper Coastal Plain
Landscape designations:	Close to the SDNP

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VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the sub-area from: Motorists travelling along rural lanes Limited views from Centurion Way Sustrans Regional Cycle Route route (88) and New Lipchis Way long distance walking route along disused railway line along eastern edge set at a lower level Limited number of properties Brandy Hole Copse Local Nature Reserve within area with public access	Types of viewers: Drivers Residents Walkers on a long distance path Cyclists along regional route Recreational users of a Local Nature Reserve	Opportunities for mitigation and landscape compatibility of mitigation: The area has a semi-enclosed character with a good existing structure of hedgerows to the boundaries on which mitigation planting could build upon
Views out of the sub-area to: Views generally restricted by vegetation Possible private views to the hills within the SDNP to the north	Magnitude of viewers (level of use and popularity): Limited number of properties Quiet and busy roads Promoted and popular long distance path and cycle route	Impacts of mitigation: Opportunities to restore lost field boundaries
Does the sub-area form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): Rural area with expectations of scenic beauty particularly near to SDNP. This area is currently in good condition and part of rural approach to Chichester from the west.	
Panoramic views: None noted		
Landmark features: None noted		
Sensitivity score: Medium	Sensitivity score: Medium	Sensitivity score: Low
Visual sensitivity score: Medium / low		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Gently undulating upper coastal plain.	Boundary features other than vegetation: Post and wire Post and rail Various to garden boundaries Earthworks banking associated with Chichester Entrenchments Scheduled Monument	Tranquillity – Noise levels: Locally from roads
Geological features: None noted	Historic landscapes: The area is largely a product of early modern planned private enclosure although there is an area of late post medieval planned private enclosure. Moderate historic sensitivity. East Broyle Copse is a medieval assart wood	Tranquillity – Visual intrusion / detractors: Small masts within northern part of sub-area
Soil quality: Grade 3 in the south and Grade 2 in the north	Parkland features: None noted	Tranquillity – Light pollution/dark skies: Some light spill likely from nearby urban area of Chichester
Water features: None noted		
Landcover and land use: Grazed and arable farmland	Conservation Area: None	
Tree belts, individual trees and riverside trees: Treeline along dismantled railway line to the east Trees largely within hedgerows	Landscape features of CA: N/A	
Hedgerows and hedgerow trees: This area contains a good hedgerow network with a good structure of mature trees.	Built form: Detached modern houses along Brandy Hole Lane	Accessibility by public footpath: No - however Centurions Way Sustrans Regional Cycle Route route (88) and New Lipchis Way long distance walking route along disused railway to the east and public access through Brandy Hole Copse Local Nature Reserve within area
Woodland and copses: Brandy Hole Copse	Setting of listed buildings: Forms part of wider farmland setting to Whitehouse Farmhouse Grade II listed building	Open access areas: Brandy Hole Copse Local Nature Reserve within area with public access
Wetland and meadow: None	Scheduled Monuments:	Recreational areas:

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
	Part of the 'Chichester Entrenchments' falls within the sub-area and is visible: Chichester Dyke, Broyle earthwork, section extending 430yds (393m) through East Broyle Copse, to railway, and earthwork extending 400yds (365m) from Brandy Hole Lane, New Fishbourne	Brandy Hole Copse Local Nature Reserve within area with public access
Common land: None	Settlement pattern: Low density modern ribbon settlement comprising large detached houses in generous plots along Brandy Hole Lane	
Heathland: None	Contribution of private gardens to landscape character: Mature trees and hedges in gardens contribute to landscape character	Aesthetic sensitivity - Elements of openness/enclosure: Semi-enclosure character provided by boundary hedgerows and woodland
Other significant vegetation cover: None noted	Cultural associations: None known	Aesthetic sensitivity – landscape pattern: Medium to small scale fields both irregular and regular in shape
Priority Habitat Inventory/Phase 1 records: Deciduous woodland	Features of cultural importance: None known	
Presence of SPA/SAC/SSSI/SNCI/SANG local wildlife designation/Semi-Natural Ancient Woodland: Brandy Hole Copse Local Nature Reserve Brandy Hole Copse is also Ancient & Semi-Natural Woodland		
<i>Other information</i>		
Sensitivity score: Medium/high	Sensitivity score: Medium/high	Sensitivity score: Medium/high
Landscape sensitivity score: Medium/high		
Additional comments:		

Relationship with the wider landscape/townscape

<p>Adjacent settlement: Chichester to the east</p>
<p>Character of the urban edge: The adjacent settlement edge is well contained by the treeline along the disused railway (Centurions Way Sustrans Regional Cycle Route) to the east</p>
<p>Presence in a floodplain: No</p>
<p>Relationship with adjacent wider countryside and adjacent settlement:</p> <p>The woodland contributes to the wooded setting of Chichester. Part of the 'Chichester Entrenchments' are visible in this area</p> <p>This sub-area provides some positive contribution to the wooded character and the pattern of small to medium sized pastures and arable fields, characteristic of the wider character area. The sub-area lies adjacent to the urban edge of Chichester however is separated from it by strong tree lines along the dismantled railway line which provides containment</p>
<p>Character of adjacent village(s): Built up area of Chichester to the east separated from the area by the disused railway (Centurions Way Sustrans Regional Cycle Route) to the east which provide a strong edge and containment/screening to the urban area. Fields in the south form part of the strategic growth area to the west of Chichester and will form part of a 'country park' in the approved planning proposals</p>
<p>Historic links with the wider area if known: Part of the 'Chichester Entrenchments' falls within the sub-area</p>
<p>Ecological links with the wider area if known: Hedgerows link with wider network</p>
<p>Recreational links with the wider area: Centurions Way Sustrans Regional Cycle Route route (88) and New Lipchis Way long distance walking route along disused railway to the east and public access through Brandy Hole Copse Local Nature Reserve within area. These areas and proposed future 'country park' in southern field provide valuable recreational areas for the adjacent population of Chichester</p>
<p>Extracts from other relevant evidence (e.g VDS, NDP):</p>

CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	CH7 Hunters Race Worked Ground
Date of area survey:	15.08.2018
Surveyors:	IDT
Weather/visibility:	Sun and cloud
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA SC6 Ashlings Upper Coastal Plain The Future Growth of Chichester (FGoC): LCA 3A Funtington Upper Coastal Plain; LCT Worked Open Coastal Plain
Landscape designations:	Adjacent to the SDNP

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VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
<p>Views into the sub-area from: Visible, although not prominent, in distant views from elevated land within the SDNP including SDNP representative identified view 11 St Roche’s Hill (The Trundle). Potentially visible from SDNP representative identified view 45 Stoke Clump A limited number of properties Openly visible from ‘Centurion Way at Hunters Race’ priority view identified in FGoC Motorists travelling along rural lanes Users of a Local Green Space with open access identified in the Lavant Neighbourhood Plan: The ‘Amphitheatre’ next to Centurion Way. Southern part openly visible from Centurions Way Sustrans Regional Cycle Route route (88) and New Lipchis Way long distance walking route along disused railway line along eastern edge</p> <p>Prominence in ‘priority views’ to and from Chichester identified in FGoC: Development would be visible, but not prominent, from The Trundle. Built development in this location would be prominent in the priority view from Centurion Way</p>	<p>Types of viewers: People within SDNP and its setting – including tourists and visitors Users of rural PRowS Drivers Residents Walkers on a long distance path Cyclists along regional route</p>	<p>Opportunities for mitigation and landscape compatibility of mitigation: The area has an open character with a good existing structure of hedgerows to the boundaries on which mitigation planting could build upon</p>
<p>Views out of the sub-area to: Long rural and panoramic views to the ridge within the SDNP to the north including to SDNP identified landmarks: The Trundle (landmark 1) and Goodwood racecourse stadium (landmark 23) Amphitheatre’ next to Centurion Way</p>	<p>Magnitude of viewers (level of use and popularity): A number of properties Well used PRow SDNP in the north Busy roads Promoted and popular long distance path and cycle route Identified views</p>	<p>Impacts of mitigation: Opportunities to restore lost field boundaries Impact on views including to and from the ridge within the SDNP</p>
<p>Does the sub-area form part of a skyline? No</p>	<p>Visual perceptions (activity and expectations of local visual receptors): Rural area with expectations of scenic beauty particularly near to SDNP. Altered landform indicates previous use for gravel extraction however fields have been restored to farmland with positive rural character</p>	

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Panoramic views: Open panoramic views towards the hills of the SDNP		
Landmark features: None within area however views to identified landmarks within SDNP		
Sensitivity score: High	Sensitivity score: High	Sensitivity score: Medium
Visual sensitivity score: Medium / high		
Additional comments:		

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LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Area previously worked for gravel and now lies at a lower level than the surrounding farmland with steeply sloping edges	Boundary features other than vegetation: Post and wire Post and rail Brick wall adjacent to farm cottages Earthworks banking associated with Chichester Entrenchments Scheduled Monument	Tranquillity – Noise levels: Locally from roads
Geological features: Former area of gravel extraction	Historic landscapes: This landscape is young - a product of modern field amalgamation and mineral extraction. It therefore has a low historic sensitivity.	Tranquillity – Visual intrusion / detractors: Solar farm is visible locally. Recently planted vegetation will reduce the visual impact as it matures Small masts visible adjacent to the south-east
Soil quality: Grade 3 in the south and Grade 2 in the north	Parkland features: None noted	Tranquillity – Light pollution/dark skies: Some light spill likely from nearby urban area of Chichester
Water features: None noted		
Landcover and land use: Grazed and arable farmland Solar farm in the north	Conservation Area: None	
Tree belts, individual trees and riverside trees: Treeline along dismantled railway line to the east Trees largely within hedgerows	Landscape features of CA: N/A	
Hedgerows and hedgerow trees: This area contains a partially intact hedgerow network with a good structure of mature trees. Many field boundaries have been lost due to the former mineral workings	Built form: Hunters Race Farm with vernacular farm buildings and modern barns	Accessibility by public footpath: No, however PRow nearby including Centurions Way Sustrans Regional Cycle Route route (88) and New Lipchis Way long distance walking route along disused railway
Woodland and copses: None within area however a number of surrounding areas of woodland	Setting of listed buildings: None	Open access areas: ‘Amphitheatre’ adjacent to the north-east is an area with public access
Wetland and meadow: None	Scheduled Monuments: Part of the ‘Chichester Entrenchments’ falls adjacent to the sub-area and is visible:	Recreational areas: ‘Amphitheatre’ adjacent to the north-east is an area with public access – popular area for dog walking

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
	Devil's Ditch, section extending 960yds (870m) S of Lavant House	
Common land: None	Settlement pattern: 1 isolated farm Contributes to the rural gap between Chichester and West Lavant	
Heathland: None	Contribution of private gardens to landscape character: N/A	Aesthetic sensitivity - Elements of openness/enclosure: Open character with some enclosure provided by vegetation including mature hedgerow oaks including along lanes
Other significant vegetation cover: None noted	Cultural associations: None known	Aesthetic sensitivity – landscape pattern: Large to medium scale fields both irregular and regular in shape
Priority Habitat Inventory/Phase 1 records: Adjacent areas of deciduous woodland and Wood-pasture and Parkland	Features of cultural importance: None known	
Presence of SPA/SAC/SSSI/SNCI/SANG local wildlife designation/Semi-Natural Ancient Woodland: None within area Adjacent area of Ancient & Semi-Natural Woodland in the north-west		
<i>Other information</i>		
Sensitivity score: Medium	Sensitivity score: Medium	Sensitivity score: Medium
Landscape sensitivity score: Medium		
Additional comments:		

Relationship with the wider landscape/townscape

<p>Adjacent settlement: Chichester to the south and east</p>
<p>Character of the urban edge: The adjacent settlement edge of Chichester is well contained by woodland, hedges and tree lines including along dismantled railway line</p>
<p>Presence in a floodplain: No</p>
<p>Relationship with adjacent wider countryside and adjacent settlement:</p> <p>Although this is predominantly an area of open farmland, the mature vegetation along Hunters Race Lane and along the Park Lane contribute to the wooded setting of the upper coastal plain. The sub-area therefore plays some positive role in the setting of Chichester. This sub-area's open and rural character with characteristic views provides some positive contribution to the rural agricultural landscape and wooded character of the wider character area. This land parcel is separated from Chichester by Centurion Way and intervening fields.</p> <p>Development in this location would be at odds with the settlement pattern of farmsteads, hamlets and villages that are characteristic of the coastal plain.</p>
<p>Character of adjacent village(s): The southern end of the sub-area is adjacent to the city of Chichester. The area of Chichester to the south-east of the sub-area comprises largely modern housing estates with linear settlement to the south.</p>
<p>Historic links with the wider area if known: Part of the 'Chichester Entrenchments' falls adjacent to the sub-area</p>
<p>Ecological links with the wider area if known: Hedgerows link with wider network</p>
<p>Recreational links with the wider area: Bounded by the Centurion Way Sustrans Regional Cycle Route route (88) and New Lipchis Way long distance walking route along disused railway, connecting to the wider network and to SDNP in the north</p>
<p>Extracts from other relevant evidence (e.g VDS, NDP): None noted</p>

CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	CH8 Hunters Race Amenity Grassland
Date of area survey:	15.08.2018
Surveyors:	IDT
Weather/visibility:	Sun and cloud
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA SC6 Ashlings Upper Coastal Plain The Future Growth of Chichester (FGoC): LCA 3A Funtington Upper Coastal Plain; LCT Amenity Grassland
Landscape designations:	Close to the SDNP

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VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
<p>Views into the sub-area from: Visible, although not prominent, in distant views from elevated land within the SDNP including SDNP representative identified view 11 St Roche's Hill (The Trundle) and potentially visible from SDNP representative identified view 45 Stoke Clump A limited number of properties Openly visible from 'Centurion Way at Hunters Race' priority view identified in FGoC Motorists travelling along rural lanes Users of a Local Green Space with open access within area, identified in the Lavant Neighbourhood Plan: The 'Amphitheatre' next to Centurion Way. Openly visible from Centurion Way Sustrans Regional Cycle Route route (88) and New Lipchis Way long distance walking route along disused railway line along eastern edge Views from the south where the sub-area is visible in open views to the hills within the SDNP</p> <p>Prominence in 'priority views' to and from Chichester identified in FGoC: Development would be visible, but not prominent, from The Trundle. Built development in this location would be prominent in the priority view from Centurion Way</p>	<p>Types of viewers: People within SDNP and its setting – including tourists and visitors Users of rural PRoWs and an open space Drivers Residents Walkers on a long distance path Cyclists along regional route</p>	<p>Opportunities for mitigation and landscape compatibility of mitigation: The area has an open character with a good existing structure of hedgerows to the boundaries on which mitigation planting could build upon Open southern boundary</p>
<p>Views out of the sub-area to: Long rural and panoramic views to the ridge within the SDNP to the north including to SDNP more open in winter</p>	<p>Magnitude of viewers (level of use and popularity): A number of properties Well used PRoW SDNP in the north Busy roads Promoted and popular long distance path and cycle route Valued local green space Identified views</p>	<p>Impacts of mitigation: Opportunities to restore lost field boundaries Impact on views including to and from the ridge within the SDNP</p>
<p>Does the sub-area form part of a skyline? No</p>	<p>Visual perceptions (activity and expectations of local visual receptors):</p>	

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
	Area of amenity space in a rural area with expectations of scenic beauty particularly near to SDNP	
Panoramic views: Panoramic views towards the hills of the SDNP more open in winter		
Landmark features: Roman Amphitheatre sculpture within area		
Sensitivity score: High	Sensitivity score: High	Sensitivity score: Medium
Visual sensitivity score: Medium / high		
Additional comments:		

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LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Contains a contoured grass sculpture of a Roman Amphitheatre	Boundary features other than vegetation: Post and wire Post and rail	Tranquillity – Noise levels: Locally from roads
Geological features: Former area of gravel extraction	Historic landscapes: This landscape is young - a product of modern field amalgamation and remodelling. It therefore has a low historic sensitivity. Roman Road once crossed the area, however this has been lost	Tranquillity – Visual intrusion / detractors: Possible glimpsed views locally to Solar farm to the west. Recently planted vegetation will reduce the visual impact as it matures Small masts visible adjacent to the south
Soil quality: Grade 3 in the east and Grade 2 in the west	Parkland features: None noted	Tranquillity – Light pollution/dark skies: Some light spill likely from nearby urban area of Chichester
Water features: None noted		
Landcover and land use: Area of amenity open space	Conservation Area: None	
Tree belts, individual trees and riverside trees: Treeline along dismantled railway line to the east Some individual trees however largely within hedgerows	Landscape features of CA: N/A	
Hedgerows and hedgerow trees: This area contains a partially intact hedgerow network with a good structure of mature trees. Many field boundaries have been lost due to the former mineral workings	Built form: None within area	Accessibility by public footpath: Yes - Centurion Way Sustrans Regional Cycle Route route (88) and New Lipchis Way long distance walking route along disused railway along eastern boundary
Woodland and copses: None within area however some surrounding areas of woodland	Setting of listed buildings: None	Open access areas: Contains a sculpture of a Roman Amphitheatre that forms an area of amenity open space popularly used by dog walkers
Wetland and meadow: None	Scheduled Monuments: None	Recreational areas:

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
		Contains a sculpture of a Roman Amphitheatre that forms an area of amenity open space popularly used by dog walkers
Common land: None	Settlement pattern: Isolated farms within context Contributes to the rural gap between Chichester and West Lavant	
Heathland: None	Contribution of private gardens to landscape character: N/A	Aesthetic sensitivity - Elements of openness/enclosure: Open character with some enclosure provided by vegetation including mature hedgerow oaks along lanes
Other significant vegetation cover: None noted	Cultural associations: None known	Aesthetic sensitivity – landscape pattern: Dominated by circular shaped grass sculpture of a Roman Amphitheatre Part of a wider large open field
Priority Habitat Inventory/Phase 1 records: Adjacent areas of deciduous woodland	Features of cultural importance: None known	
Presence of SPA/SAC/SSSI/SNCI/SANG local wildlife designation/Semi-Natural Ancient Woodland: None		
<i>Other information</i>		
Sensitivity score: Medium / low	Sensitivity score: Medium / low	Sensitivity score: High
Landscape sensitivity score: Medium		
Additional comments:		

Relationship with the wider landscape/townscape

<p>Adjacent settlement: Chichester to the south-east. Lavant village nearby to the north.</p>
<p>Character of the urban edge: The adjacent settlement edge of Chichester is well contained by woodland and tree lines along dismantled railway line</p>
<p>Presence in a floodplain: No</p>
<p>Relationship with adjacent wider countryside and adjacent settlement: The area forms part of the rural landscape setting of Chichester and Lavant and contains a modern sculpture of a Roman Amphitheatre which provides an indication of the landscape's historic past This sub-area's open and rural character with characteristic views provides some positive contribution to the wider landscape The sub-area is removed from the settlement edge and separated from Chichester by Centurion Way and intervening fields Contributes to the gap between Chichester and Mid Lavant</p>
<p>Character of adjacent village(s): The southern end of the sub-area is adjacent to the city of Chichester. The area of Chichester to the south-east of the sub-area comprises largely modern housing estates.</p>
<p>Historic links with the wider area if known: Roman Road once crossed the area</p>
<p>Ecological links with the wider area if known: Hedgerows link with wider network</p>
<p>Recreational links with the wider area: Centurion Way Sustrans Regional Cycle Route route (88) and New Lipchis Way long distance walking route along disused railway along eastern boundary, connecting to the wider network and to SDNP in the north</p>
<p>Extracts from other relevant evidence (e.g VDS, NDP): <u>Lavant Neighbourhood Plan 2016 - 2031 (adopted)</u> The 'Amphitheatre' next to Centurion Way within the area is identified as a Local Green space under Neighbourhood Plan Policy LNDP10 - Local Green Space and thus is considered of particular importance to local communities</p>

CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	CH9 Broyle Estate Open Space
Date of area survey:	15.08.2018
Surveyors:	IDT
Weather/visibility:	Sun and cloud
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA): Built Up Area The Future Growth of Chichester (FGoC): LCA 3A Funtington Upper Coastal Plain; LCT Amenity Grassland
Landscape designations:	None

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
<p>Views into the sub-area from: Motorists travelling Old Broyle Road (one of the main routes into Chichester from the west) Large number of properties surrounding sub-area and using the public open space Openly visible in priority views of Chichester Cathedral from 'Old Broyle Road' and from the 'Broyle Estate Open Space' identified in FGoC PRoW crossing amenity area within sub-area</p> <p>Prominence in 'priority views' to and from Chichester identified in FGoC: Development would be prominent in the priority view of the cathedral from Old Broyle Road. Development would be prominent in the priority view of the cathedral from Broyle Estate.</p>	<p>Types of viewers: Drivers Residents PRoW users Users of the public open space People experiencing identified views</p>	<p>Opportunities for mitigation and landscape compatibility of mitigation: The sub-area is surrounded by built form so mitigation to integrate any development into the wider landscape is not applicable.</p> <p>The area has an open character with enclosure provided by surrounding built form and vegetation to edges with scattered mature trees which mitigation planting could build upon to soften any new built form in the street scene</p>
<p>Views out of the sub-area to: Views to the Chichester Cathedral landmark building</p>	<p>Magnitude of viewers (level of use and popularity): Large number of properties Busy road into Chichester 2 identified priority views</p>	<p>Impacts of mitigation: Loss of views to Chichester Cathedral and across open amenity area</p>
<p>Does the sub-area form part of a skyline? No</p>	<p>Visual perceptions (activity and expectations of local visual receptors): Sub-area forms a green open amenity space contributing to setting of the housing area and</p>	

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
	approach to Chichester surrounded by built up area. Not part of wider rural landscape	
Panoramic views: None noted		
Landmark features: None within area however views to Chichester Cathedral landmark building		
Sensitivity score: Medium/high	Sensitivity score: Medium/high	Sensitivity score: Medium
Visual sensitivity score: Medium/high		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Gently undulating upper coastal plain.	Boundary features other than vegetation: Various to garden boundaries	Tranquillity – Noise levels: Locally from roads
Geological features: None noted	Historic landscapes: This landscape is described as a late 20th century urban park in the historic landscape characterisation. It therefore has a low historic sensitivity.	Tranquillity – Visual intrusion / detractors: Some open settlement edges lacking vegetation
Soil quality: Within urban area	Parkland features: None noted	Tranquillity – Light pollution/dark skies: Street lighting within area and light spill from surrounding houses
Water features: None noted		
Landcover and land use: Amenity grassland forming an area of public open space	Conservation Area: None	
Tree belts, individual trees and riverside trees: Scattered mature and semi-mature trees Tree line along dismantled railway line to west forms backdrop	Landscape features of CA: N/A	
Hedgerows and hedgerow trees: Hedgerow/ strips of shrub planting	Built form: None within area Surrounded by modern housing estate	Accessibility by public footpath: Yes crossing northern part of sub-area
Woodland and copses: None	Setting of listed buildings: None	Open access areas: Sub-area comprises an area of public amenity space
Wetland and meadow: None	Scheduled Monuments: None	Recreational areas: Sub-area comprises an area of public amenity space although no recreational facilities
Common land: None	Settlement pattern: Within built up area of Chichester forming part of and urban park	

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Heathland: None	Contribution of private gardens to landscape character: Some vegetation within gardens contribute to character of the area	Aesthetic sensitivity - Elements of openness/enclosure: Open area of amenity space enclosure by surrounding built form and some vegetation
Other significant vegetation cover: None noted	Cultural associations: None known	Aesthetic sensitivity – landscape pattern: Irregular areas of open space with vegetation and undulating topography adding visual interest
Priority Habitat Inventory/Phase 1 records: None	Features of cultural importance: None known	
Presence of SPA/SAC/SSSI/SNCI/SANG local wildlife designation/Semi-Natural Ancient Woodland: None		
<i>Other information</i>		
Sensitivity score: Medium/low	Sensitivity score: Medium/low	Sensitivity score: Medium/high
Landscape sensitivity score: Medium		
Additional comments:		

Relationship with the wider landscape/townscape

<p>Adjacent settlement: Chichester surrounds sub-area</p>
<p>Character of the urban edge: The adjacent settlement edge has a largely open interface with area</p>
<p>Presence in a floodplain: No</p>
<p>Relationship with adjacent wider countryside and adjacent settlement:</p> <p>The area appears to form part of Chichester rather than a part of the wider landscape. The sub-area's open character plays some positive role in the setting of the built elements of Chichester.</p> <p>Since this landscape character parcel lies to the east of Centurion Way and is surrounded by housing, it provides a neutral contribution to the character of the wider landscape.</p> <p>Development in this location would not adversely affect any villages in the upper coastal plain. It would be seen as an integral part of Chichester.</p>
<p>Character of adjacent village(s): Built up area of Chichester to the east separated from the area by the disused railway (Centurion Way Sustrans Regional Cycle Route) to the east which provide a strong edge and containment/screening to the urban area. Fields in the south form part of the strategic growth area to the west of Chichester and will form part of a 'country park' in the approved planning proposals.</p>
<p>Historic links with the wider area if known: Part of the 'Chichester Entrenchments' falls within the sub-area</p>
<p>Ecological links with the wider area if known: Hedgerows link with wider network</p>
<p>Recreational links with the wider area: Centurion Way Sustrans Regional Cycle Route route (88) and New Lipchis Way long distance walking route along disused railway to the east and public access through Brandy Hole Copse Local Nature Reserve within area. These areas and proposed future 'country park' in southern field provide valuable recreational areas for the adjacent population of Chichester.</p>
<p>Extracts from other relevant evidence (e.g VDS, NDP):</p>

CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	CH10 Mid Lavant Pastures
Date of area survey:	15.08.2018
Surveyors:	IDT
Weather/visibility:	Sun and cloud
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA SC7 Halnaker Upper Coastal Plain The Future Growth of Chichester (FGoC): LCA 3A Funtington Upper Coastal Plain; LCT Enclosed Pasture
Landscape designations:	Adjacent to the SDNP

DRAFT

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
<p>Views into the sub-area from: Visible, although not prominent, in distant views from elevated land within the SDNP including SDNP representative identified view 11 St Roche’s Hill (The Trundle) Western parcel potentially visible from SDNP representative identified view 45 Stoke Clump Eastern parcel visible from the edge of Mid and East Lavant conservation area adjacent to the north A number of properties ‘Public footpath along the northern edge of Chichester’ and ‘The Trundle’ priority view identified in FGoC PRowS crossing areas Eastern area visible in views from the West Sussex Literary Trail to the east Motorists travelling along rural lanes including A286 between Chichester and Lavant Partial views from residents along northern edge of Chichester Identified views in Lavant NDP to the Lavant and the Trundle from the footpath north of Summersdale Centurion Way Sustrans Regional Cycle Route route (88) and New Lipchis Way long distance walking route along disused railway line along western edge</p> <p>Prominence in ‘priority views’ to and from Chichester identified in FGoC: From The Trundle development would be seen in the context of built development at Mid Lavant. It is likely that built development would be visible but not prominent. Development on the fields south of Raughmere Farm would be visible from the public footpath along the northern edge of Chichester. It is likely that built development in this location would be visible but not prominent.</p>	<p>Types of viewers: People within SDNP and its setting – including tourists and visitors Users of rural PRowS Drivers Residents Visitors to 1 conservation areas Walkers on a long distance path Cyclists, walkers and other users along regional route</p>	<p>Opportunities for mitigation and landscape compatibility of mitigation: The area has a semi-enclosed character, more open in the west, with a good existing structure of hedgerows on which mitigation planting could build upon</p>

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
<p>Views out of the sub-area to: Long rural and panoramic views to the ridge within the SDNP to the north including to SDNP identified landmarks: The Trundle (landmark 1) To Mid and East Lavant conservation area including to St Marys Church with the Trundle forming a backdrop Along the Lavant valley floor Settlement edge of Lavant</p>	<p>Magnitude of viewers (level of use and popularity): A number of properties Well used PRow adjacent to the area connecting from Chichester built up area to Lavant village and the SDNP in the north Busy roads Promoted long distance paths Identified views</p>	<p>Impacts of mitigation: Opportunities to restore lost field boundaries Impact on views including to and from the ridge within the SDNP</p>
<p>Does the sub-area form part of a skyline? No</p>	<p>Visual perceptions (activity and expectations of local visual receptors): Rural area with expectations of scenic beauty particularly near to SDNP</p>	
<p>Panoramic views: Open panoramic views towards the hills of the SDNP</p>		
<p>Landmark features: None within area however views to identified landmarks within SDNP and views to St Mary's Church</p>		
<p>Sensitivity score: High</p>	<p>Sensitivity score: High</p>	<p>Sensitivity score: Medium/low</p>
<p>Visual sensitivity score: Medium / high</p>		
<p>Additional comments:</p>		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Gently undulating upper coastal plain	Boundary features other than vegetation: Post and wire Post and rail Various to garden boundaries Earthworks banking associated with Chichester Entrenchments Scheduled Monument	Tranquillity – Noise levels: Locally from roads Some noise from nearby Goodwood Motor Circuit/Aerodrome
Geological features: None noted	Historic landscapes: The area is a product of medieval and early post medieval piecemeal enclosure. High historic sensitivity. Part of the `Chichester Entrenchments` falls within and are visible in this area	Tranquillity – Visual intrusion / detractors: None noted
Soil quality: Grade 3	Parkland features: None noted	Tranquillity – Light pollution/dark skies: Some light spill likely from nearby residential areas
Water features: None noted		
Landcover and land use: Pasture/grazed fields in centre	Conservation Area: Mid and East Lavant conservation area adjacent to the north of the eastern area	
Tree belts, individual trees and riverside trees: Treeline along dismantled railway line to the west Trees largely within hedgerows	Landscape features of CA: N/A	
Hedgerows and hedgerow trees: This area contains a partially intact hedgerow network and a number of mature trees that contribute to the wooded setting of Lavant and wider setting of Chichester	Built form: None within area	Accessibility by public footpath: Yes – crossing and bounding sub-area Centurion Way Sustrans Regional Cycle Route route (88) and New Lipchis Way long distance walking route along disused railway line along western edge
Woodland and copses: Wooded strip along dismantled railway	Setting of listed buildings: Contribution to setting of a number of Grade II listed buildings adjacent to the north, including around a medieval farm (Raughmere Farm).	Open access areas: None
Wetland and meadow: None	Scheduled Monuments:	Recreational areas: None within area

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
	Part of the 'Chichester Entrenchments' falls within/adjacent and are visible in this area: Chichester Dyke, earthwork extending 110yds (100m) in Raughmere Copse; and Devil's Ditch, section extending 960yds (870m) S of Lavant House	
Common land: None	Settlement pattern: Absence of settlement Contributes to the rural gap between Chichester and Mid Lavant	
Heathland: None	Contribution of private gardens to landscape character: Mature trees and hedges in gardens contribute to landscape character	Aesthetic sensitivity - Elements of openness/enclosure: Greater sense of enclosure than the nearby arable areas provided by vegetation including Mature hedgerow oaks. The enclosed character has been lost to the west of the area due to loss of hedgerow field boundaries.
Other significant vegetation cover: None noted	Cultural associations: None known	Aesthetic sensitivity – landscape pattern: Small scale fields of pasture/grazed enclosed by hedges associated with village Linear boundaries following part of the 'Chichester Entrenchments'
Priority Habitat Inventory/Phase 1 records: Deciduous woodland strip along dismantled railway	Features of cultural importance: None known	
Presence of SPA/SAC/SSSI/SNCI/SANG local wildlife designation/Semi-Natural Ancient Woodland: None		
<i>Other information</i>		
Sensitivity score: Medium	Sensitivity score: Medium / high	Sensitivity score: Medium / high
Landscape sensitivity score: Medium / high		
Additional comments:		

Relationship with the wider landscape/townscape

<p>Adjacent settlement: Lavant village to the north</p>
<p>Character of the urban edge: The adjacent settlement edge is reasonably well contained by vegetation</p>
<p>Presence in a floodplain: Small area in the east falls within Flood Zone 2</p>
<p>Relationship with adjacent wider countryside and adjacent settlement:</p> <p>Forms part of the pattern of small to medium sized pastures characteristic of wider landscape</p> <p>This area contains a partially intact hedgerow network and a number of mature trees that contribute to the wooded setting of Chichester. Part of the 'Chichester Entrenchments' is also visible in this area and a number of listed buildings exist around a medieval farm (Raughmere Farm). The sub-area therefore plays a strong positive role in the setting of Chichester.</p> <p>For the reasons above this landscape character parcel provides a strong positive contribution to the rural character of the wider character area.</p> <p>Development in this location would intrude into the rural gap between Chichester and Mid Lavant and would result in some adverse impact on the pattern of rural villages in the coastal plain. It would therefore have a moderate adverse effect on settlement pattern.</p>
<p>Character of adjacent village(s): Lavant is a small rural village along rural river valley within the SDNP with a historic core and modern areas of housing largely focused to the north.</p>
<p>Historic links with the wider area if known: Part of the 'Chichester Entrenchments' falls within the sub-area</p>
<p>Ecological links with the wider area if known: Hedgerows link with wider network</p>
<p>Recreational links with the wider area: PRoW cross and bound the area including the Centurion Way Sustrans Regional Cycle Route route (88) and New Lipchis Way long distance walking route along disused railway line crossing western parcel. These connect to the wider network including and to SDNP in the north</p>

Extracts from other relevant evidence (e.g VDS, NDP):Lavant Neighbourhood Plan 2016 - 2031 (adopted)

Northern end falls within the Lavant NDP

The NDP describes the landscape of Lavant as follows:

- *The village of Lavant lies at the southern edge of the South Downs, to the north of Chichester. The village is surrounded by downland slopes to the north, east and west. The River Lavant valley cuts through the downs along the east of the settlement and onto the coastal plain, to the south of the village. Lavant is largely limited to slightly higher ground within the valley floor. To the east of the valley downland slopes and boundary vegetation provide containment to Lavant and an area of pastoral land to the east of the village which the edge of Lavant overlooks. Generally land use along the valley floor consists of pastoral land whilst the valley slopes are larger arable fields.*
- *Lavant has features of a typical rural English village with a picturesque village green, pond, two Church buildings, the Memorial Hall, primary school and well used footpaths and historic views.*
- *Lavant lies in a rural river valley and the character of the landscape is typical of the South Downs.*
- *The A286 trunk road from Midhurst to Chichester runs through the heart of the village. Historical maps indicate that the settlement pattern has remained relatively unchanged through the centuries and that the Village Green has always featured as an important space in the village.*
- *The River Lavant is a winterbourne that rises from spring heads at East Dean, flows west to Singleton then south past West Dean and through Lavant to Chichester - some nine miles. Its natural course was south to the sea at Pagham. Since Medieval times it has been diverted to flow around the southern walls of Chichester. Its flow is intermittent and in most summer months it is dry. The River Lavant plays an important part in the ecology of the area, creating an important biodiversity corridor linking Chichester and SDNP and assists in channeling flood waters away from Chichester.*

The NDP includes a number of policies which seek to protect the landscape character of the area and also identifies a local gap to maintain the separate historic identities of three unique settlements of East Lavant, Mid Lavant and West Lavant and to prevent their coalescence with Chichester. The NDP also identifies important views into and out of the Neighbourhood Plan area which should be protected.

CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	CH11 North Chichester Pastures
Date of area survey:	15.08.2018
Surveyors:	IDT
Weather/visibility:	Sun and cloud
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA SC7 Halnaker Upper Coastal Plain The Future Growth of Chichester (FGoC): LCA 3A Funtington Upper Coastal Plain; LCT Enclosed Pasture
Landscape designations:	Close to the SDNP

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VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
<p>Views into the sub-area from: Visible, although not prominent, in distant views from elevated land within the SDNP including SDNP representative identified view 11 St Roche's Hill (The Trundle) A small number of properties Partial views from nearby PRoW Motorists travelling along rural lanes including A286 between Chichester and Lavant Centurions Way Sustrans Regional Cycle Route route (88) and New Lipchis Way long distance walking route along disused railway line along western edge 'Amphitheatre' Local Green Space identified in the Lavant Neighbourhood Plan to the west where the woodland in sub-area forms a backdrop</p> <p>Prominence in 'priority views' to and from Chichester identified in FGoC: From The Trundle development would be seen in the context of existing built development at Mid Lavant. It is likely that built development would be visible but not prominent.</p>	<p>Types of viewers: People within SDNP and its setting – including tourists and visitors Users of rural PRoWs Drivers Residents Cyclists and other users along regional route Walkers along long distance walking route</p>	<p>Opportunities for mitigation and landscape compatibility of mitigation: The area has a semi-enclosed character, with a good existing structure of hedgerows and woodland on which mitigation planting could build upon</p>
<p>Views out of the sub-area to: Long rural and panoramic views to the ridge within the SDNP to the north including to SDNP identified landmarks: The Trundle (landmark 1) and Goodwood racecourse stadium (landmark 23), Settlement edge of Lavant and Chichester</p>	<p>Magnitude of viewers (level of use and popularity): A small number of properties Well used PRoW close to the area connecting from Chichester built up area to Lavant village and the SDNP in the north Busy roads Promoted regional cycle and waling route Identified views</p>	<p>Impacts of mitigation: Impact on views including to and from the ridge within the SDNP</p>
<p>Does the sub-area form part of a skyline? No</p>	<p>Visual perceptions (activity and expectations of local visual receptors): Settlement edge and rural area with expectations of scenic beauty particularly near to SDNP</p>	

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Panoramic views: Open panoramic views towards the hills of the SDNP		
Landmark features: None within area however views to identified landmarks within SDNP		
Sensitivity score: Medium/high	Sensitivity score: Medium/high	Sensitivity score: Medium/low
Visual sensitivity score: Medium		
Additional comments:		

DRAFT

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Gently undulating upper coastal plain	Boundary features other than vegetation: Post and wire Post and rail Various to garden boundaries	Tranquillity – Noise levels: Locally from roads
Geological features: None noted	Historic landscapes: The area is a product of late 20th century woodland regeneration and field enclosure. The course of the Roman Road crosses area however is already lost. Low historic sensitivity.	Tranquillity – Visual intrusion / detractors: None noted
Soil quality: Grade 3	Parkland features: None noted	Tranquillity – Light pollution/dark skies: Some light spill likely from nearby residential areas
Water features: None noted		
Landcover and land use: Pasture/grazed fields in north	Conservation Area: None	
Tree belts, individual trees and riverside trees: Treeline along dismantled railway line to the west Trees largely within hedgerows	Landscape features of CA: N/A	
Hedgerows and hedgerow trees: This area contains a partially intact hedgerow network and a number of mature hedgerow trees	Built form: The southern end the sub-area contains a small development of recent housing, a large house in a substantial garden plot, a petrol station and retail unit	Accessibility by public footpath: No – however the Centurions Way Sustrans Regional Cycle Route route (88) and New Lipchis Way long distance walking route along disused railway line along western edge bounds the sub-area to the west
Woodland and copses: Woodland within an old quarry Wooded strip along dismantled railway	Setting of listed buildings: None	Open access areas: None
Wetland and meadow: None	Scheduled Monuments: None	Recreational areas: None within area

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
		Although woodland (Maddox Wood) within the area is identified as a Local Green Space in the Lavant Neighbourhood Plan
Common land: None	Settlement pattern: Petrol station and small development of house adjacent to Chichester settlement edge Contributes to the rural gap between Chichester and Mid Lavant	
Heathland: None	Contribution of private gardens to landscape character: Some limited contribution of trees within garden areas/boundaries	Aesthetic sensitivity - Elements of openness/enclosure: Greater sense of enclosure than the nearby arable areas provided by vegetation including mature hedgerow oaks.
Other significant vegetation cover: None noted	Cultural associations: None known	Aesthetic sensitivity – landscape pattern: Small scale fields of pasture/grazed enclosed by hedges and woodland
Priority Habitat Inventory/Phase 1 records: Deciduous woodland	Features of cultural importance: None known	
Presence of SPA/SAC/SSSI/SNCI/SANG local wildlife designation/Semi-Natural Ancient Woodland: None		
<i>Other information</i>		
Sensitivity score: Medium	Sensitivity score: Medium/low	Sensitivity score: Medium
Landscape sensitivity score: Medium		
Additional comments:		

Relationship with the wider landscape/townscape

<p>Adjacent settlement: Chichester to the south and Lavant village nearby to the north</p>
<p>Character of the urban edge: The adjacent settlement edge is well contained by woodland</p>
<p>Presence in a floodplain: No</p>
<p>Relationship with adjacent wider countryside and adjacent settlement: Sub-area forms part of the pattern of small to medium sized pasture/grazed fields enclosed by hedgerows and woodland characteristic of the wider landscape character. Sub-area contributes to the wooded and leafy setting of Chichester and wider setting of Lavant The sub-area is somewhat separated from the wider landscape by Centurions Way to the west and the A287 to the east. The area plays an important contribution to the rural gap between Chichester and Mid Lavant.</p>
<p>Character of adjacent village(s): Wooded and leafy character of the northern settlement area of Chichester</p>
<p>Historic links with the wider area if known: Roman road once crossed area, now lost</p>
<p>Ecological links with the wider area if known: Hedgerows link with wider network</p>
<p>Recreational links with the wider area: Centurions Way Sustrans Regional Cycle Route route (88) and New Lipchis Way long distance walking route along disused railway line along western edge bounds the sub-area to the west</p>
<p>Extracts from other relevant evidence (e.g VDS, NDP): <u>Lavant Neighbourhood Plan 2016 - 2031 (adopted)</u> Sub-area falls within the local gap identified in the Neighbourhood plan Policy LNDP3: <i>'POLICY LNDP3 – Local Gaps 5.12 Lavant is characterised by its three unique settlements of East Lavant, Mid Lavant and West Lavant. Whilst today these settlements fall within a single parish it is important to maintain the separate historic identities of each settlement and to prevent their coalescence with Chichester. (iii) Chichester – Mid Lavant Appeal decision (APP/L3815/A/13/2200123) acknowledged that the 'Strategic Gap' prevented the coalescence of Chichester and Lavant. In addition this is not just a separating wedge of undeveloped land but the transition from suburb to secluded Village.'</i> Woodland (Maddox Wood) within the area is identified as a Local Green Space under Neighbourhood plan Policy LNDP10 - Local Green Space and thus is considered of particular importance to local communities</p>

CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	CH13 West Lavant Park
Date of area survey:	15.08.2018
Surveyors:	IDT
Weather/visibility:	Sun and cloud
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA SC6 Ashlings Upper Coastal Plain The Future Growth of Chichester (FGoC): LCA 3A Funtington Upper Coastal Plain; LCT Parkland
Landscape designations:	Adjacent to the SDNP

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VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
<p>Views into the sub-area from: The edge of the SDNP PRow crossing site and continuing north-west towards Lavant House Lavant House and riding stables Centurions Way Sustrans Regional Cycle Route (88) and New Lipchis Way long distance walking route along disused railway line to the west Visible, although not prominent, in distant views from elevated land within the SDNP including SDNP representative identified views 11 St Roche’s Hill (The Trundle) and potential views from 45 Stoke Clump Small number of properties</p> <p>Prominence in ‘priority views’ to and from Chichester identified in FGoC: From The Trundle development would be seen in the context of existing built development at Mid Lavant. It is likely that built development would be visible but not prominent.</p>	<p>Types of viewers: People within SDNP and its setting – including tourists and visitors Users of rural PRowS Residents Walkers on a long distance path Cyclists, walkers and other users along regional route</p>	<p>Opportunities for mitigation and landscape compatibility of mitigation: The area has an open character with a reasonable structure of hedgerows and surrounding mature trees and woodland on which mitigation planting could build upon</p>
<p>Views out of the sub-area to: Long and panoramic rural views to the ridge within the SDNP to the north including to Stoke Clump and SDNP identified landmark: The Trundle (landmark 1)</p>	<p>Magnitude of viewers (level of use and popularity): A small number of properties Rural PRow crossing area connecting to the SDNP and Lavant village Promoted long distance path and cycle route Identified viewpoints</p>	<p>Impacts of mitigation: Opportunities to restore lost field boundaries Impacts on parkland character Impact on views including to and from the ridge within the SDNP</p>
<p>Does the sub-area form part of a skyline? No</p>	<p>Visual perceptions (activity and expectations of local visual receptors): Rural area with parkland features. Expectations of scenic beauty particularly near to SDNP</p>	
<p>Panoramic views: Yes to the ridge within the SDNP</p>		
<p>Landmark features: None within area however views to identified landmark within SDNP</p>		

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Sensitivity score: High	Sensitivity score: High	Sensitivity score: Medium
Visual sensitivity score: Medium / high		
Additional comments:		

DRAFT

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Gently undulating upper coastal plain	Boundary features other than vegetation: Post and wire Earthworks banking associated with Chichester Entrenchments Scheduled Monument	Tranquillity – Noise levels: Locally from nearby roads
Geological features: None noted	Historic landscapes: The area is a product of post medieval gentrification associated with West Lavant House close to the medieval hamlet of West Lavant. The landscape structure is mostly early 20th century. Overall this landscape is considered to have a moderate sensitivity in terms of its time depth. Part of the 'Chichester Entrenchments' forms the northern boundary of the site	Tranquillity – Visual intrusion / detractors: Adjacent solar farm is visible locally. Recently planted vegetation will reduce the visual impact as it matures
Soil quality: Largely Grade 2	Parkland features: Parkland trees	Tranquillity – Light pollution/dark skies: Some light spill likely from nearby residential areas
Water features: None noted		
Landcover and land use: Pasture/grazed	Conservation Area: Mid and East Lavant conservation area nearby to north-east	
Tree belts, individual trees and riverside trees: Some parkland trees Trees largely within hedgerows	Landscape features of CA: N/A	
Hedgerows and hedgerow trees: This area contains a partially intact hedgerow network and a number of mature trees that contribute to the setting of Lavant	Built form: None within area	Accessibility by public footpath: Yes – crossing sub-area
Woodland and copses: Adjacent wooded strips	Setting of listed buildings: Contribution to parkland setting of a Lavant House Grade II listed building with intervisibility	Open access areas: None
Wetland and meadow: None	Scheduled Monuments: Part of the 'Chichester Entrenchments' along northern boundary:	Recreational areas: None within area

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
	Devil's Ditch, section extending 960yds (870m) S of Lavant House	
Common land: None	Settlement pattern: Absence of settlement Contributes to the rural gap between West Lavant and Mid Lavant	
Heathland: None	Contribution of private gardens to landscape character: N/A	Aesthetic sensitivity - Elements of openness/enclosure: Semi-enclosed character with some enclosure provided by vegetation including mature hedgerow oaks and wooded strips.
Other significant vegetation cover: None noted	Cultural associations: None known	Aesthetic sensitivity – landscape pattern: Medium scale field in a regular shape with informal parkland tree planting Linear boundary to the north following part of the 'Chichester Entrenchments'
Priority Habitat Inventory/Phase 1 records: Wood-pasture and Parkland covers entire area with Deciduous woodland to the north-east	Features of cultural importance: None known	
Presence of SPA/SAC/SSSI/SNCI/SANG local wildlife designation/Semi-Natural Ancient Woodland: Small area of Ancient & Semi-Natural Woodland within area part of a wider strip continuing west		
<i>Other information</i>		
Sensitivity score: Medium / high	Sensitivity score: Medium / high	Sensitivity score: Medium / high
Landscape sensitivity score: Medium / high		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: Not adjacent to a village however Lavant village nearby to the north and east
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<p>Character of the urban edge: Settlement edge nearby to the east is well contained by vegetation. Parkland setting to Lavant House to north</p>
<p>Presence in a floodplain: No</p>
<p>Relationship with adjacent wider countryside and adjacent settlement: The parkland character of the sub-area and the mature vegetation play some positive role in the setting of Chichester and Lavant and makes a strong positive contribution to the wider character area of the upper coastal plain. The sub-area does not adjoin a settlement edge. Contributes to the gap between Mid Lavant and West Lavant</p>
<p>Character of adjacent village(s): N/A</p>
<p>Historic links with the wider area if known: Part of the 'Chichester Entrenchments' adjacent to the north</p>
<p>Ecological links with the wider area if known: Hedgerows link with wider network</p>
<p>Recreational links with the wider area: PRoW crosses area and connects to Lavant village, the wider network and to SDNP in the north</p>

Extracts from other relevant evidence (e.g VDS, NDP):Lavant Neighbourhood Plan 2016 - 2031 (adopted)

Northern end falls within the Lavant NDP

The NDP describes the landscape of Lavant as follows:

- *The village of Lavant lies at the southern edge of the South Downs, to the north of Chichester. The village is surrounded by downland slopes to the north, east and west. The River Lavant valley cuts through the downs along the east of the settlement and onto the coastal plain, to the south of the village. Lavant is largely limited to slightly higher ground within the valley floor. To the east of the valley downland slopes and boundary vegetation provide containment to Lavant and an area of pastoral land to the east of the village which the edge of Lavant overlooks. Generally land use along the valley floor consists of pastoral land whilst the valley slopes are larger arable fields.*
- *Lavant has features of a typical rural English village with a picturesque village green, pond, two Church buildings, the Memorial Hall, primary school and well used footpaths and historic views.*
- *Lavant lies in a rural river valley and the character of the landscape is typical of the South Downs.*
- *The A286 trunk road from Midhurst to Chichester runs through the heart of the village. Historical maps indicate that the settlement pattern has remained relatively unchanged through the centuries and that the Village Green has always featured as an important space in the village.*
- *The River Lavant is a winterbourne that rises from spring heads at East Dean, flows west to Singleton then south past West Dean and through Lavant to Chichester - some nine miles. Its natural course was south to the sea at Pagham. Since Medieval times it has been diverted to flow around the southern walls of Chichester. Its flow is intermittent and in most summer months it is dry. The River Lavant plays an important part in the ecology of the area, creating an important biodiversity corridor linking Chichester and SDNP and assists in channeling flood waters away from Chichester.*

The NDP includes a number of policies which seek to protect the landscape character of the area and also identifies a local gap to maintain the separate historic identities of three unique settlements of East Lavant, Mid Lavant and West Lavant and to prevent their coalescence with Chichester. The NDP also identifies important views into and out of the Neighbourhood Plan area which should be protected.

CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	CH14 Salthill Park
Date of area survey:	15.08.2018
Surveyors:	IDT
Weather/visibility:	Sun and cloud
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA SC6 Ashlings Upper Coastal Plain The Future Growth of Chichester (FGoC): LCA 3A Funtington Upper Coastal Plain; LCT Parkland
Landscape designations:	None

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VISUAL SENSITIVITY

General visibility	<i>Population</i>	<i>Mitigation potential</i>
Views into the sub-area from: Motorists travelling along rural lanes 1 PRoW bounding area to the south Limited number of properties within area Once built there could be views from properties within strategic growth area west of Chichester Built form within the strategic growth area will screen potential views from Centurion Way Sustrans Regional Cycle Route route (88) and New Lipchis Way long distance walking route along disused railway line to the east Views from A27 restricted by vegetation	Types of viewers: Drivers Residents Walkers on rural PRoW	Opportunities for mitigation and landscape compatibility of mitigation: The area has an semi-enclosed character with a good existing structure of hedgerows to the boundaries on which mitigation planting could build upon
Views out of the sub-area to: Possible private long views to Chichester Cathedral spire landmark feature although not identified views	Magnitude of viewers (level of use and popularity): A number of properties Quiet roads, periodically busy 1 local PRoW	Impacts of mitigation: Impacts on parkland character Opportunities to restore lost field boundaries and parkland planting
Does the sub-area form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): Rural area with expectations of scenic beauty close to the built up area of Chichester and not far from SDNP to north and AONB to south	
Panoramic views: None noted		
Landmark features: Salthill House set in parkland (although not widely visible and not an identified landmark)		
Sensitivity score: Medium	Sensitivity score: Medium	Sensitivity score: Medium
Visual sensitivity score: Medium		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Gently undulating coastal plain	Boundary features other than vegetation: Post and wire Post and rail Various to garden boundaries	Tranquillity – Noise levels: Noise from A27 at southern end Locally from other roads
Geological features: None noted	Historic landscapes: The area is a product of post medieval gentrification associated with Salthill House. The landscape structure is mostly late post medieval with some early modern influences along the western boundary. Moderate sensitivity in terms of its time depth.	Tranquillity – Visual intrusion / detractors: None noted
Soil quality: Grade 3	Parkland features: Designed landscape features such as tree clumps, avenues, and mature specimen trees amongst grassland	Tranquillity – Light pollution/dark skies: Some light spill likely from nearby urban area of Chichester
Water features: Ponds, some possibly designed features associated with parkland and ditches		
Landcover and land use: Grazed and arable farmland with framework of a remnant parkland Some settlement/ farm buildings	Conservation Area: None	
Tree belts, individual trees and riverside trees: Scattered parkland trees	Landscape features of CA: N/A	
Hedgerows and hedgerow trees: This area contains a good hedgerow network deGraded in places with a good structure of mature trees.	Built form: Salthill House and low density residential development at the northern end Large country house	Accessibility by public footpath: Yes – 1 local PRow along southern edge
Woodland and copses: A number of woodland blocks and copses	Setting of listed buildings: The majority of the area forms part of the parkland setting of Salthill Park Grade II listed building Forms part of wider farmland setting to 2 listed buildings adjacent to the sub-area to the south	Open access areas: None
Wetland and meadow:	Scheduled Monuments:	Recreational areas:

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
None	None	None
Common land: None	Settlement pattern: Farmsteads Designed parkland and country house (Salhill House) Low density residential development in north	
Heathland: None	Contribution of private gardens to landscape character: Mature trees and hedges in gardens contribute to landscape character	Aesthetic sensitivity - Elements of openness/enclosure: Semi-enclosure character provided by boundary hedgerows and woodland
Other significant vegetation cover: None noted	Cultural associations: None known	Aesthetic sensitivity – landscape pattern: Historic design landscape with a pattern of informal tree groups and formal avenue features
Priority Habitat Inventory/Phase 1 records: Wood-pasture and Parkland Deciduous woodland	Features of cultural importance: None known	
Presence of SPA/SAC/SSSI/SNCI/SANG local wildlife designation/Semi-Natural Ancient Woodland: Upper Rouse Copse is Ancient & Semi-Natural Woodland Within Strategic Wildlife Corridor identified by Chichester District Council connecting from the Harbour to the south and northwards to Lavant		
<i>Other information</i>		
Sensitivity score: Medium/high	Sensitivity score: Medium/high	Sensitivity score: Medium
Landscape sensitivity score: Medium/high		
Additional comments:		

Relationship with the wider landscape/townscape

<p>Adjacent settlement: Chichester to the east. Fishbourne settlement to the south beyond A27</p>
<p>Character of the urban edge: Illustrative landscape proposals for the strategic growth area to the west of Chichester show retention of existing field boundary hedgerows and copses with supplementary planting of wooded strips adjacent to the sub-area which should provide good containment to the new settlement edge.</p>
<p>Presence in a floodplain: No</p>
<p>Relationship with adjacent wider countryside and adjacent settlement:</p> <p>The parkland character of the sub-area makes a strong positive contribution to the wider character area of the upper coastal plain and the mature vegetation play some positive role in the setting of Chichester and approach to Fishbourne from the north. As the sub-area currently does not adjoin the urban edge of Chichester however this situation will change once the strategic growth area to the west of Chichester development is developed.</p>
<p>Character of adjacent village(s): Built up area of Chichester to the east with strategic growth area of Chichester adjacent to the sub-area comprising up to 750 homes with access from Old Broyle Road, temporary access from Clay Lane, a local centre (with associated employment, retail and community uses), primary school, informal and formal open space (including a Country Park), playing pitches, associated landscaping, utilities and drainage infrastructure with on site foul sewage package treatment plant or pumping station with connection to Tangmere Waste Water Treatment Work.</p> <p>The land use plans for the proposals show housing areas adjacent to the east of the sub-area with the employment area to the south-east.</p>
<p>Historic links with the wider area if known: None known</p>
<p>Ecological links with the wider area if known: Hedgerows link with wider network Within Strategic Wildlife Corridor identified by Chichester District Council connecting from the Harbour to the south and northwards to Lavant</p>
<p>Recreational links with the wider area: PRoW connecting to Chichester and the Centurion Way Sustrans Regional Cycle Route route (88) and New Lipchis Way long distance walking route along disused railway to the east.</p>
<p>Extracts from other relevant evidence (e.g VDS, NDP):</p>

CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	CH15 West Broyle Park
Date of area survey:	15.08.2018
Surveyors:	IDT
Weather/visibility:	Sun and cloud
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA SC6 Ashlings Upper Coastal Plain The Future Growth of Chichester (FGoC): LCA 3A Funtington Upper Coastal Plain; LCT Parkland
Landscape designations:	Close to the SDNP

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VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
<p>Views into the sub-area from: Visible, although not prominent, in distant views from elevated land within the SDNP including SDNP representative identified view 11 St Roche's Hill (The Trundle) A limited number of properties Potential limited views from 'Centurion Way at Hunters Race' priority view identified in FGoC Motorists travelling along rural lanes Users of a Local Green Space with open access identified in the Lavant Neighbourhood Plan: The 'Amphitheatre' next to Centurion Way. Potential limited views from Centurions Way Sustrans Regional Cycle Route route (88) and New Lipchis Way long distance walking route along disused railway line along eastern edge Woodland restricts views into south-western part of sub-area</p> <p>Prominence in 'priority views' to and from Chichester identified in FGoC: Built development may be visible from The Trundle, but would not be prominent in the view. Visible but not prominent. The roofs of development may just be visible above the treeline in the view from Centurion Way at Hunters Race, but development would not be prominent in the view and would not detract from the view of the Sussex Downs. Visible but not prominent.</p>	<p>Types of viewers: People within SDNP and its setting – including tourists and visitors Users of rural PRoWs Drivers Residents Walkers on a long distance path Cyclists along regional route</p>	<p>Opportunities for mitigation and landscape compatibility of mitigation: The area has an enclosed character, more open in the northern east field. A good existing structure of woodland and hedgerows, degraded in places, on which mitigation planting could build upon</p>
<p>Views out of the sub-area to: Long rural and panoramic views to the ridge within the SDNP to the north including to SDNP identified landmarks: The Trundle (landmark 1) Long view to 'Amphitheatre' next to Centurion Way from eastern edge.</p>	<p>Magnitude of viewers (level of use and popularity): A number of properties Well used PRoW SDNP in the north Periodically busy roads Promoted and popular long distance path and cycle route Identified views</p>	<p>Impacts of mitigation: Opportunities to restore lost field boundaries Impact on views including to and from the ridge within the SDNP Impacts on parkland character</p>
<p>Does the sub-area form part of a skyline? No</p>	<p>Visual perceptions (activity and expectations of local visual receptors):</p>	

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
	Strong rural and parkland character with expectations of scenic beauty particularly near to SDNP.	
Panoramic views: Panoramic views towards the hills of the SDNP		
Landmark features: None within area however views to identified landmark within SDNP		
Sensitivity score: Medium/high	Sensitivity score: High	Sensitivity score: Medium
Visual sensitivity score: Medium / high		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Gently undulating upper coastal plain Natural topography interrupted by old chalk pit in west Earthworks banking associated with Chichester Entrenchments Scheduled Monument	Boundary features other than vegetation: Post and wire Post and rail Parkland railing Stone walls Earthworks banking associated with Chichester Entrenchments Scheduled Monument	Tranquillity – Noise levels: Locally from roads
Geological features: Old chalk pit in west now heavily vegetated	Historic landscapes: Half of this area is a product of post medieval gentrification associated with West Broyle House dating from the early modern period. The other half is a result of Parliamentary enclosure and plantation woodland dating to the early modern period. Moderate sensitivity in terms of its time depth. Chichester Entrenchments Scheduled Monument crosses area	Tranquillity – Visual intrusion / detractors: None noted
Soil quality: Grade 3	Parkland features: Parkland trees, railings, walled garden and other parkland features associated with West Broyle House	Tranquillity – Light pollution/dark skies: Some light spill likely from nearby urban area of Chichester
Water features: Pond on southern edge		
Landcover and land use: Pasture, arable farmland, parkland, woodland, an old quarry and limited settlement	Conservation Area: None	
Tree belts, individual trees and riverside trees: Individual and groups of parkland trees Trees largely within hedgerows and woodland	Landscape features of CA: N/A	
Hedgerows and hedgerow trees: This area contains a partially intact hedgerow network with a good structure of mature trees.	Built form: Vernacular buildings, some modern properties Large 'country house' (West Broyle House)	Accessibility by public footpath: No

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Woodland and copses: High proportion of woodland in the south of the sub-area including chestnut coppice woodland Field corner copses	Setting of listed buildings: None within area 2 Grade II listed buildings nearby to the south-west	Open access areas: Brandy Hole Copse Local Nature Reserve within area with public access adjacent to the east
Wetland and meadow: None	Scheduled Monuments: Part of the 'Chichester Entrenchments' crosses sub-area and are visible: Chichester Dyke, Broyle earthwork, section extending 360yds (330m) SW of Broyle House Chichester Dyke, section of Broyle earthwork, extending 150yds (140m) through Plain Wood	Recreational areas: Brandy Hole Copse Local Nature Reserve within area with public access adjacent to the east
Common land: None	Settlement pattern: Some low density houses including large country house isolated from a main settlement and set in woodland	
Heathland: None	Contribution of private gardens to landscape character: Mature trees and hedges in gardens contribute to landscape character	Aesthetic sensitivity - Elements of openness/enclosure: Woodland forms an enclosed character in the south with a more open character in the north
Other significant vegetation cover: None noted	Cultural associations: None known	Aesthetic sensitivity – landscape pattern: Wooded edges are generally irregular in pattern with some linear boundaries including along the 'Chichester Entrenchments' crossing area
Priority Habitat Inventory/Phase 1 records: Areas of Deciduous Woodland and Wood-pasture and Parkland	Features of cultural importance: None known	
Presence of SPA/SAC/SSSI/SNCI/SANG local wildlife designation/Semi-Natural Ancient Woodland: None within area Brandy Hole Copse nature reserve adjacent to the east		
<i>Other information</i>		
Sensitivity score: Medium/high	Sensitivity score: Medium/high	Sensitivity score: Medium

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Landscape sensitivity score: Medium/high		
Additional comments:		

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Relationship with the wider landscape/townscape

Adjacent settlement: Not adjacent to a main settlement
Character of the urban edge: N/A
Presence in a floodplain: No
Relationship with adjacent wider countryside and adjacent settlement: The parkland character of the sub-area and the mature vegetation play a strong positive role in the setting of Chichester. The parkland and rural character of this sub-area makes a strong positive contribution to the wider character area of the upper coastal plain. The sub-area is removed from the existing urban edge of Chichester. Part of the wider network of the 'Chichester Entrenchments' fall within the area
Character of adjacent village(s): N/A
Historic links with the wider area if known: Part of the 'Chichester Entrenchments' falls within the sub-area
Ecological links with the wider area if known: Hedgerows link with wider network
Recreational links with the wider area: None noted
Extracts from other relevant evidence (e.g VDS, NDP):

CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	CH16 Fordwater Arable Farmland
Date of area survey:	15.08.2018
Surveyors:	IDT
Weather/visibility:	Sun and cloud
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA SC 9 Chichester to Yapton Coastal Plain (southern end) and SC7 Halnaker Upper Coastal Plain (northern end) The Future Growth of Chichester (FGoC): LCA 3B Westhampnett Upper Coastal Plain; LCT Open Arable Upper Coastal Plain
Landscape designations:	Adjacent to the SDNP (at northern end)

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VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
<p>Views into the sub-area from: Visible, although not prominent, in distant views from elevated land within the SDNP including SDNP representative identified view 11 St Roche's Hill (The Trundle) From the edge of the Graylingwell Hospital Conservation Area and RPG to the south-west A small number of properties Users of the Stocks Lane bridleway and from nearby PRow between Chichester and Lavant including West Sussex Literary Trail Eastern edge of Chichester Identified view in Lavant NDP from the footpath north of Summersdale 2 identified view in the FGoC The Trundle and the public footpath along the northern edge of Chichester</p> <p>Prominence in 'priority views' to and from Chichester identified in FGoC: Development would be seen from The Trundle. It is likely that built development would be visible but not prominent. Development in the northern part of the site would be prominent in views from the public footpath along the northern edge of Chichester. Prominent.</p>	<p>Types of viewers: People within SDNP and its setting – including tourists and visitors Users of rural PRow Residents Visitors to a conservation area Walkers on a long distance path</p>	<p>Opportunities for mitigation and landscape compatibility of mitigation: The area has a good structure of boundary vegetation, more open in the south, on which mitigation planting could build upon</p>
<p>Views out of the sub-area to: Key landmark features of Chichester Cathedral spire and Graylingwell Tower. Settlement edge of Chichester Goodwood Aerodrome/Motor Racing Circuit largely screened by planting Due to intervening vegetation no public views to the ridge within the SDNP noted, however private views from private land within sub area are likely</p>	<p>Magnitude of viewers (level of use and popularity): A small number of properties Well used PRow adjacent to the area connecting from Chichester built up area to Lavant village and the SDNP in the north Promoted long distance path</p>	<p>Impacts of mitigation: Impact on open character to the south Impact on views including to landmark features within Chichester</p>
<p>Does the sub-area form part of a skyline? No</p>	<p>Visual perceptions (activity and expectations of local visual receptors):</p>	

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
	Rural area with expectations of scenic beauty near to SDNP	
Panoramic views: Towards Chichester and its landmark feature		
Landmark features: None within area however views to identified landmarks within Chichester		
Sensitivity score: Medium / high	Sensitivity score: Medium / high	Sensitivity score: Medium
Visual sensitivity score: Medium / high		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Gently undulating upper coastal plain above the Lavant Valley	Boundary features other than vegetation: Post and wire Wiremesh adjacent to Motor Racing Circuit Various to garden boundaries	Tranquillity – Noise levels: Noise from Goodwood Motor Circuit/Aerodrome
Geological features: None noted	Historic landscapes: The area is a product of modern field amalgamation (late 20th century). Low historic sensitivity.	Tranquillity – Visual intrusion / detractors: Motor Racing Circuit is well screened with limited impacts Some limited impact of the modern settlement edge of Chichester, generally reduced by intervening vegetation
Soil quality: Grade 3	Parkland features: None noted	Tranquillity – Light pollution/dark skies: Some light spill likely from nearby residential areas including large built up area of Chichester to the west
Water features: Western end adjacent to the irregular course of the River Lavant (winterbourne chalk stream) flows in a man-made channel through the open fields.		
Landcover and land use: Predominantly arable farmland	Conservation Area: Graylingwell Hospital Conservation Area nearby to the south-west Mid and East Lavant conservation area nearby to the north	
Tree belts, individual trees and riverside trees: Tree belts adjacent Motor Racing Circuit Trees largely within hedgerows with the odd field tree Riverside trees including willow along River Lavant	Landscape features of CA: Graylingwell Tower is a local landmark	
Hedgerows and hedgerow trees: Good structure of hedgerow and mature hedgerow trees	Built form: Contains very small amount of low density settlement comprising a farmstead and cottages accessed from Fordwater Road and New Road	Accessibility by public footpath: Yes – along Stocks Lane bridleway on east side

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Woodland and copses: Some wooded strip adjacent to Motor Racing Circuit	Setting of listed buildings: None	Open access areas: None
Wetland and meadow: Wet meadow along River Lavant	Scheduled Monuments: None	Recreational areas: None within area Goodwood Aerodrome and Motor Racing Circuit adjacent to east
Common land: None	Settlement pattern: Largely absent of settlement Isolated farmstead in north	
Heathland: None	Contribution of private gardens to landscape character: Some mature trees and hedges in gardens of properties accessed from Fordwater Road contribute to landscape character	Aesthetic sensitivity - Elements of openness/enclosure: Enclosure provided by boundary vegetation, tree belts and wooded strips along field boundaries and Goodwood Aerodrome and Motor Racing Circuit. More open in south.
Other significant vegetation cover: None noted	Cultural associations: None known	Aesthetic sensitivity – landscape pattern: Medium sized fields with irregular boundaries The condition of this area is currently good with field boundaries intact.
Priority Habitat Inventory/Phase 1 records: None noted	Features of cultural importance: None known	
Presence of SPA/SAC/SSSI/SNCI/SANG local wildlife designation/Semi-Natural Ancient Woodland: None		
<i>Other information</i>		
Sensitivity score: Medium	Sensitivity score: Medium / low	Sensitivity score: Medium / low
Landscape sensitivity score: Medium / high		
Additional comments:		

Relationship with the wider landscape/townscape

<p>Adjacent settlement: Chichester lies nearby to the west and Lavant to the north-west</p>
<p>Character of the urban edge: N/A</p>
<p>Presence in a floodplain: No</p>
<p>Relationship with adjacent wider countryside and adjacent settlement:</p> <p>This area of arable farmland, it provides a rural setting to the Lavant Valley – it marks the start of the rural landscape beyond the Lavant Valley. It therefore plays some positive role in the setting of Chichester.</p> <p>The gently rising agricultural slopes provide some positive contribution to the character of the wider character area.</p> <p>This land parcel is separated from the urban edge of Chichester by the Lavant Valley. However, the Westhampnett Upper Coastal Plain is already affected by developments including the Rolls Royce Factory and Goodwood Aerodrome. A development in this location would therefore result in a moderate adverse effect on settlement pattern.</p>
<p>Character of adjacent village(s): N/A</p>
<p>Historic links with the wider area if known: None known</p>
<p>Ecological links with the wider area if known: Part of the River Lavant corridor Hedgerows and tree belts link with wider network</p>
<p>Recreational links with the wider area: PRoW bounds the area connecting to Chichester and SDNP in the north in combination with rural lanes</p>

Extracts from other relevant evidence (e.g VDS, NDP):Lavant Neighbourhood Plan 2016 - 2031 (adopted)

Northern end falls within the Lavant NDP

The NDP describes the landscape of Lavant as follows:

- *The village of Lavant lies at the southern edge of the South Downs, to the north of Chichester. The village is surrounded by downland slopes to the north, east and west. The River Lavant valley cuts through the downs along the east of the settlement and onto the coastal plain, to the south of the village. Lavant is largely limited to slightly higher ground within the valley floor. To the east of the valley downland slopes and boundary vegetation provide containment to Lavant and an area of pastoral land to the east of the village which the edge of Lavant overlooks. Generally land use along the valley floor consists of pastoral land whilst the valley slopes are larger arable fields.*
- *Lavant has features of a typical rural English village with a picturesque village green, pond, two Church buildings, the Memorial Hall, primary school and well used footpaths and historic views.*
- *Lavant lies in a rural river valley and the character of the landscape is typical of the South Downs.*
- *The A286 trunk road from Midhurst to Chichester runs through the heart of the village. Historical maps indicate that the settlement pattern has remained relatively unchanged through the centuries and that the Village Green has always featured as an important space in the village.*
- *The River Lavant is a winterbourne that rises from spring heads at East Dean, flows west to Singleton then south past West Dean and through Lavant to Chichester - some nine miles. Its natural course was south to the sea at Pagham. Since Medieval times it has been diverted to flow around the southern walls of Chichester. Its flow is intermittent and in most summer months it is dry. The River Lavant plays an important part in the ecology of the area, creating an important biodiversity corridor linking Chichester and SDNP and assists in channeling flood waters away from Chichester.*

The NDP includes a number of policies which seek to protect the landscape character of the area and also identifies a local gap to maintain the separate historic identities of three unique settlements of East Lavant, Mid Lavant and West Lavant and to prevent their coalescence with Chichester. The NDP also identifies important views into and out of the Neighbourhood Plan area which should be protected.

CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	CH17 Westhampnett West Arable Farmland
Date of area survey:	15.08.2018
Surveyors:	IDT
Weather/visibility:	Sun and cloud
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA SC 9 Chichester to Yapton Coastal Plain The Future Growth of Chichester (FGoC): LCA 3B Westhampnett Upper Coastal Plain; LCT Open Arable Upper Coastal Plain
Landscape designations:	Near to the SDNP

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VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
<p>Views into the sub-area from: Visible, although not prominent, in distant views from elevated land within the SDNP including SDNP representative identified view 11 St Roche's Hill (The Trundle) and SDNP representative identified view 66 Halnaker Windmill A number of properties, including within the strategic growth area to the west between Stane Street and Madgwick Lane Visitors and workers at the industrial estate within area School within area Visitors to Church within area Users of the PRow crossing area and nearby to north of the sub-area Motorists on Stane Street, Madgwick Lane and Claypit Lane including accessing/connecting to Rolls Royce and Goodwood Estate, and SDNP to the north Vegetation restricts views in places with some more open views across paddock fields within area Views from Chichester will be restricted by the new housing within the strategic growth area</p> <p>Prominence in 'priority views' to and from Chichester identified in FGoC: It is likely that built development would be visible but not prominent</p>	<p>Types of viewers: People within SDNP and its setting – including tourists and visitors Users of rural PRowS Drivers Residents People at work Visitors to Goodwood Estate for recreational activities</p>	<p>Opportunities for mitigation and landscape compatibility of mitigation: Existing structure of hedgerows is deGraded in places with some open boundaries but provides a good structure on which mitigation planting could build upon</p>
<p>Views out of the sub-area to: Long rural views to the ridge within the SDNP to the north including to Goodwood racecourse stadium SDNP identified landmark 23 and The Trundle landmark 1 Long views from edge (along Madgwick Lane) to the Chichester Cathedral spire and Graylingwell Tower landmark features Settlement edge of Weshampnett and the strategic growth area Rolls Royce factory including parking area largely screened by bunding and planting</p>	<p>Magnitude of viewers (level of use and popularity): A number of properties A few PRow crossing the area and adjacent Stane Street and Madgwick Lane are reasonably busy roads with a seasonal increase in traffic including visitors to Goodwood events</p>	<p>Impacts of mitigation: Generally new planting could be in character with opportunities to restore deGraded field boundaries Impact on views including to the ridge within the SDNP and landmark features in Chichester</p>

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
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Does the sub-area form part of a skyline? Yes where there is an absence of taller vegetation or landform forming a backdrop	Visual perceptions (activity and expectations of local visual receptors): Rural area affected by some urbanising elements	
Panoramic views: Towards the hills of the SDNP partially interrupted by intervening vegetation		
Landmark features: None within area however views to identified landmarks within SDNP and Chichester		
Sensitivity score: Medium / high	Sensitivity score: Medium	Sensitivity score: Medium
Visual sensitivity score: Medium		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Part of the gently undulating upper coastal plain	Boundary features other than vegetation: Flint and brick walls Various to garden boundaries Post and wire Post and rail Various to Industrial estate including metal palisade	Tranquillity – Noise levels: Some noise from nearby A27 and potentially locally from the Westhampnett Waste and Recycling site and Rolls Royce Motor Factory, limited by bunding
Geological features: None noted	Historic landscapes: The area is mostly a product of modern field amalgamation (late 20th century). There are smaller areas of late 20th century piecemeal enclosure, late 20th century industry, late 20th century settlement and late 20th century infill. The area therefore generally has a low historic sensitivity. The medieval hamlet of Westhampnett (in the southeast corner around St Peter's Church) is the most sensitive part of the sub-area. Roman Road – historic route into Chichester along Stane Street, contributing to the historic setting of Chichester	Tranquillity – Visual intrusion / detractors: Industrial estate has an urbanising influence
Soil quality: Predominantly Grade 3	Parkland features: None noted	Tranquillity – Light pollution/dark skies: Serving residential needs including some street lighting
Water features: Pond to the east of St. Peter's Church		
Landcover and land use: Medieval hamlet of Westhampnett, areas of small paddock/grazed field and industrial development south of Stane Street. Westhampnett Waste and Recycling site	Conservation Area: None	
Tree belts, individual trees and riverside trees: Tree belts adjacent to paddocks in south	Landscape features of CA: N/A	

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
A good proportion of trees largely within hedgerows and gardens with some field trees		
Hedgerows and hedgerow trees: Good structure of hedgerows with hedgerows trees, some deGraded in places	Built form: Contains the medieval hamlet of Westhampnett around St Peter's Church with vernacular buildings and boundary treatments Large scale industrial buildings Timber field shelters in paddocks	Accessibility by public footpath: Yes - PRoW crossing area
Woodland and copses: Some small copses around low density settlement in Westhampnett	Setting of listed buildings: Contribution to setting of St Peter's Church (Grade II*) and a cluster of Grade II listed buildings within the historic core of Westhampnett	Open access areas: None
Wetland and meadow: None known	Scheduled Monuments: None	Recreational areas: None
Common land: None	Settlement pattern: Low density settlement pattern around Church The settlement pattern of the area and context is dominated by scattered farms and hamlets. Some recent residential development is beginning to affect the small character scale of the settlements and reduce the separation of Westhampnett and Maudlin. Adjacent to Rolls Royce Motor Factory contains large buildings but is well contained by bunding and planting	
Heathland: None	Contribution of private gardens to landscape character: Mature trees and hedges in gardens at Westhampnett contribute to landscape character	Aesthetic sensitivity - Elements of openness/enclosure: Semi-enclosed by boundary vegetation, tree belts and copses along roads, field boundaries and within gardens Some old field boundaries have been lost and hedgerows are gappy or have been replaced by post and wire Containment provided by built form within area and surrounding by the denser built edge of Westhampnett to the east and Chichester strategic housing site to the west

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Other significant vegetation cover: Orchard at Westhampnett House Nursing Home	Cultural associations: None known	Aesthetic sensitivity – landscape pattern: Small scale character of pasture/grazed fields and the Westhampnett settlement around the Church
Priority Habitat Inventory/Phase 1 records: None available	Features of cultural importance: None known	
Presence of SPA/SAC/SSSI/SNCI/SANG local wildlife designation/Semi-Natural Ancient Woodland: None		
<i>Other information</i>		
Sensitivity score: Medium	Sensitivity score: Medium	Sensitivity score: Medium / low
Landscape sensitivity score: Medium		
Additional comments:		

Relationship with the wider landscape/townscape

<p>Adjacent settlement: Small hamlet of Maudlin further to the east, contains historic core of Westhampnett and Chichester lies nearby to the west</p>
<p>Character of the urban edge: The adjacent settlement edge is reasonably well contained by vegetation.</p>
<p>Presence in a floodplain: Southern end within Flood Zone 2 and 3</p>
<p>Relationship with adjacent wider countryside and adjacent settlement: The rural lanes and medieval hamlet of Westhampnett is representative of the landscape character area. However, the sub-area also contains detracting features such as industrial development. It therefore provides some positive contribution to the character of the wider character area.</p> <p>The small scale fields, hedgerows and trees provide a positive contribution to the rural setting of Westhampnett village and contribute to the gap between the village and Chichester which has been significantly compromised by surrounding development.</p>
<p>Character of adjacent village(s): Weshampnett village has a mix character which in recent times has been subject to a substantial amount of development eroding its rural context. The village is surrounded by an industrial estate and Westhampnett Waste and Recycling site to the south-west, a flooded gravel pit used for watersports and a solar farm on a landfill site (restored to farmland) to the south, the Rolls Royce factory to the north-east, the Chichester strategic housing site to the west (currently under construction at the time of writing), some small paddocks/grazed field to the north and a wider context of arable fields. The older village centre near St. Peter's Church has a low density with a collection of listed buildings with modern expansions of denser housing groups to the east, accessed off Stane Street.</p> <p>The small medieval hamlet of Maudlin contains a collection of listed buildings in its historic core along Stane Street with some small scale modern ribbon development and has been affected by recent housing development to the west.</p>
<p>Historic links with the wider area if known: Crossed by the historic route (along Stane Street) into Chichester (see Figure 3.7 of FGoC)</p>
<p>Ecological links with the wider area if known: Hedgerows and tree belts link with wider network</p>
<p>Recreational links with the wider area: PRoW cross and bound the area connect, in combination with lanes, to the wider network and to SDNP in the north</p>

Extracts from other relevant evidence (e.g VDS, NDP):

Within emerging Westhampnett Neighbourhood Plan (WNP) area.

Objectives within the WNP include: '*To maintain the rural nature of the Parish*' and '*To maintain the identity of the Parish and avoid coalescence with Chichester*'.

Initiatives include:

Maintain visual separation between rural Westhampnett and urban Chichester by:-

- *Retaining the wide grass highways verge on the southern side of the roundabout at the junction between Stane Street and former A27.*
- *Create green open landscaped area at southern end of development site between Madgwick lane and Stane street, east of roundabout.*

ii. To retain, enhance and supplement existing hedgerows, creating green corridors within the Parish.

iii. Maintain and protect existing horse paddocks:-

- *Stane Street, opposite St Peter's Church.*
- *North of Church, between Old Place Farm development site and existing development area.'*

The NDP identifies that: '*the Parish benefits from mature hedgerows dividing highways from properties and between development areas. These provide green corridors and are rural in nature, mainly comprising of native species such as hawthorn. In general, properties are set well back from the highway and as such contribute to the green corridors.*'

CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	CH18 Maudlin Arable Farmland
Date of area survey:	15.08.2018
Surveyors:	IDT
Weather/visibility:	Sun and cloud
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA SC 9 Chichester to Yapton Coastal Plain The Future Growth of Chichester (FGoC): LCA 3B Westhampnett Upper Coastal Plain; LCT Open Arable Upper Coastal Plain
Landscape designations:	Near to the SDNP

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VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
<p>Views into the sub-area from: Visible, although not prominent, in distant views from elevated land within the SDNP including SDNP representative identified view 11 St Roche's Hill (The Trundle) and SDNP representative identified view 66 Halnaker Windmill Small number of properties Visitors and workers at adjacent Rolls Royce Motor Factory (well contained by bunding and planting) Users of the PRow crossing and adjacent to the boundary of the sub-area Motorists on Stane Street potentially from the A27 at the eastern end Vegetation restricts views in places</p>	<p>Types of viewers: People within SDNP and its setting – including tourists and visitors Users of rural PRow's Drivers Residents People at work</p>	<p>Opportunities for mitigation and landscape compatibility of mitigation: Existing structure of hedgerows is deGraded in places but provides a good structure on which mitigation planting could build upon</p>
<p>Views out of the sub-area to: Long rural views to the ridge within the SDNP to the north including to Goodwood racecourse stadium SDNP identified landmark 23 and The Trundle landmark 1 Settlement edge of Westhampnett and Maudlin Rolls Royce factory largely screened by bunding and planting Prominence in 'priority views' to and from Chichester identified in FGoC: It is likely that built development would be visible but not prominent.</p>	<p>Magnitude of viewers (level of use and popularity): Small number of properties A few PRow crossing the area and adjacent Stane Street is a reasonably busy road</p>	<p>Impacts of mitigation: Generally new planting could be in character with opportunities to restore lost field boundaries Impact on views including to the ridge within the SDNP</p>
<p>Does the sub-area form part of a skyline? Yes where there is an absence of taller vegetation or landform forming a backdrop</p>	<p>Visual perceptions (activity and expectations of local visual receptors): Rural area affected by some urbanising elements</p>	
<p>Panoramic views: Towards the hills of the SDNP partially interrupted by intervening vegetation</p>		
<p>Landmark features:</p>		

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
None within area however views to identified landmarks within SDNP		
Sensitivity score: Medium / high	Sensitivity score: Medium	Sensitivity score: Medium
Visual sensitivity score: Medium		
Additional comments:		

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LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Part of the gently undulating upper coastal plain	Boundary features other than vegetation: Weldmesh wire fencing along adjacent to solar farm to the south-west Flint and brick walls Various to garden boundaries Post and wire Post and rail	Tranquillity – Noise levels: Noise from adjacent A27 and potentially locally from Rolls Royce Motor Factory, limited by bunding
Geological features: None noted	Historic landscapes: The sub-area is mostly a product of modern field amalgamation (late 20th century) and development which has a low historic sensitivity. The medieval hamlet of Maudlin is the most sensitive part of the land parcel. Roman Road – historic route into Chichester along Stane Street, contributing to the historic setting of Chichester Sunken lane along byway crossing area	Tranquillity – Visual intrusion / detractors: Adjacent solar farm with associated infrastructure has an urbanising influence
Soil quality: Predominantly Grade 3	Parkland features: None noted	Tranquillity – Light pollution/dark skies: Serving residential needs including some street lighting
Water features: Drainage ditches and pond to the east of Maudlin hamlet		
Landcover and land use: Eastern end: Open arable farmland and paddocks/grazing field to the east of Dairy lane Western end: Medieval hamlet of Maudlin and recent housing development with public open space and playground between Westhampnett and Maudlin	Conservation Area: None	
Tree belts, individual trees and riverside trees: Tree belts adjacent to farmland including distinctive poplar shelter belts.	Landscape features of CA: N/A	

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Trees largely within hedgerows and gardens Willows along drainage ditch and pond adjacent to east of Maudlin		
Hedgerows and hedgerow trees: Many of the old field boundaries have been lost and hedgerows are gappy or have been replaced by post and wire	Built form: Contains the medieval hamlet of Maudlin with vernacular buildings and boundary treatments Some small scale modern ribbon development Recent housing development to the south of Stane Street Garage workshop in Maudlin hamlet Timber field shelters in paddocks	Accessibility by public footpath: Yes - PRoW crossing and adjacent to the boundary of the sub-area
Woodland and copses: Copses in north	Setting of listed buildings: Contribution to setting of a cluster of Grade II listed buildings on Stane Street within the historic core of Maudlin hamlet	Open access areas: None
Wetland and meadow: None known	Scheduled Monuments: None	Recreational areas: Playground and public open space in recent housing development
Common land: None	Settlement pattern: The settlement pattern of the area and context is dominated by scattered farms and hamlets. Some recent residential development is beginning to affect the small character scale of the settlements and reduce the separation of Westhampnett and Maudlin. Adjacent to Rolls Royce Motor Factory contains large buildings but is well contained by bunding and planting Long gardens separated from houses east of Dairy Lane	
Heathland: None	Contribution of private gardens to landscape character: Mature trees and hedges in gardens at Maudlin Farm and at Westhampnett contribute to landscape character	Aesthetic sensitivity - Elements of openness/enclosure: Characterised by large scale arable fields on a gently undulating upper coastal plain Enclosure provided by boundary vegetation, tree belts and copses along roads and field boundaries.

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
		Partially contained by the built edge of Westhampnett and Maudlin and by treebelts along the A27 adjacent to south-east edge
Other significant vegetation cover: None noted	Cultural associations: None known	Aesthetic sensitivity – landscape pattern: Large scale arable fields The condition of this area is currently moderate. Fields are intensively farmed, but some hedgerows are in decline.
Priority Habitat Inventory/Phase 1 records: None available	Features of cultural importance: None known	
Presence of SPA/SAC/SSSI/SNCI/SANG local wildlife designation/Semi-Natural Ancient Woodland: None		
<i>Other information</i>		
Sensitivity score: Medium	Sensitivity score: Medium	Sensitivity score: Medium / low
Landscape sensitivity score: Medium		
Additional comments:		

Relationship with the wider landscape/townscape

<p>Adjacent settlement: Westhampnett contains small hamlet of Maudlin and Chichester lies nearby to the west</p>
<p>Character of the urban edge: The adjacent settlement edge is reasonably well contained by vegetation. Further containment will be provided once recent planting associated with new housing development south of Stane Street and the solar farm in the south matures</p>
<p>Presence in a floodplain: Small area in the east falls within Flood Zone 2</p>
<p>Relationship with adjacent wider countryside and adjacent settlement: The open arable farmland, rural lanes and the medieval hamlet of Maudlin are representative of the landscape character area. However, the sub-area is partly fragmented from the wider landscape by the motor works, landfill, solar farm and A27(T). The small scale pattern of the medieval hamlet of Maudlin has been affected by a recent housing development to the west. It therefore provides some positive contribution to the character of the wider character area.</p> <p>This area of arable farmland forms an integral part of the rural landscape beyond the Lavant Valley. However, its rural character has been eroded by the presence of the Rolls Royce motor works, landfill and A27 adjacent to the area. It therefore plays some positive role in the setting of Chichester. The fields and hedgerows provide a positive contribution to the rural setting of Westhampnett village and the small hamlet of Maudlin and their separation from the A27.</p> <p>Since this land parcel does not adjoin the urban edge of Chichester, development in this area would extend the influence of Chichester eastwards and would further dominate the hamlet of Maudlin.</p>
<p>Character of adjacent village(s): Weshampnett village has a mixed character which in recent times has been subject to a substantial amount of development eroding its rural context. The village is surrounded by an industrial estate and Westhampnett Waste and Recycling site to the south-west, a flooded gravel pit used for watersports and a solar farm on a landfill site (restored to farmland) to the south, the Rolls Royce factory to the north-east, the Chichester strategic housing site to the west (currently under construction at the time of writing), some small paddocks/grazed field to the north and a wider context of arable fields. The older village centre near St. Peter's Church has a low density with a collection of listed buildings with modern expansions of denser housing groups to the east, accessed off Stane Street. The small medieval hamlet of Maudlin contains a collection of listed buildings in its historic core along Stane Street with some small scale modern ribbon development and has been affected by recent housing development to the west.</p>
<p>Historic links with the wider area if known: Crossed by the historic route (along Stane Street) into Chichester (see Figure 3.7 of FGoC)</p>

Ecological links with the wider area if known:

Hedgerows and tree belts link with wider network

Recreational links with the wider area:

PRoW cross and bound the area connect to the wider network and to SDNP in the north

Extracts from other relevant evidence (e.g VDS, NDP):

Within emerging Westhampnett Neighbourhood Plan area.

Objectives including: *'To maintain the rural nature of the Parish'* and *'To maintain the identity of the Parish and avoid coalescence with Chichester'*.

The NDP identifies that *'the Parish benefits from mature hedgerows dividing highways from properties and between development areas. These provide green corridors and are rural in nature, mainly comprising of native species such as hawthorn. In general, properties are set well back from the highway and as such contribute to the green corridors.'*

The NDP identifies a potential area for small scale housing development in the paddock to the east of Dairy Lane.

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CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	CH19 Westhampnett North Arable Farmland
Date of area survey:	15.08.2018
Surveyors:	IDT
Weather/visibility:	Sun and cloud
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA SC 9 Chichester to Yapton Coastal Plain The Future Growth of Chichester (FGoC): LCA 3B Westhampnett Upper Coastal Plain; LCT Open Arable Upper Coastal Plain
Landscape designations:	Near to the SDNP

DRAFT

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
<p>Views into the sub-area from: Visible, although not prominent, in distant views from elevated land within the SDNP including SDNP representative identified view 11 St Roche’s Hill (The Trundle) and SDNP representative identified view 66 Halnaker Windmill – eastern end of sub-area more visible From the edge of the Graylingwell Hospital Conservation Area to the west ‘Madgwick Lane’ priority view identified in FGoC A number of properties Users of the Stocks Lane bridleway and public footpath to the north of Rolls Royce Motor Factory Visitors and workers at adjacent Rolls Royce Motor Factory (well contained by bunding and planting) Motorists on rural lanes including Madgwick Lane, Claypit Lane and rural lanes to the north Eastern edge of Chichester Vegetation restricts views in places</p>	<p>Types of viewers: People within SDNP and its setting – including tourists and visitors Users of rural PRoWs Drivers Residents People at work Visitors to a conservation area</p>	<p>Opportunities for mitigation and landscape compatibility of mitigation: Existing structure of hedgerows is deGraded in places but provides a good structure on which mitigation planting could build upon</p>
<p>Views out of the sub-area to: Long rural views to the ridge within the SDNP to the north including to Goodwood racecourse stadium SDNP identified landmark 23 and The Trundle landmark 1 Key landmark features of Chichester Cathedral spire and Graylingwell Tower. Prominence in ‘priority views’ to Chichester identified in FGoC: Development in the western part of the area would block views of the cathedral from Madgwick Lane. Development could be prominent. Moderate-high Sensitivity in relation to Priority Views. Settlement edge of Weshampnett and Chichester Rolls Royce factory largely screened by bunding and planting</p>	<p>Magnitude of viewers (level of use and popularity): A number of properties A few PRoW crossing the area and adjacent Madgwick Lane and Claypit Lane are reasonably busy roads with a seasonal increase in traffic including visitors to Goodwood events</p>	<p>Impacts of mitigation: Generally new planting could be in character with opportunities to restore lost field boundaries Impact on views including to and from the ridge within the SDNP and its landmarks and key landmark features of Chichester Cathedral spire and Graylingwell Tower.</p>

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Tree belt along the Goodwood Motor Racing Circuit		
Does the sub-area form part of a skyline? Yes where there is an absence of taller vegetation or landform forming a backdrop	Visual perceptions (activity and expectations of local visual receptors): Rural area with expectations of scenic beauty particularly near to SDNP	
Panoramic views: Towards the hills of the SDNP partially interrupted by intervening vegetation		
Landmark features: None within area however views to identified landmarks within SDNP and Chichester		
Sensitivity score: Medium / high	Sensitivity score: High	Sensitivity score: Medium
Visual sensitivity score: Medium / high		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Part of the gently undulating upper coastal plain beginning to drop towards the Lavant Valley to the west	Boundary features other than vegetation: Parkland railings Flint and brick wall along Claypit Lane Post and wire Post and rail Wiremesh adjacent to Motor Racing Circuit	Tranquillity – Noise levels: Potentially some noise from nearby A27 and locally from Rolls Royce Motor Factory, limited by bunding Noise from Goodwood Motor Circuit/Aerodrome
Geological features: None noted	Historic landscapes: The sub-area is mostly a product of modern field amalgamation (late 20th century) which has a low historic sensitivity.	Tranquillity – Visual intrusion / detractors: Motor Racing Circuit and Rolls Royce Motor Factory are well screened with limited impacts
Soil quality: Predominantly Grade 2 with some areas of Grade 1 and 3 in south	Parkland features: Parkland railing	Tranquillity – Light pollution/dark skies: Some light spill likely from nearby residential areas including large built up area of Chichester to the west and Westhampnett to the south Street lighting near Rolls Royce Motor Factory
Water features: None noted		
Landcover and land use: Open arable farmland Pasture/grazed fields in the east also used periodically for Goodwood Estate events	Conservation Area: None	
Tree belts, individual trees and riverside trees: Tree belts adjacent Motor Racing Circuit Trees largely within hedgerows	Landscape features of CA: N/A	
Hedgerows and hedgerow trees: Many of the old field boundaries have been lost and hedgerows are gappy or have been replaced by post and wire	Built form: Contains historic farmstead (Old Place Farm) with vernacular buildings and boundary treatments	Accessibility by public footpath: Yes - PRoW crossing and adjacent to the boundary of the sub-area

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Woodland and copses: Some small copses within field and in field corners in the east	Setting of listed buildings: Contribution to setting Oldplace Farmhouse (Grade II) in south of area and Woodcote Cottage (Grade II) adjacent to the west	Open access areas: None
Wetland and meadow: None known	Scheduled Monuments: None	Recreational areas: None within area Goodwood Aerodrome and Motor Racing Circuit adjacent to north and fields within area periodically used for Goodwood events
Common land: None	Settlement pattern: The settlement pattern of the area and context is dominated by scattered farms and hamlets.	
Heathland: None	Contribution of private gardens to landscape character: Mature trees and hedges in gardens at Oldplace Farm contribute to landscape character	Aesthetic sensitivity - Elements of openness/enclosure: Characterised by large scale arable fields on a gently undulating upper coastal plain Enclosure provided by boundary vegetation, tree belts and copses along roads and field boundaries. Partially contained by the built edge of Westhampnett and Chichester strategic housing site to the south
Other significant vegetation cover: None noted	Cultural associations: None known	Aesthetic sensitivity – landscape pattern: Large scale arable fields The condition of this area is currently moderate. Fields are intensively farmed, but some hedgerows are in decline.
Priority Habitat Inventory/Phase 1 records: None available	Features of cultural importance: None known	
Presence of SPA/SAC/SSSI/SNCI/SANG local wildlife designation/Semi-Natural Ancient Woodland: None		
<i>Other information</i>		

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Sensitivity score: Medium	Sensitivity score: Medium	Sensitivity score: Medium
Landscape sensitivity score: Medium		
Additional comments:		

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Relationship with the wider landscape/townscape

<p>Adjacent settlement: Westhampnett, Chichester strategic housing site to the south and Chichester lies nearby to the west</p>
<p>Character of the urban edge: The approved landscape proposal plans from the housing development for Land North Of Stane Street, Madgwick Lane indicates new areas of tree and which will mean the new settlement edge to the south of the sub-area will be reasonably well contained by vegetation.</p>
<p>Presence in a floodplain: Small area in the south falls within Flood Zone 2</p>
<p>Relationship with adjacent wider countryside and adjacent settlement:</p> <p>This land parcel is representative of the landscape character type as it contains open arable farmland and rural lanes and forms an integral part of the wider landscape. It therefore provides some positive contribution to the character of the wider character area.</p> <p>This area of arable farmland marks the start of the rural landscape beyond the Lavant Valley. It therefore plays some positive role in the setting of Chichester. The area forms part of the transition from the suburban edge of Chichester City to the more rural character of the open countryside to the north and east of the City. The fields and hedgerows provide a positive contribution to the rural setting of Westhampnett village and the Chichester strategic housing site to the south.</p> <p>Development in this area would extend the influence of Chichester eastwards and erode the rural character of hamlets and villages in the upper coastal plain. However, a number of large scale developments already exist in this part of the upper coastal plain.</p>
<p>Character of adjacent village(s): Weshampnett village has a mixed character which in recent times has been subject to a substantial amount of development eroding its rural context. The village is surrounded by an industrial estate and Westhampnett Waste and Recycling site to the south-west, a flooded gravel pit used for watersports and a solar farm on a landfill site (restored to farmland) to the south, the Rolls Royce factory to the north-east, the Chichester strategic housing site to the west (currently under construction at the time of writing), some small paddocks/grazed field to the north and a wider context of arable fields. The older village centre near St. Peter's Church has a low density with a collection of listed buildings with modern expansions of denser housing groups to the east, accessed off Stane Street.</p>
<p>Historic links with the wider area if known: None known</p>

<p>Ecological links with the wider area if known: Hedgerows and tree belts link with wider network</p>
<p>Recreational links with the wider area: PRoW cross and bound the area connect to the wider network and to SDNP in the north</p>
<p>Extracts from other relevant evidence (e.g VDS, NDP): <u>Westhampnett Neighbourhood Plan</u> Within emerging Westhampnett Neighbourhood Plan area. Objectives including: ‘<i>To maintain the rural nature of the Parish</i>’ and ‘<i>To maintain the identity of the Parish and avoid coalescence with Chichester</i>’. The NDP identifies that ‘<i>the Parish benefits from mature hedgerows dividing highways from properties and between development areas. These provide green corridors and are rural in nature, mainly comprising of native species such as hawthorn. In general, properties are set well back from the highway and as such contribute to the green corridors.</i>’</p> <p><u>Westhampnett/North-East Chichester Strategic growth area Concept Statement:</u> Forms part of the strategic growth area component: Land West of Goodwood Airfield. Points from the concept state of relevance to the sub-area: <i>The site occupies an area of approximately 50 Hectares within 400m of Goodwood Airfield and Motor Circuit and as such is mainly unsuitable for built development due to noise impacts.</i> <i>Historic Environment: Excavations prior to the development of the Rolls Royce HQ and assembly plant, to the south-east of the area in 2000 to 2001, produced evidence of Mesolithic and Neolithic to earlier Bronze Age settlement, but the most significant discoveries were a later Bronze Age settlement and a cemetery and a pair of rare earlier Anglo Saxon huts. Any development proposal for this site must include suitable specific proposals for the mitigation of harm or loss to the significance of this archaeological interest.</i> <i>Requirements for the site: This part of the site will contribute to providing a buffer to areas of new development for visual amenity and noise attenuation from the motor racing circuit and airfield. It will remain in mainly open space use including continued agricultural or other similar uses. There may be scope to include other open space uses such as sports pitches and allotments and appropriate supporting development, such as changing facilities, to serve the site as a whole.</i> <i>Access and Movement: Provision should be made for integrated cycle and pedestrian routes linking the area and specifically any facilities, such as play areas and allotments, and supporting infrastructure such as access and parking for users.</i></p>

CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	CH20 Salthill Lane South Arable Farmland
Date of area survey:	15.08.2018
Surveyors:	IDT
Weather/visibility:	Sun and cloud
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA SC6 Ashlings Upper Coastal Plain The Future Growth of Chichester (FGoC): LCA 4A Chichester Coastal Plain; LCT Open Arable Lower Coastal Plain
Landscape designations:	None

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VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
<p>Views into the sub-area from: Motorists travelling along rural lanes 2 PRoW crossing/bounding area Strategic growth area west of Chichester Limited number of properties/farms within area Once built there will be views from properties within strategic growth area west of Chichester Built form within the strategic growth area will screen potential views from Centurion Way Sustrans Regional Cycle Route route (88) and New Lipchis Way long distance walking route along disused railway line to the east Views from A27 restricted by vegetation Identified view across sub-area to Chichester Cathedral spire landmark although sub-area not visible in view</p>	<p>Types of viewers: Drivers Residents Walkers on rural PRoW</p>	<p>Opportunities for mitigation and landscape compatibility of mitigation: The area has an semi-enclosed character with a good existing structure of hedgerows to the boundaries on which mitigation planting could build upon</p>
<p>Views out of the sub-area to: Salthill Park and listed house to the north Long views to Chichester Cathedral spire landmark feature although not identified views</p>	<p>Magnitude of viewers (level of use and popularity): A number of properties Quiet roads, periodically busy 2 local PRoW</p>	<p>Impacts of mitigation: Opportunities to restore lost field boundaries Impact on positive views to the Chichester Cathedral spire and Salthill Park and listed house to the north</p>
<p>Does the sub-area form part of a skyline? No</p>	<p>Visual perceptions (activity and expectations of local visual receptors): Rural area with expectations of scenic beauty close to the built up area of Chichester</p>	
<p>Panoramic views: None noted</p>		
<p>Landmark features: None within area however views to Chichester Cathedral spire landmark feature</p>		
<p>Sensitivity score: Medium</p>	<p>Sensitivity score: Medium</p>	<p>Sensitivity score: Medium/Low</p>
<p>Visual sensitivity score: Medium</p>		
<p>Additional comments:</p>		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Flat coastal plain	Boundary features other than vegetation: Post and wire Post and rail Various to garden boundaries	Tranquillity – Noise levels: Noise from A27 along western edge of area Locally from other roads
Geological features: None noted	Historic landscapes: The area is mostly a product of late post-medieval planned private enclosure. There is a late 20th century landscaped garden around Mead House. Overall the landscape is considered to have a moderate sensitivity in terms of its historic time depth.	Tranquillity – Visual intrusion / detractors: Small masts within west of sub-area Some dilapidated farm buildings
Soil quality: Grade 3 in the north and Grade 2 in the south	Parkland features: None noted within area Adjacent parkland features at Salthill Park	Tranquillity – Light pollution/dark skies: Some light spill likely from nearby urban area of Chichester
Water features: Ditches		
Landcover and land use: Grazed/pasture and arable farmland Some limited settlement/ farm buildings	Conservation Area: None	
Tree belts, individual trees and riverside trees: Treeline along A27 Trees largely within hedgerows	Landscape features of CA: N/A	
Hedgerows and hedgerow trees: This area contains a good hedgerow network deGraded in places with a good structure of mature trees.	Built form: Agricultural buildings Vernacular buildings including listed buildings	Accessibility by public footpath: Yes – crossed by two local PRow Signs indicate permitted public use of some field margins
Woodland and copses: Wooded strip along A27	Setting of listed buildings: Forms part of wider farmland setting to a number of Grade II listed buildings within the north and south of area Northern edge possibly part of wider designed parkland Sub-area contributes to wider rural setting of the parkland	Open access areas: None
Wetland and meadow:	Scheduled Monuments:	Recreational areas:

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
None	None	None
Common land: None	Settlement pattern: Farmsteads / cottages Adjacent designed parkland and country house (Salthill House)	
Heathland: None	Contribution of private gardens to landscape character: Mature trees and hedges in gardens contribute to landscape character	Aesthetic sensitivity - Elements of openness/enclosure: Semi-enclosure character provided by boundary hedgerows and woodland
Other significant vegetation cover: None noted	Cultural associations: None known	Aesthetic sensitivity – landscape pattern: Medium to small scale fields with linear and irregular boundaries
Priority Habitat Inventory/Phase 1 records: None within area Wood-pasture and Parkland adjacent to the north	Features of cultural importance: None known	
Presence of SPA/SAC/SSSI/SNCI/SANG local wildlife designation/Semi-Natural Ancient Woodland: Within Strategic Wildlife Corridor identified by Chichester District Council connecting from the Harbour to the south and northwards to Lavant		
<i>Other information</i>		
Sensitivity score: Medium/high	Sensitivity score: Medium	Sensitivity score: Medium
Landscape sensitivity score: Medium		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: Chichester to the east. Fishbourne settlement to the west beyond A27
Character of the urban edge: Illustrative landscape proposals for the strategic growth area to the west of Chichester show retention of existing field boundary hedgerows and copses with supplementary planting of wooded strips adjacent to the sub-area which should provide good containment to the new settlement edge.

<p>Presence in a floodplain: No</p>
<p>Relationship with adjacent wider countryside and adjacent settlement:</p> <p>This area of arable farmland forms an integral part of the rural landscape setting of Chichester. The flat landscape allows views of the cathedral. It therefore plays some positive role in the setting of Chichester.</p> <p>This sub-area is representative of the landscape character type as it contains open arable farmland, rural lanes, tree belts and drainage ditches. However, it is isolated between the A27 and the urban edge of Chichester. It provides some positive contribution to the character of the wider character area.</p> <p>The sub-area provides a physical separation between Chichester and Fishbourne. However, the presence of the A27 (T) separates this land parcel from Fishbourne.</p>
<p>Character of adjacent village(s):</p> <p>Built up area of Chichester to the east with strategic growth area to the west of Chichester adjacent to the sub-area comprising up to 750 homes with access from Old Broyle Road, temporary access from Clay Lane, a local centre (with associated employment, retail and community uses), primary school, informal and formal open space (including a Country Park), playing pitches, associated landscaping, utilities and drainage infrastructure with on site foul sewage package treatment plant or pumping station with connection to Tangmere Waste Water Treatment Work.</p> <p>The land use plans for the proposals show the mixed use/ employment areas and sewage package treatment plant or pumping station with connection to Tangmere Waste Water Treatment Works will be situated adjacent to the east of the sub-area with the housing concentrated further to the north-east.</p>
<p>Historic links with the wider area if known: None known</p>
<p>Ecological links with the wider area if known: Hedgerows link with wider network Within Strategic Wildlife Corridor identified by Chichester District Council connecting from the Harbour to the south and northwards to Lavant</p>
<p>Recreational links with the wider area: The sub-area is crossed by two local PRoW connecting to Chichester in the east and the Centurions Way Sustrans Regional Cycle Route route (88) and New Lipchis Way long distance walking route along disused railway</p>
<p>Extracts from other relevant evidence (e.g VDS, NDP):</p>

CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	CH21 West Fishbourne Arable Farmland
Date of area survey:	22.08.2018
Surveyors:	IDT
Weather/visibility:	Sun and cloud
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA SC5 Southbourne Coastal Plain The Future Growth of Chichester (FGoC): LCA 4A Chichester Coastal Plain Plain; LCT Open Arable Lower Coastal Plain
Landscape designations:	Nearby to Chichester Harbour AONB

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VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
<p>Views into the sub-area from: Open long views from Clay Lane along northern edge and Blackboy Lane to the east Residents on the western edge of Fishbourne, residents along the A259, and residents of local farms. Sub-area visible in priority of the cathedral from the bridleway between Broadbridge and Knapp Farm identified in FGoC Open long views from PRoW between Broadbridge and Knapp Farm with views to the Chichester Cathedral spire landmark feature Highways planting restricts views from A27 Fishbourne Playing fields Limited views from the adjacent AONB due to intervening vegetation and housing Train line crossing area</p> <p>Prominence in 'priority views' to and from Chichester identified in FGoC: Built development is likely to be seen in the view of the cathedral from the bridleway between Broadbridge and Knapp Farm. However, the development will not block views of the cathedral and could be screened by vegetation. It is likely to be visible, but not prominent.</p>	<p>Types of viewers: Users of a PRoW Drivers Residents People engaged in sport/play Train travellers</p>	<p>Opportunities for mitigation and landscape compatibility of mitigation: The landscape has an open character with limited existing vegetation, however hedgerows, small woods, deciduous copses and shelter belts are characteristic of the area</p>
<p>Views out of the sub-area to: Settlement edge of Fishbourne softened by trees and hedgerows, more open along Blackboy Lane Long views across open arable land with a wooded backdrop to the north with views of the ridge within the SDNP</p>	<p>Magnitude of viewers (level of use and popularity): A few properties 1 rural PRoW Periodically busy roads 1 valued view</p>	<p>Impacts of mitigation: Impacts on open character affording long reaching rural views including to the wooded ridge within the SDNP and Chichester Cathedral spire Opportunity to restore lost field boundaries</p>
<p>Does the sub-area form part of a skyline? No</p>	<p>Visual perceptions (activity and expectations of local visual receptors):</p>	

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
	Rural area and positive scenic value contributing to rural setting of Fishbourne although affected by some urbanising elements	
Panoramic views: Across open farmland and to the ridge within the SDNP to the north		
Landmark features: None within area, however views to Chichester Cathedral spire across area from the west		
Sensitivity score: Medium / high	Sensitivity score: Medium / high	Sensitivity score: Medium
Visual sensitivity score: Medium / high		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Low lying flat landscape	Boundary features other than vegetation: Post and wire Post and rail Various to garden boundaries	Tranquillity – Noise levels: Noise from nearby A27 and locally from other the roads Intermittent noise from railway line
Geological features: None noted	Historic landscapes: This landscape exhibits Parliamentary enclosure and therefore relates to the early modern period (moderate sensitivity)	Tranquillity – Visual intrusion / detractors: The railway line, electricity pylons and a sub-station are detracting features.
Soil quality: Grade 2 in the south and Grade 3 in the north	Parkland features: None noted	Tranquillity – Light pollution/dark skies: Light spill likely from adjacent residential area
Water features: Drainage ditches are common		
Landcover and land use: Arable fields Farmstead	Conservation Area: Adjacent to Fishbourne conservation area	
Tree belts, individual trees and riverside trees: Some mature trees along lost field boundaries Trees largely within hedgerows and gardens	Landscape features of CA: Area forms part of the flat open farmland which helps to preserve the historic linear settlement pattern of the conservation area along the characteristic winding historic street based on 18th century turnpike road (now the A259). The farmland contributes to an important break in development before Broadbridge is reached.	
Hedgerows and hedgerow trees: Many of the old field boundaries and copses have been lost and hedgerows are gappy or have been replaced by post and wire	Built form: Contains 1 farmstead (Bethwines Farm)	Accessibility by public footpath: No
Woodland and copses: None	Setting of listed buildings: Open fields contributes to open setting of Hardham's Cottage listed building (Grade II) adjacent to the north	Open access areas: None

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Wetland and meadow: None noted	Scheduled Monuments: None	Recreational areas: None within area however Fishbourne playing fields adjacent to the east
Common land: None	Settlement pattern: Large farmsteads are typical of the area Linear settlement adjacent to the area along the A259 The area forms part of the rural wide gap between the built up areas of Fishbourne and Broadbridge/Bosham	
Heathland: None	Contribution of private gardens to landscape character: Some mature trees and hedges in gardens of houses within area and adjacent contribute to landscape character	Aesthetic sensitivity - Elements of openness/enclosure: Large scale open arable fields with some deGraded hedgerows providing limited enclosure
Other significant vegetation cover: None	Cultural associations: None known	Aesthetic sensitivity – landscape pattern: Large scale flat arable fields
Priority Habitat Inventory/Phase 1 records: None	Features of cultural importance: None known	
Presence of SPA/SAC/SSSI/SNCI/SANG local wildlife designation/Semi-Natural Ancient Woodland: None		
<i>Other information</i>		
Sensitivity score: Medium / low	Sensitivity score: Medium	Sensitivity score: Medium / low
Landscape sensitivity score: Medium / low		
Additional comments:		

Relationship with the wider landscape/townscape

<p>Adjacent settlement: Fishbourne</p>
<p>Character of the urban edge: The adjacent settlement edge is reasonably well contained by vegetation with some open edges, notably along Blackboy Lane.</p>
<p>Presence in a floodplain: No</p>
<p>Relationship with adjacent wider countryside and adjacent settlement:</p> <p>The sub-area forms part of the Chichester Coastal Plain which provides a rural lowland setting to Chichester allowing long views to Chichester Cathedral over large distances. However, there are no views of the cathedral from this area.</p> <p>The open arable landscape of this area is representative of the wider character area, however is influenced by the open modern settlement edge of Fishbourne. At present, the hedgerows and mature hedgerow trees provide some positive contribution to the character of the wider landscape.</p> <p>Contributes to the wider gap between Fishbourne and Broadbridge and the rural setting of Fishbourne village, allowing open long reaching views from the settlement edge along Blackboy Lane. The area also contributes to the rural setting of the conservation area to the south.</p>
<p>Character of adjacent village(s): Fishbourne is situated directly to the west of Chichester at the head of the Fishbourne Channel. The historic core of Fishbourne lies to the south largely designated a conservation area with the modern area extending northwards. The sub-area is adjacent to the modern built up area of Fishbourne to the east and the linear historic area (within the conservation area) of the village to the south.</p>
<p>Historic links with the wider area if known: None known</p>
<p>Ecological links with the wider area if known: Hedgerows link with wider network</p>
<p>Recreational links with the wider area: None known</p>

Extracts from other relevant evidence (e.g VDS, NDP):Fishbourne Conservation Area Character Appraisal (2007)

The relevant key characteristic of the conservation area identified in the Fishbourne Conservation Area Character Appraisal include:

- *'Gently winding historic street based on 18th century turnpike road;*
- *Linear form of development with mainly detached and terraced historic buildings, usually set back from the road with small front gardens;*
- *Busy traffic is the most important negative feature.'*

The contribution the open fields in the south of the sub-area make to the separation of Fishbourne and Broadbridge is expressed in Conservation Area Character Appraisal: *'Further north, and to the west, the conservation area is contained by modern development, leading up to the railway line and Fishbourne Station, and by open fields. These provide an important break in development before Broadbridge is reached.'*

Fishbourne Neighbourhood Plan 2014-2029 (FNP)

The FNP seeks to conserve Fishbourne's separate identity as a village notably its separation from Chichester to the East and from Bosham to the West. FNP notes: *'if the latter strategic gap is not maintained there is a future risk of a Solent Suburbia stretching from Chichester to Havant.'*

CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	CH22 Apuldram arable farmland
Date of area survey:	4.9.18
Surveyors:	KB
Weather/visibility:	Fine
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA SC3 Chichester Harbour The Future Growth of Chichester (FGoC): LCA 4A Chichester Coastal Plain; LCT Open Arable Lower Coastal Plain
Landscape designations:	Adj. Chichester Harbour AONB

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VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the sub-area from: SDNP AONB Properties on A286 A286 incl. residential and commercial properties PRoW Individual rural residential properties Local roads Farms Salterns Way	Types of viewers: Residents on A286 Walkers on ProW Cyclists on Salterns Way Visitors to AONB	Opportunities for mitigation and landscape compatibility of mitigation: Limited structure of hedgerows to build upon.
Views out of the sub-area to: A286 and associated residential properties Farms SDNP and Goodwood grandstand AONB Chichester Cathedral spire	Magnitude of viewers (level of use and popularity): Small number of local residents A286 busy Salterns Way promoted cycle way	Impacts of mitigation: Loss of openness and interruption of long views Loss of historic field patterns
Does the sub-area form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): A rural area with high expectations of scenic beauty, especially adjacent to the AONB although reduced against A286	
Panoramic views: Yes		
Landmark features: None noted		
Sensitivity score: Medium/high	Sensitivity score: Medium	Sensitivity score: Medium/high
Visual sensitivity score: Medium/high		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Slopes gently from approx. 3m AOD in west to approx. 7m AOD in east	Boundary features other than vegetation: Post and wire Post and rail Chainlink associated with pumping station	Tranquillity – Noise levels: More peaceful away from A286
Geological features: None noted	Historic landscapes: Formal enclosures (post-medieval)	Tranquillity – Visual intrusion / detractors: None noted
Soil quality: Predominantly Grade 1 agricultural soil	Parkland features: None noted	Tranquillity – Light pollution/dark skies:
Water features: Stream/ditches		
Landcover and land use: Arable Some pasture	Conservation Area: No	
Tree belts, individual trees and riverside trees: None noted	Landscape features of CA:	
Hedgerows and hedgerow trees: Small number of hedgerows with trees	Built form: Converted farm buildings on Tarz Lane Residential properties on A286	Accessibility by public footpath: Yes and Salterns Way cycle/footpath
Woodland and copses: None noted	Setting of listed buildings: Part of setting of 3 no. Grade II buildings on Dell Quay Road and part of wider setting of Grade I Rymans	Open access areas: None noted
Wetland and meadow: None noted	Scheduled Monuments: None	Recreational areas: None noted
Common land: None noted	Settlement pattern: N/a	
Heathland: None noted	Contribution of private gardens to landscape character: Some contribution of mature trees associated with properties in Apuldram	Aesthetic sensitivity - Elements of openness/enclosure: Generally open

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Other significant vegetation cover: None noted	Cultural associations:	Aesthetic sensitivity – landscape pattern: Simple and large scale.
Priority Habitat Inventory/Phase 1 records: Traditional orchard recorded north of Hills Barns	Features of cultural importance: None noted	
Presence of SPA/SAC/SSSI/SNCI/SANG local wildlife designation/Semi-Natural Ancient Woodland: None noted		
<i>Other information</i>		
Sensitivity score: Medium/low	Sensitivity score: Medium	Sensitivity score: Medium/high
Landscape sensitivity score: Medium		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: Apuldram, Stockbridge
Character of the urban edge: Stockbridge edge is somewhat raw in places; Apuldram is well-vegetated
Presence in a floodplain: Small area to north lies within floodplain
Relationship with adjacent wider countryside: Connects well with wider countryside to west and south, although separated by River Lavant and A286
Character of adjacent village(s): Stockbridge is 20 th Century extension of Chichester; Apuldram is a small rural hamlet
Historic links with the wider area if known:
Ecological links with the wider area if known:
Recreational links with the wider area: Salterns Way promoted cycle/foot path lies on western edge
Extracts from other relevant evidence (e.g VDS, NDP):

CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	CH23 Manor Farm arable farmland
Date of area survey:	04.09.18
Surveyors:	KB
Weather/visibility:	Fine
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA SC3 Chichester Harbour The Future Growth of Chichester (FGoC): LCA 4A Chichester Coastal Plain; LCT Open Arable Lower Coastal Plain
Landscape designations:	Adj. Chichester Harbour AONB

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VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the sub-area from: AONB Adjacent PRoW Manor and Lawrence Farms Local roads Salterns Way A27 where vegetation and landform allows Sewage works Storage yard to north	Types of viewers: Walkers on ProW Cyclists on Salterns Way Visitors to AONB Farm workers Motorists	Opportunities for mitigation and landscape compatibility of mitigation: Very limited structure of hedgerows to build upon.
Views out of the sub-area to: Farms Chichester Cathedral spire AONB Storage yard to north-east Sewage works	Magnitude of viewers (level of use and popularity): Salterns Way promoted cycle way A27 busy	Impacts of mitigation: Loss of openness and interruption of long views Re-creation of historic field patterns
Does the sub-area form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): A rural area with high expectations of scenic beauty, especially close to the AONB, but reduced adjacent to A27	
Panoramic views: Yes, where vegetation permits		
Landmark features: None noted		
Sensitivity score: Medium	Sensitivity score: Medium	Sensitivity score: Medium/low
Visual sensitivity score: Medium		
Additional comments: Not very accessible		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Slopes gently from approx. 3m AOD in west to approx. 6m AOD in east (<i>AOD: Above Ordnance Datum; where Datum is usually mean sea level</i>)	Boundary features other than vegetation: Post and wire	Tranquillity – Noise levels: Noise from A27
Geological features: None noted	Historic landscapes: Modern field amalgamation (post-medieval to modern)	Tranquillity – Visual intrusion / detractors: Glimpsed views of warehouses beyond A27 Activities in yard to north-east
Soil quality: Predominantly Grade 1 agricultural soil	Parkland features: None noted	Tranquillity – Light pollution/dark skies:
Water features: None noted		
Landcover and land use: Arable	Conservation Area: No	
Tree belts, individual trees and riverside trees: None noted	Landscape features of CA:	
Hedgerows and hedgerow trees: Single hedgerow	Built form: None	Accessibility by public footpath: Yes and Salterns Way cycle/footpath in west
Woodland and copses: None noted	Setting of listed buildings: None	Open access areas: None noted
Wetland and meadow: None noted	Scheduled Monuments: None	Recreational areas: None noted
Common land: None noted	Settlement pattern: N/a	
Heathland: None noted	Contribution of private gardens to landscape character: N/A	Aesthetic sensitivity - Elements of openness/enclosure: Generally open
Other significant vegetation cover: None noted	Cultural associations:	Aesthetic sensitivity – landscape pattern: Large-scale and simple

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Priority Habitat Inventory/Phase 1 records: None noted	Features of cultural importance: None noted	
Presence of SPA/SAC/SSSI/SNCI/SANG local wildlife designation/Semi-Natural Ancient Woodland: River Lavant Marsh SNCI located to south-west of road		
<i>Other information</i>		
Sensitivity score: Medium/low	Sensitivity score: Medium/low	Sensitivity score: Medium/low
Landscape sensitivity score: Medium/low		
Additional comments:		

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Relationship with the wider landscape/townscape

Adjacent settlement: None
Character of the urban edge: N/A
Presence in a floodplain: West of sub-area within floodplain
Relationship with adjacent wider countryside: Connects quite well with wider countryside to south and west although separated by River Lavant and road
Character of adjacent village(s): N/A
Historic links with the wider area if known:
Ecological links with the wider area if known: River Lavant
Recreational links with the wider area: Salterns Way promoted cycle/foot path lies on western edge
Extracts from other relevant evidence (e.g VDS, NDP):

CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	CH24 West Stockbridge arable farmland
Date of area survey:	4.09.18
Surveyors:	KB
Weather/visibility:	Fine
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA SC3 Chichester Harbour The Future Growth of Chichester (FGoC): LCA 4A Chichester Coastal Plain; LCT Open Arable Lower Coastal Plain
Landscape designations:	

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VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the sub-area from: Properties in Stockbridge A27 A259 A286 Commercial premises on A27 PRoW Local roads Mill Pond Farm	Types of viewers: Residents Walkers on PRoW Motorists	Opportunities for mitigation and landscape compatibility of mitigation: Some structure of hedgerows to build upon.
Views out of the sub-area to: A286, A27 Farms SDNP and Goodwood grandstand Chichester Cathedral spire	Magnitude of viewers (level of use and popularity): Moderate number of local residents A286/A27 busy PRoW likely to be less busy due to lack of connectivity	Impacts of mitigation: Loss of openness and interruption of long views Loss of historic field patterns Opportunity to screen A27
Does the sub-area form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): A somewhat rural area with some expectations of scenic beauty, especially away from A27 and A286	
Panoramic views: No		
Landmark features: None noted		
Sensitivity score: Medium	Sensitivity score: Medium/high	Sensitivity score: Medium
Visual sensitivity score: Medium		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Generally level at from approx. 6m AOD	Boundary features other than vegetation: Post and wire Post and rail Closeboard fencing associated with petrol station and settlement	Tranquillity – Noise levels: Noise from A27 especially in the north of sub-area
Geological features: None noted	Historic landscapes: Informal fieldscape, modern field amalgamation (post-medieval to modern) to north-west Informal fieldscape, regular piece meal enclosure (medieval to post-medieval) to north-east Formal enclosure (post-medieval) to south-west	Tranquillity – Visual intrusion / detractors: Stoarge yard and associated earthworks are locally intrusive, especially when viewed from A27 and PRow
Soil quality: Grade 1 agricultural soil to north and south of sub-area, Grade 2 in centre	Parkland features: None noted	Tranquillity – Light pollution/dark skies: Highways and settlement
Water features: Stream/ditches River Lavant crosses sub-area Pond		
Landcover and land use: Arable Some pasture Storage yard at Crooked Mead Farm	Conservation Area: No	
Tree belts, individual trees and riverside trees: Trees associated with River Lavant	Landscape features of CA:	
Hedgerows and hedgerow trees: Moderate number of hedgerows with trees	Built form: Converted farm buildings on Tarz Lane Residential properties on A286	Accessibility by public footpath: Yes
Woodland and copses: None noted	Setting of listed buildings: No	Open access areas: None noted

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Wetland and meadow: Floodplain grazing marsh to centre-west of sub-area	Scheduled Monuments: None	Recreational areas: Play area in north-east
Common land: None noted	Settlement pattern: N/a	
Heathland: None noted	Contribution of private gardens to landscape character: Some contribution of mature trees associated with properties in Stockbridge	Aesthetic sensitivity - Elements of openness/enclosure: Generally fairly open
Other significant vegetation cover: None noted	Cultural associations: None noted	Aesthetic sensitivity – landscape pattern: Simple and moderately large scale. Smaller scale in south, near Mile Pond Farm
Priority Habitat Inventory/Phase 1 records: Grazing marsh (as above)	Features of cultural importance: None noted	
Presence of SPA/SAC/SSSI/SNCI/SANG local wildlife designation/Semi-Natural Ancient Woodland: None noted		
<i>Other information</i>		
Sensitivity score: Medium/high	Sensitivity score: Medium/low	Sensitivity score: Medium/low
Landscape sensitivity score: Medium		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: Stockbridge
Character of the urban edge: Stockbridge edge is somewhat raw in places
Presence in a floodplain: Area to north-east/centre associated with River Lavant lies within floodplain
Relationship with adjacent wider countryside: Connects quite well with wider countryside to west. Contributes to separation of Stockbridge and Fishbourne, Apuldram
Character of adjacent village(s): Stockbridge is 20 th Century extension of Chichester
Historic links with the wider area if known:
Ecological links with the wider area if known: River Lavant
Recreational links with the wider area:
Extracts from other relevant evidence (e.g VDS, NDP): None

CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	CH25 Stockbridge SW arable farmland
Date of area survey:	04.09.18
Surveyors:	KB
Weather/visibility:	Fine
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA SC3 Chichester Harbour Adjacent to SC9 Chichester to Yapton Coastal Plain The Future Growth of Chichester (FGoC): LCA 4A Chichester Coastal Plain; LCT Open Arable Lower Coastal Plain
Landscape designations:	Adjacent to Chichester Harbour AONB at south-west corner

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VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the sub-area from: SDNP AONB Southern edge of Stockbridge A286 incl. residential and commercial properties B2201 Donnington Manor and properties on Tarz Lane	Types of viewers: Residents at southern edge of Stockbridge and in properties on Tarz Lane and A286 Motorists Visitors to AONB	Opportunities for mitigation and landscape compatibility of mitigation: Limited structure of hedgerows to build upon.
Views out of the sub-area to: Settlement edge of Stockbridge SDNP Chichester Cathedral spire AONB	Magnitude of viewers (level of use and popularity): Moderate number of local residents	Impacts of mitigation: Loss of openness and interruption of long views Loss of historic field patterns Create softer edge top Stockbridge
Does the sub-area form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): A rural area with moderately high expectations of scenic beauty, especially adjacent to the AONB although reduced against settlement edge and highways	
Panoramic views: Yes		
Landmark features: None noted		
Sensitivity score: Medium/high	Sensitivity score: Medium	Sensitivity score: Medium
Visual sensitivity score: Medium		
Additional comments: Sub-area not accessible to inspect		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Generally level at approx. 6/7m AOD	Boundary features other than vegetation: Post and wire Post and rail Close board fencing associated with houses	Tranquillity – Noise levels: More peaceful away from highways
Geological features: None noted	Historic landscapes: Informal fieldscapes, modern field amalgamation (post-medieval to modern)	Tranquillity – Visual intrusion / detractors:
Soil quality: Predominantly Grade 1 agricultural soil	Parkland features: None noted	Tranquillity – Light pollution/dark skies: Some locally associated with Stockbridge
Water features: Mile Pond		
Landcover and land use: Arable	Conservation Area: No	
Tree belts, individual trees and riverside trees: None noted	Landscape features of CA:	
Hedgerows and hedgerow trees: Small number of hedgerows with trees	Built form: Converted farm buildings on Tarz Lane Residential properties on A286	Accessibility by public footpath: No
Woodland and copses: None noted	Setting of listed buildings: Part of setting of Grade II Donnington Manor and 1 Ivy Cottages	Open access areas: None noted
Wetland and meadow: None noted	Scheduled Monuments: None	Recreational areas: None noted
Common land: None noted	Settlement pattern: Ribbon development along A286	
Heathland: None noted	Contribution of private gardens to landscape character: Some softening of built form of Stockbridge	Aesthetic sensitivity - Elements of openness/enclosure: Generally open

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Other significant vegetation cover: None noted	Cultural associations:	Aesthetic sensitivity – landscape pattern: Simple and large scale.
Priority Habitat Inventory/Phase 1 records: None noted	Features of cultural importance: None noted	
Presence of SPA/SAC/SSSI/SNCI/SANG local wildlife designation/Semi-Natural Ancient Woodland: None noted		
<i>Other information</i>		
Sensitivity score: Medium/low	Sensitivity score: Medium/low	Sensitivity score: Medium
Landscape sensitivity score: Medium/low		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: Stockbridge
Character of the urban edge: Stockbridge edge is somewhat raw in places.
Presence in a floodplain: No
Relationship with adjacent wider countryside: Connects well with wider countryside to south and east
Character of adjacent village(s): Stockbridge is 20 th Century extension of Chichester
Historic links with the wider area if known:
Ecological links with the wider area if known:
Recreational links with the wider area:
Extracts from other relevant evidence (e.g VDS, NDP):

CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	CH26 Stockbridge SE arable farmland
Date of area survey:	4.9.18
Surveyors:	KB
Weather/visibility:	Fine
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA SC9 Chichester to Yapton Coastal Plain Adjacent to SC3 Chichester Harbour The Future Growth of Chichester (FGoC): LCA 4A Chichester Coastal Plain; LCT Open Arable Lower Coastal Plain
Landscape designations:	

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VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the sub-area from: SDNP possibly Southern edge of Stockbridge Chichester Canal/New Lipchis Way/ National Route 2 where vegetation and landform permits	Types of viewers: Walkers on short distances of New Lipchis Way/canal/ National Route 2 Residents at southern edge of Stockbridge	Opportunities for mitigation and landscape compatibility of mitigation: Some structure of hedgerows to build upon.
Views out of the sub-area to: Settlement edge of Stockbridge Possibly SDNP Possibly Chichester Cathedral spire	Magnitude of viewers (level of use and popularity): Moderate number of local residents New Lipchis way is national trail, passes sub-area for short distance	Impacts of mitigation: Loss of openness and interruption of long views Loss of historic field patterns
Does the sub-area form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): A rural area with moderately high expectations of scenic beauty, reduced against settlement edge and highways	
Panoramic views: Potentially		
Landmark features: None noted		
Sensitivity score: Medium/low	Sensitivity score: Medium	Sensitivity score: Medium
Visual sensitivity score: Medium		
Additional comments: Sub-area not accessible to inspect		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Generally level at approx. 7m AOD	Boundary features other than vegetation: Post and wire	Tranquillity – Noise levels: Assumed to be peaceful
Geological features: None noted	Historic landscapes: Informal fieldscapes, modern field amalgamation (post-medieval to modern)	Tranquillity – Visual intrusion / detractors: None likely
Soil quality: Predominantly Grade 1 agricultural soil in east, Grade 2 in west	Parkland features: None noted	Tranquillity – Light pollution/dark skies: Some locally associated with Stockbridge
Water features: None noted		
Landcover and land use: Arable	Conservation Area: No	
Tree belts, individual trees and riverside trees:	Landscape features of CA:	
Hedgerows and hedgerow trees: Few hedgerows with trees	Built form: None noted	Accessibility by public footpath: New Lipchis Way/ National Route runs along eastern boundary otherwise inaccessible
Woodland and copses: None noted	Setting of listed buildings:	Open access areas: None noted
Wetland and meadow: None noted	Scheduled Monuments: None	Recreational areas: None noted
Common land: None noted	Settlement pattern: N/a	
Heathland: None noted	Contribution of private gardens to landscape character: None	Aesthetic sensitivity - Elements of openness/enclosure: Generally open
Other significant vegetation cover: None noted	Cultural associations: Eastern edge within Turner's 'Chichester Canal' c.1828	Aesthetic sensitivity – landscape pattern: Simple and mid/large scale.

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Priority Habitat Inventory/Phase 1 records: Small strip of deciduous woodland against south-east boundary	Features of cultural importance: Adjacent canal	
Presence of SPA/SAC/SSSI/SNCI/SANG local wildlife designation/Semi-Natural Ancient Woodland: None noted		
<i>Other information</i>		
Sensitivity score: Medium/low	Sensitivity score: Medium/low	Sensitivity score: Medium
Landscape sensitivity score: Medium/low		
Additional comments:		

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Relationship with the wider landscape/townscape

Adjacent settlement: Hunston in south but separated by canal; Stockbridge extension to north
Character of the urban edge: Northern edge of Hunston is contained by canal and associated vegetation; Stockbridge new settlement with young tree planting
Presence in a floodplain: No
Relationship with adjacent wider countryside: Connects well with wider countryside to east and west
Character of adjacent village(s): Stockbridge is 20 th Century extension of Chichester Hunston has a historic core around the Manor House, Church Farm and St Leodgar's Church but the village itself dates from mid-20 th century
Historic links with the wider area if known:
Ecological links with the wider area if known: Chichester Canal SNCI lies to east but not adjacent
Recreational links with the wider area: New Lipchis Way runs outside southern and eastern boundaries of sub-area for short distances
Extracts from other relevant evidence (e.g VDS, NDP): <u>Donnington Conservation Area Character Appraisal and Management Proposals (2006)- Appendices updated March 2012 to reflect legislative changes</u> <ul style="list-style-type: none"> • <i>Small linear rural village crossing the Chichester Canal, surrounded by open fields</i>

CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	CH27 North Hunston arable farmland
Date of area survey:	23.8.18/4.9.18
Surveyors:	KB
Weather/visibility:	Cloudy/Fine
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA SC9 Chichester to Yapton Coastal Plain The Future Growth of Chichester (FGoC): LCA 4A Chichester Coastal Plain; LCT Open Arable Lower Coastal Plain
Landscape designations:	

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VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the sub-area from: SDNP possibly Southern edge of Stockbridge where vegetation permits Chichester Canal/New Lipchis Way/ National Route 2 where vegetation permits	Types of viewers: Walkers on short distances of New Lipchis Way/canal/ National Route 2 Residents at southern edge of Stockbridge	Opportunities for mitigation and landscape compatibility of mitigation: Some structure of hedgerows to build upon.
Views out of the sub-area to: Possibly settlement edge of Stockbridge Possibly SDNP Possibly Chichester Cathedral spire	Magnitude of viewers (level of use and popularity): Small number of local residents New Lipchis way is national trail, passes sub-area for short distance	Impacts of mitigation: Loss of openness and interruption of long views Loss of historic field patterns. Opportunities to restore historic field boundaries
Does the sub-area form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): A rural area with high expectations of scenic beauty	
Panoramic views: Potentially		
Landmark features: None noted		
Sensitivity score: Medium	Sensitivity score: Low	Sensitivity score: Medium
Visual sensitivity score: Medium/low		
Additional comments: Sub-area not accessible to inspect		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Generally level at approx. 7m AOD	Boundary features other than vegetation: Post and rail fence Post and wire	Tranquillity – Noise levels: Assumed to be peaceful
Geological features: None noted	Historic landscapes: Informal fieldscapes, modern field amalgamation (post-medieval to modern)	Tranquillity – Visual intrusion / detractors: None likely
Soil quality: Predominantly Grade 1 agricultural soil	Parkland features: None noted	Tranquillity – Light pollution/dark skies: Some locally associated with Stockbridge
Water features: Some drainage ditches		
Landcover and land use: Arable	Conservation Area: No	
Tree belts, individual trees and riverside trees: Few individual trees	Landscape features of CA:	
Hedgerows and hedgerow trees: Few hedgerows with trees	Built form: None noted	Accessibility by public footpath: No. National Route 2 passes short section of eastern boundary. New Lipchis way passes short section of eastern and southern boundary
Woodland and copses: None noted	Setting of listed buildings: Possibly contributes to wider rural setting of Grade II properties around Donnington Manor	Open access areas: None noted
Wetland and meadow: None noted	Scheduled Monuments: None	Recreational areas: None noted
Common land: None noted	Settlement pattern: N/a	
Heathland: None noted	Contribution of private gardens to landscape character:	Aesthetic sensitivity - Elements of openness/enclosure:

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
	None	Generally open
Other significant vegetation cover: None noted	Cultural associations: North-east corner within Turner's 'Chichester Canal' c.1828	Aesthetic sensitivity – landscape pattern: Simple and mid/large scale.
Priority Habitat Inventory/Phase 1 records: None noted	Features of cultural importance: Canal	
Presence of SPA/SAC/SSSI/SNCI/SANG local wildlife designation/Semi-Natural Ancient Woodland: None noted		
<i>Other information</i>		
Sensitivity score: Medium/low	Sensitivity score: Medium	Sensitivity score: Medium/high
Landscape sensitivity score: Medium		
Additional comments:		

Relationship with the wider landscape/townscape

<p>Adjacent settlement: Hunston in south but separated by canal; Stockbridge extension to north</p>
<p>Character of the urban edge: Northern edge of Hunston is contained by canal and associated vegetation; Stockbridge new settlement with young tree planting</p>
<p>Presence in a floodplain: No</p>
<p>Relationship with adjacent wider countryside: Connects well with wider countryside to east and west</p>
<p>Character of adjacent village(s): Stockbridge is 20th Century extension of Chichester Hunston has a historic core around the Manor House, Church Farm and St Leodgar's Church but the village itself dates from mid-20th century</p>
<p>Historic links with the wider area if known:</p>
<p>Ecological links with the wider area if known: Chichester Canal SNCI lies to south</p>
<p>Recreational links with the wider area: New Lipchis Way runs outside southern and eastern boundaries of sub-area for short distances</p>
<p>Extracts from other relevant evidence (e.g VDS, NDP): <u>Donnington Conservation Area Character Appraisal and Management Proposals (2006)- Appendices updated March 2012 to reflect legislative changes</u></p> <ul style="list-style-type: none"> • <i>Small linear rural village crossing the Chichester Canal, surrounded by open fields</i>

CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	CH28 Donnington arable farmland
Date of area survey:	23.08.18/4.09.18
Surveyors:	KB
Weather/visibility:	Cloudy/fine
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA SC9 Chichester to Yapton Coastal Plain Adjacent to SC3 Chichester Harbour The Future Growth of Chichester (FGoC): LCA 4A Chichester Coastal Plain; LCT Open Arable Lower Coastal Plain
Landscape designations:	

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VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the sub-area from: Residential properties in Donnington (where vegetation permits) including Donnington Manor and land east of Donnington Church B2201 Donnington Conservation Area Edge of Stockbridge SDNP	Types of viewers: Local residents Visitors to conservation area Motorists	Opportunities for mitigation and landscape compatibility of mitigation: Generally good structure of hedgerows to build upon.
Views out of the sub-area to: Settlement edge of Stockbridge Donnington Conservation Area B2201 SDNP Chichester Cathedral spire	Magnitude of viewers (level of use and popularity): Small number of local residents B2201 moderately busy	Impacts of mitigation: Loss of openness and interruption of long views Loss of historic field patterns. Opportunities to restore historic field boundaries
Does the sub-area form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): A rural area with high expectations of scenic beauty, especially near conservation area although partly reduced against road	
Panoramic views: Yes		
Landmark features: None		
Sensitivity score: Medium/high	Sensitivity score: Medium	Sensitivity score: Medium
Visual sensitivity score: Medium		
Additional comments: Sub-area not very accessible to inspect		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Generally level at approx. 7m AOD	Boundary features other than vegetation: Post and rail fence Post and wire Close board fencing and brick and flint walls associated with housing	Tranquillity – Noise levels: Some localised disturbance from B2201
Geological features: None noted	Historic landscapes: Predominantly regular piecemeal enclosure (medieval to post medieval) to south and west Historic core centred on Old Vicarage (early medieval/dark age)	Tranquillity – Visual intrusion / detractors: Some influence of storage facility at Donnington Manor
Soil quality: Predominantly Grade 1 agricultural soil. Some Grade 2 in north	Parkland features: None noted	Tranquillity – Light pollution/dark skies: Some locally associated with Stockbridge
Water features: Some drainage ditches		
Landcover and land use: Arable	Conservation Area: Donnington Conservation Area adjacent to sub-area in south	
Tree belts, individual trees and riverside trees: Some individual trees	Landscape features of CA:	
Hedgerows and hedgerow trees: Few hedgerows with trees	Built form: None noted	Accessibility by public footpath: No
Woodland and copses:	Setting of listed buildings: Contributes to setting of Grade II properties within conservation area, Donnington Manor and Ivy Cottages and forms part of wider setting of Grade I St George's Church	Open access areas: None noted
Wetland and meadow: None noted	Scheduled Monuments: None	Recreational areas: None noted

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Common land: None noted	Settlement pattern: N/a	
Heathland: None noted	Contribution of private gardens to landscape character: Some contribution in softening adjacent built form of conservation area.	Aesthetic sensitivity - Elements of openness/enclosure: Generally open
Other significant vegetation cover: None noted	Cultural associations: None noted	Aesthetic sensitivity – landscape pattern: Simple and mid/large scale.
Priority Habitat Inventory/Phase 1 records: Traditional orchard to east of Donnington Manor	Features of cultural importance: Donnington Manor to west	
Presence of SPA/SAC/SSSI/SNCI/SANG local wildlife designation/Semi-Natural Ancient Woodland: None noted		
<i>Other information</i>		
Sensitivity score: Medium/low	Sensitivity score: Medium/high	Sensitivity score: Medium/high
Landscape sensitivity score: Medium		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: Stockbridge /Donnington
Character of the urban edge: Small hamlet of Donnington is well vegetated. Southern edge of Stockbridge is somewhat harsh where visible
Presence in a floodplain: No
Relationship with adjacent wider countryside: Connects well with wider countryside to the north, east and west
Character of adjacent village(s): Stockbridge is 20 th Century extension of Chichester Donnington is a small historic hamlet, mostly located to the north of the canal
Historic links with the wider area if known:
Ecological links with the wider area if known: Chichester Canal SNCI lies to south but not adjacent
Recreational links with the wider area: New Lipchis Way runs outside southern boundary of sub-area
Extracts from other relevant evidence (e.g VDS, NDP): <u>Donnington Conservation Area Character Appraisal and Management Proposals (2006)- Appendices updated March 2012 to reflect legislative changes</u> <ul style="list-style-type: none"> • <i>Small linear rural village crossing the Chichester Canal, surrounded by open fields</i> • <i>Northern section of Selsey Road is more enclosed with many mature trees and hedging;</i>

CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	CH30 South Hunston arable farmland
Date of area survey:	23.08.18
Surveyors:	KB
Weather/visibility:	Overcast
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA SC9 Chichester to Yapton Coastal Plain The Future Growth of Chichester (FGoC): LCA 4A Chichester Coastal Plain; LCT Open Arable Lower Coastal Plain
Landscape designations:	

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VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the sub-area from: Residential properties in Hunston PRow Hunston Copse B2145 Hunston Conservation Area SDNP where vegetation permits	Types of viewers: Few local residents Walkers on PRow Visitors to conservation area	Opportunities for mitigation and landscape compatibility of mitigation: Generally weak structure of hedgerows to build upon.
Views out of the sub-area to: Settlement edge of Hunston Hunston Copse Hunston Conservation Area	Magnitude of viewers (level of use and popularity): Few local residents Two local PRow	Impacts of mitigation: Loss of openness Further loss of historic field patterns Opportunity to restore historic field boundaries
Does the sub-area form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): A rural area with moderately high expectations of scenic beauty although partly reduced against the settlement edge and influenced by B2145	
Panoramic views: Some wide views within sub-area		
Landmark features: None		
Sensitivity score: Medium/high	Sensitivity score: Medium	Sensitivity score: Medium
Visual sensitivity score: Medium		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Generally level and at approx. 8m AOD	Boundary features other than vegetation: Post and rail fence Post and wire Close board fencing associated with settlement edge	Tranquillity – Noise levels: Generally peaceful away from B2145
Geological features: None noted	Historic landscapes: Informal fieldscape, modern field amalgamation (post-medieval to modern) in south Formal enclosure, consolidated strip fields (medieval to post-medieval) in north Remains of historic moat	Tranquillity – Visual intrusion / detractors:
Soil quality: Predominantly Grade 3 agricultural soil. Small area of Grade 2 in east	Parkland features: None noted	Tranquillity – Light pollution/dark skies: Some locally associated with settlement and highways
Water features: Drainage ditches		
Landcover and land use: Arable	Conservation Area: Hunston Conservation Area adjacent to southern boundary	
Tree belts, individual trees and riverside trees:	Landscape features of CA:	
Hedgerows and hedgerow trees: Some hedgerows with trees	Built form: None	Accessibility by public footpath: 1 PRoW crosses sub-area. One bounds it to the east
Woodland and copses: None	Setting of listed buildings: Contributes to setting of Grade II Spire Cottage and Rectory. Some contribution to setting of Grade II* The Manor House	Open access areas: None noted
Wetland and meadow:	Scheduled Monuments: None	Recreational areas: None noted
Common land:	Settlement pattern:	

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
None noted	N/a	
Heathland: None noted	Contribution of private gardens to landscape character: Some contribution although edge of Hunston can be somewhat harsh in places	Aesthetic sensitivity - Elements of openness/enclosure: Generally open
Other significant vegetation cover: None noted	Cultural associations:	Aesthetic sensitivity – landscape pattern: Mid-scale and simple away from conservation area
Priority Habitat Inventory/Phase 1 records: None	Features of cultural importance: Moat	
Presence of SPA/SAC/SSSI/SNCI/SANG local wildlife designation/Semi-Natural Ancient Woodland: Hunston Copse Ancient and Semi-natural woodland adjacent to north-east corner of sub-area		
<i>Other information</i>		
Sensitivity score: Medium/low	Sensitivity score: Medium	Sensitivity score: Medium
Landscape sensitivity score: Medium		
Additional comments:		

Relationship with the wider landscape/townscape

<p>Adjacent settlement: Hunston (partly contributes to gap between North Mundham and Hunston)</p>
<p>Character of the urban edge: Harsh in places due to lack of mature vegetation</p>
<p>Presence in a floodplain: No</p>
<p>Relationship with adjacent wider countryside: Connects well with wider countryside to the south and east, north-west influenced by neighbouring settlement</p>
<p>Character of adjacent village(s): Hunston has a historic core around the Manor House, Church Farm and St Leodgar's Church but the village itself dates from mid-20th century</p>
<p>Historic links with the wider area if known: Chichester Canal and former Portsmouth and Arundel Canal lie to north of sub-area</p>
<p>Ecological links with the wider area if known:</p>
<p>Recreational links with the wider area:</p>
<p>Extracts from other relevant evidence (e.g VDS, NDP): <u>Hunston Conservation Area Character Appraisal and Management Proposals (2006)</u>- Appendices updated March 2012 to reflect legislative changes <ul style="list-style-type: none"> • <i>Medieval moated site surrounded by fields;</i> • <i>The rural character reinforced by the duck pond and mature trees.</i> </p>

CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	CH31 Hunston/Mundham arable farmland
Date of area survey:	23.08.18
Surveyors:	KB
Weather/visibility:	Overcast
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA SC9 Chichester to Yapton Coastal Plain The Future Growth of Chichester (FGoC): LCA 4A Chichester Coastal Plain; LCT Open Arable Lower Coastal Plain
Landscape designations:	

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VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the sub-area from: Residential properties Nurseries PRoW Church of St Stephen Hunston Dairy Hunston Copse School	Types of viewers: Few local residents Churchgoers Workers at nurseries Walkers on PRoW Workers, pupils and visitors at school	Opportunities for mitigation and landscape compatibility of mitigation: Generally good structure of surrounding hedgerows and woodlands to build upon, more in north of sub-area adjacent to settlement
Views out of the sub-area to: Settlement edge of North Mundham School Church of St Stephen Chichester Cathedral spire	Magnitude of viewers (level of use and popularity): Few local residents One local PRoW School	Impacts of mitigation: Loss of field patterns Loss of views to cathedral spire or Church tower
Does the sub-area form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): A rural area with moderately high expectations of scenic beauty although against the settlement edge	
Panoramic views: None		
Landmark features: None		
Sensitivity score: Medium/high	Sensitivity score: Medium/high	Sensitivity score: Medium
Visual sensitivity score: Medium/high		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Generally level and at approx. 8m AOD	Boundary features other than vegetation: Post and rail fence Post and wire	Tranquillity – Noise levels: Generally peaceful
Geological features: None noted	Historic landscapes: Informal fieldscape, regular piecemeal enclosure (post-medieval)	Tranquillity – Visual intrusion / detractors: Overhead cables
Soil quality: Predominantly Grade 2 agricultural soil	Parkland features: None noted	Tranquillity – Light pollution/dark skies: Some locally associated with settlement
Water features: Moat to north-east corner Stream/ditch to southern boundary		
Landcover and land use: Pasture	Conservation Area: No	
Tree belts, individual trees and riverside trees:	Landscape features of CA:	
Hedgerows and hedgerow trees: Enclosed by hedgerows with trees	Built form: None within sub-area	Accessibility by public footpath: PRoW follows southern boundary
Woodland and copses:	Setting of listed buildings: Contributes to setting of Grade II* Church of St Stephen and Grade II Pigeon House Farmhouse	Open access areas: None noted
Wetland and meadow: None noted	Scheduled Monuments: None	Recreational areas: None noted
Common land: None noted	Settlement pattern: N/a	
Heathland: None noted	Contribution of private gardens to landscape character: Mature trees help screen built form	Aesthetic sensitivity - Elements of openness/enclosure: Generally enclosed
Other significant vegetation cover: None noted	Cultural associations:	Aesthetic sensitivity – landscape pattern: Small scale and simple

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Priority Habitat Inventory/Phase 1 records: None	Features of cultural importance:	
Presence of SPA/SAC/SSSI/SNCI/SANG local wildlife designation/Semi-Natural Ancient Woodland: Hunston Copse Ancient and Semi-natural woodland adjacent to south-west of sub-area		
<i>Other information</i>		
Sensitivity score: Medium/low	Sensitivity score: Medium	Sensitivity score: Medium
Landscape sensitivity score: Medium		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: North Mundham (forms part of gap between North Mundham and Hunston)
Character of the urban edge: Generally well-vegetated
Presence in a floodplain: No
Relationship with adjacent wider countryside: Connects quite well with wider countryside to the south-east, otherwise largely enclosed by settlement
Character of adjacent village(s): North Mundham is a small nucleated village with a historic core in the south
Historic links with the wider area if known: None known
Ecological links with the wider area if known:
Recreational links with the wider area:
Extracts from other relevant evidence (e.g VDS, NDP):

CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	CH32 North Mundham arable farmland
Date of area survey:	23.08.18
Surveyors:	KB
Weather/visibility:	Fine
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA SC9 Chichester to Yapton Coastal Plain The Future Growth of Chichester (FGoC): LCA 4A Chichester Coastal Plain; LCT Open Arable Lower Coastal Plain
Landscape designations:	

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VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the sub-area from: Local roads Residential properties Nursery PRow National Route 2 Burial ground	Types of viewers: Few local residents Local motorists Workers at nurseries Walkers on PRow Cyclists on National Route 2 Visitors to burial ground	Opportunities for mitigation and landscape compatibility of mitigation: Generally good structure of hedgerows and surrounding woodlands to build upon, more in north of sub-area adjacent to settlement
Views out of the sub-area to: Settlement of North Mundham	Magnitude of viewers (level of use and popularity): Local roads Few local residents Few local PRow	Impacts of mitigation: Loss of field patterns
Does the sub-area form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): A rural area with moderately high expectations of scenic beauty	
Panoramic views: No		
Landmark features: None		
Sensitivity score: Medium/high	Sensitivity score: Medium	Sensitivity score: Medium / low
Visual sensitivity score: Medium		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Generally level and at approx. 5m AOD	Boundary features other than vegetation: Post and rail fence Post and wire Close board fence and brick walls associated with dwellings	Tranquillity – Noise levels: Generally peaceful
Geological features: None noted	Historic landscapes: Northern part of site associated with historic core/moat/manor (Early medieval/dark age)	Tranquillity – Visual intrusion / detractors: Overhead cables
Soil quality: Predominantly Grade 2 agricultural in the south and Grade 3 in the north	Parkland features: None noted	Tranquillity – Light pollution/dark skies: Some locally associated with roads and settlement but roads generally without street lamps
Water features: Some small streams/field drains		
Landcover and land use: Pasture Burial ground in south-west	Conservation Area: No	
Tree belts, individual trees and riverside trees:	Landscape features of CA:	
Hedgerows and hedgerow trees: Some hedgerows with trees	Built form: Small number of individual houses on Post Office Lane	Accessibility by public footpath: PRoW bounds north-eastern edge
Woodland and copses: Small copse in east	Setting of listed buildings: Contributes to setting of Grade II North Mundham Post Office/Nurse's Cottage and Grade II* North Mundham House/Fernden	Open access areas: None noted
Wetland and meadow: None noted	Scheduled Monuments: None	Recreational areas: None noted
Common land:	Settlement pattern:	

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
None noted	N/a	
Heathland: None noted	Contribution of private gardens to landscape character: Mature trees help screen built form	Aesthetic sensitivity - Elements of openness/enclosure: Generally more enclosed in the north, closer to settlement
Other significant vegetation cover: None noted	Cultural associations: Burial ground in south-west	Aesthetic sensitivity – landscape pattern: Generally more small scale and complex in the north, adjacent to settlement
Priority Habitat Inventory/Phase 1 records: None	Features of cultural importance:	
Presence of SPA/SAC/SSSI/SNCI/SANG local wildlife designation/Semi-Natural Ancient Woodland: None noted		
<i>Other information</i>		
Sensitivity score: Medium	Sensitivity score: Medium/high	Sensitivity score: Medium
Landscape sensitivity score: Medium		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: North Mundham
Character of the urban edge: Generally well-vegetated
Presence in a floodplain: Flood plain outside north-eastern corner of sub-area
Relationship with adjacent wider countryside: Connects quite well with wider countryside to the south-east, otherwise largely enclosed by settlement
Character of adjacent village(s): North Mundham is a small nucleated village with a historic core in the south
Historic links with the wider area if known: None known
Ecological links with the wider area if known:
Recreational links with the wider area: National route 2 follows part of western boundary
Extracts from other relevant evidence (e.g VDS, NDP):

CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	CH33 Walnut Tree Farm
Date of area survey:	23.08.18
Surveyors:	KB
Weather/visibility:	Overcast
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA SC9 Chichester to Yapton Coastal Plain The Future Growth of Chichester (FGoC): LCA 4A Chichester Coastal Plain; LCT Open Arable Lower Coastal Plain
Landscape designations:	

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VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the sub-area from: Local roads, although limited by vegetation Residential properties PRow Public House car park Local roads Walnut Tree Farm/nurseries	Types of viewers: Local residents Local motorists Workers at Walnut Tree Farm Visitors to public house	Opportunities for mitigation and landscape compatibility of mitigation: Generally good structure of hedgerows/woodlands to build upon
Views out of the sub-area to: Local roads Residential properties PRow Public House car park Local roads Walnut Tree Farm/nurseries	Magnitude of viewers (level of use and popularity): Local roads although busy Few local residents Public House in small village	Impacts of mitigation: Opportunities to mitigate possible impact of Walnut Tree Farm
Does the sub-area form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): A moderately rural area with moderately high expectations of scenic beauty, especially away from roads/commercial premises	
Panoramic views: No		
Landmark features: None		
Sensitivity score: Low	Sensitivity score: Low/medium	Sensitivity score: Low
Visual sensitivity score: Low		
Additional comments: Site not accessible or very visible for assessment		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Generally level and at approx. 6m AOD	Boundary features other than vegetation: Post and rail fence Post and wire Close board fence and brick walls associated with dwellings	Tranquillity – Noise levels: Assumed more peaceful away from roads
Geological features: None noted	Historic landscapes: None noted	Tranquillity – Visual intrusion / detractors: None noted, but possibly Walnut Tree Farm warehouses
Soil quality: Grade 3 agricultural soil	Parkland features: None noted	Tranquillity – Light pollution/dark skies: Some locally associated with roads and settlement but roads generally without street lamps
Water features: None noted		
Landcover and land use: Arable Woodland Private gardens	Conservation Area: No	
Tree belts, individual trees and riverside trees: Trees associated with former canal	Landscape features of CA: N/A	
Hedgerows and hedgerow trees: Generally limited hedgerows with trees	Built form: Small number of individual houses	Accessibility by public footpath: No
Woodland and copses: Woodland along southern boundary	Setting of listed buildings: No	Open access areas: None noted
Wetland and meadow: None noted	Scheduled Monuments: None	Recreational areas: No
Common land: None noted	Settlement pattern: Scattered dwellings	

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Heathland: None noted	Contribution of private gardens to landscape character: Mature trees contribute to wooded character	Aesthetic sensitivity - Elements of openness/enclosure: Small area of open land to west, rest wooded
Other significant vegetation cover: None noted	Cultural associations: Former Arundel Canal to southern boundary	Aesthetic sensitivity – landscape pattern: Generally medium scale and simple to west. More complex and small-scale to east
Priority Habitat Inventory/Phase 1 records: Deciduous woodland in south	Features of cultural importance: Former canal	
Presence of SPA/SAC/SSSI/SNCI/SANG local wildlife designation/Semi-Natural Ancient Woodland: None		
<i>Other information</i>		
Sensitivity score: Medium	Sensitivity score: Medium / low	Sensitivity score: Medium
Landscape sensitivity score: Medium		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: Runcton.
Character of the urban edge: Generally well-vegetated
Presence in a floodplain: No
Relationship with adjacent wider countryside: Limited connection to wider countryside due to surrounding built form and commercial premises
Character of adjacent village(s): Runcton has an historic core around the Manor and 20 th century expansion to the north
Historic links with the wider area if known: Former canal route
Ecological links with the wider area if known:
Recreational links with the wider area:
Extracts from other relevant evidence (e.g VDS, NDP):

CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	CH34 Kives arable farmland
Date of area survey:	23.08.18
Surveyors:	KB
Weather/visibility:	Overcast
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA SC9 Chichester to Yapton Coastal Plain The Future Growth of Chichester (FGoC): LCA 4A Chichester Coastal Plain; LCT Open Arable Lower Coastal Plain
Landscape designations:	

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VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the sub-area from: Vinnetrow Road (where vegetation permits) Bognor Road A259 PRow Vinnetrow Farm Business Centre Residential and business premises on Green Lane Brick Kiln Farm and Kives Farm	Types of viewers: Local residents on Green Lane Motorists Workers at Vinnetrow Farm Business Centre Walkers on PRow Visitors to garden centre and workers there Farmworkers	Opportunities for mitigation and landscape compatibility of mitigation: Few hedgerows to build upon
Views out of the sub-area to: <i>NB. Access not possible- views out assessed as being reciprocal to views into sub-area</i> Vinnetrow Road (where vegetation permits) Lakes (former gravel pits) PRow to east of Lakeside Park Vinnetrow Farm Business Centre Residential and business premises on Green Lane Goodwood and SDNP Chichester Cathedral spire	Magnitude of viewers (level of use and popularity): Busy roads Few local residents Local PRow Popular garden centre	Impacts of mitigation: Loss of field patterns Restoration of historic field patterns Mitigation of effects of road and commercial activities Loss of long views
Does the sub-area form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): A somewhat rural area with fairly low expectations of scenic beauty as heavily influenced by the busy road, and commercial activities	
Panoramic views: Some long views towards Goodwood		
Landmark features: None		
Sensitivity score: Medium/low	Sensitivity score: Medium/low	Sensitivity score: Medium/low
Visual sensitivity score: Medium/low		
Additional comments: Access not possible		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Sloping gently from approx. 12m AOD in the north to approx. 9m AOD in the west	Boundary features other than vegetation: Post and rail fence Timber picket fencing Chainlink fencing	Tranquillity – Noise levels: More peaceful in south, away from busy roads
Geological features: None noted	Historic landscapes: Formal enclosure (post-medieval)	Tranquillity – Visual intrusion / detractors: Busy roads, Vinetrow Farm Brick Kiln Nursery is visually prominent
Soil quality: Predominantly classed as non-agricultural with small area of Grade 2 agricultural land in north-west	Parkland features: None noted	Tranquillity – Light pollution/dark skies: Some locally associated with roads and commercial activities
Water features: Spring shown just outside south-west boundary		
Landcover and land use: Arable Garden centre Some small areas of pasture Horticultural glasshouses Vineyards to north-east	Conservation Area: No	
Tree belts, individual trees and riverside trees: Some shelterbelts, trees associated with Brick Kiln Farm	Landscape features of CA: None	
Hedgerows and hedgerow trees: Relatively few hedgerows with trees	Built form: Brick Kiln Farm Brick Kiln Garden Centre	Accessibility by public footpath: PRoW runs along southern boundary
Woodland and copses: None noted	Setting of listed buildings: Contributes to part of setting of Grade II Vinetrow Farmhouse which lies to south-west	Open access areas: None noted
Wetland and meadow: None noted	Scheduled Monuments: None	Recreational areas: None noted

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Common land: None noted	Settlement pattern: Scattered farmsteads	
Heathland: None noted	Contribution of private gardens to landscape character: None noted	Aesthetic sensitivity - Elements of openness/enclosure: Generally open
Other significant vegetation cover: None noted	Cultural associations: None noted	Aesthetic sensitivity – landscape pattern: Generally large scale and simple. More enclosed and complex around Brick Kiln Farm
Priority Habitat Inventory/Phase 1 records: None noted	Features of cultural importance:	
Presence of SPA/SAC/SSSI/SNCI/SANG local wildlife designation/Semi-Natural Ancient Woodland: Adjacencnt to Chichester Gravel Pits and Leythorne Meadow SNCI		
<i>Other information</i>		
Sensitivity score: Medium/low	Sensitivity score: Low	Sensitivity score: Low
Landscape sensitivity score: Low		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: None
Character of the urban edge: Not applicable
Presence in a floodplain: Flood plain to west of sub-area
Relationship with adjacent wider countryside: Limited connection to wider countryside due to presence of lakes and Vinnetrow Farm. Some connection to remnant farmland landscape in the south.
Character of adjacent village(s): Runcton is a small village with a historic core to the south
Historic links with the wider area if known: None known
Ecological links with the wider area if known: Largely within Chichester Gravel Pits and Leythorne Meadow SNCI
Recreational links with the wider area:
Extracts from other relevant evidence (e.g VDS, NDP):

CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	CH36 Maudlin Arable Farmland
Date of area survey:	15.08.2018
Surveyors:	IDT
Weather/visibility:	Sun and cloud
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA SC 9 Chichester to Yapton Coastal Plain The Future Growth of Chichester (FGoC): LCA 4A Chichester Coastal Plain; LCT Open Arable Lower Coastal Plain
Landscape designations:	Near to the SDNP

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VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
<p>Views into the sub-area from: Eastern end visible, although not prominent, in distant views from elevated land within the SDNP including SDNP representative identified view 11 St Roche's Hill (The Trundle) and representative identified view 66 (Halnaker Windmill) Small number of properties Visitors to the adjacent watersports area and the Westhampnett Waste and Recycling site to the west, partially screened by vegetation Users of the public byway crossing the sub-area, but this is already affected by the landfill Motorists on the A27 in and out of Chichester, but views are already affected by built development, pylons and road infrastructure No public views noted to identified landmarks within SDNP</p>	<p>Types of viewers: People within SDNP and its setting – including tourists and visitors Users of rural PRoWs Drivers Residents</p>	<p>Opportunities for mitigation and landscape compatibility of mitigation: Existing structure of hedgerows is deGraded in places but provides a good structure on which mitigation planting could build upon New planting to the solar farm will develop to provide a stronger structure</p>
<p>Views out of the sub-area to: Settlement edge of Weshampnett and Maudlin Chichester Watersports centre Rolls Royce factory Prominence in 'priority views' to and from Chichester identified in FGoC: Intervening vegetation and the location of the sub-area at some distance from the nearby viewpoint would ensure that any development in this location would be visible but not prominent.</p>	<p>Magnitude of viewers (level of use and popularity): Small number of properties 1 PRoW crossing the area Quiet road accessing Maudlin Farm</p>	<p>Impacts of mitigation: Generally new planting could be in character with opportunities to restore lost field boundaries and copses</p>
<p>Does the sub-area form part of a skyline? Yes where there is an absence of taller vegetation or landform forming a backdrop</p>	<p>Visual perceptions (activity and expectations of local visual receptors): Rural area affected by urbanising elements including area of former landfill, although this appears sympathetically restored to farmland (now a solar farm)</p>	

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Panoramic views: No		
Landmark features: No		
Sensitivity score: Medium	Sensitivity score: Medium	Sensitivity score: Medium / low
Visual sensitivity score: Medium		
Additional comments:		

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LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Low lying flat landscape under 10m AOD	Boundary features other than vegetation: Weldmesh wire fencing adjacent to solar farm in west Flint and brick walls Various to garden boundaries Post and wire Post and rail	Tranquillity – Noise levels: Noise from adjacent A27 and locally from the Westhampnett Waste and Recycling site
Geological features: None noted	Historic landscapes: The sub-area is a product of modern field amalgamation and therefore has a low sensitivity in terms of its historic landscape.	Tranquillity – Visual intrusion / detractors: Solar farm with associated infrastructure has an urbanising influence
Soil quality: Grade 1 with some Grade 3 along northern edge	Parkland features: None noted	Tranquillity – Light pollution/dark skies: Serving residential needs including adjacent street lighting
Water features: Drainage ditches are common Pond adjacent to east of Maudlin Farm		
Landcover and land use: Western end: solar farm within grass field on the site of a former gravel pit/ landfill site subsequently restored to farmland Eastern end: mixed farmland and residential/Maudlin Farm	Conservation Area: None	
Tree belts, individual trees and riverside trees: Tree belt along A27 Trees largely within hedgerows and gardens	Landscape features of CA: N/A	
Hedgerows and hedgerow trees: Many of the old field boundaries have been lost and hedgerows are gappy or have been replaced by post and wire	Built form: Maudlin Farm with vernacular buildings and boundary treatments Solar farm in west with associated infrastructure	Accessibility by public footpath: Yes - public byway crossing the sub-area

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Woodland and copses: Many of the old copses have been lost	Setting of listed buildings: Limited contribution to setting of listed buildings on Stane Street to the north	Open access areas: None
Wetland and meadow: None known	Scheduled Monuments: None	Recreational areas: None Adjacent playground and public open space in recent housing development to the north Adjacent watersports centre
Common land: None	Settlement pattern: Isolated farmstead (Maudlin Farm)	
Heathland: None	Contribution of private gardens to landscape character: Mature trees and hedges in gardens at Maudlin Farm and at Westhampnett contribute to landscape character	Aesthetic sensitivity - Elements of openness/enclosure: Large flat open fields with enclosure provided by boundary vegetation including along roads, partially contained by the built edge of Westhampnett to the north and tree belts along the A27 adjacent to southern edge
Other significant vegetation cover: Some patches of scrub east of Diary Lane	Cultural associations: None known	Aesthetic sensitivity – landscape pattern: Large scale arable fields The condition of this area is currently moderate – although part of the site is a landfill site, the structure of the landscape remains and hedgerows survive.
Priority Habitat Inventory/Phase 1 records: None available	Features of cultural importance: None known	
Presence of SPA/SAC/SSSI/SNCI/SANG local wildlife designation/Semi-Natural Ancient Woodland: None		
<i>Other information</i>		
Sensitivity score: Medium / low	Sensitivity score: Low	Sensitivity score: Medium / low
Landscape sensitivity score: Medium / low		
Additional comments:		

Relationship with the wider landscape/townscape

<p>Adjacent settlement: Westhampnett, small hamlet of Maudlin and Chichester nearby to the west</p>
<p>Character of the urban edge: The adjacent settlement edge is reasonably well contained by vegetation. Further containment will be provided once recent planting associated with new housing development south of Stane Street and the solar farm in the west matures</p>
<p>Presence in a floodplain: Central area around Maudlin Farm falls within Flood Zone 2</p>
<p>Relationship with adjacent wider countryside and adjacent settlement: The open landscape of this area is representative of the wider character area, however, the rural character of the western end is partially eroded by the solar farm use, the recent expansion of the built up edge of Westhampnett and urbanising influences of the landfill and A27. The sub-area is also partially fragmented from the wider landscape by the surrounding development and A27. The fields, hedgerows and farm buildings provide some positive contribution to the character of the wider landscape and contribute to the rural setting of Westhampnett village and the small hamlet of Maudlin and their separation from the A27.</p> <p>This sub-area forms an integral part of the rural setting to the east of Chichester – the working agricultural landscape and farm buildings provide some positive contribution to the landscape setting of Chichester. Although part of this land parcel adjoins the urban edge of Chichester, development in this location could dominate the hamlet of Westhampnett.</p>
<p>Character of adjacent village(s): Westhampnett village has a mixed character which in recent times has been subject to a substantial amount of development eroding its rural context. The village is surrounded by an industrial estate and Westhampnett Waste and Recycling site to the south-west, a flooded gravel pit used for watersports and a solar farm on a landfill site (restored to farmland) to the south, the Rolls Royce factory to the north-east, the Chichester strategic housing site to the west (currently under construction at the time of writing), some small paddocks/grazed field to the north and a wider context of arable fields. The older village centre near the Church has a low density with a collection of listed buildings with modern expansions of denser housing groups to the east, accessed off Stane Street.</p>
<p>Historic links with the wider area if known: South of a historic route into Chichester (see Figure 3.7 of FGoC)</p>
<p>Ecological links with the wider area if known: Hedgerows and tree belts link with wider network</p>

Recreational links with the wider area:

Byway crosses the sub-area connecting to PRoW to the north

Extracts from other relevant evidence (e.g VDS, NDP):

Within emerging Westhampnett Neighbourhood Plan area.

Objectives including: *'To maintain the rural nature of the Parish'* and *'To maintain the identity of the Parish and avoid coalescence with Chichester'*.

The NDP identifies that *'the Parish benefits from mature hedgerows dividing highways from properties and between development areas. These provide green corridors and are rural in nature, mainly comprising of native species such as hawthorn. In general, properties are set well back from the highway and as such contribute to the green corridors.'*

The NDP identifies potential initiatives which includes the aspiration to create a nature reserve incorporating area of public recreational use and allotments on the field (former land-fill area) in the east of the sub-area. This field is now a solar farm.

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CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	CH37 South Chichester arable pastures
Date of area survey:	23.8.18 / 04.09.18
Surveyors:	KB
Weather/visibility:	Overcast / fine
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA SC9 Chichester to Yapton Coastal Plain The Future Growth of Chichester (FGoC): LCA 4A Chichester Coastal Plain; LCT Open Arable Lower Coastal Plain
Landscape designations:	

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VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the sub-area from: SDNP Chichester Canal/New Lipchis Way/ National Route 2 where vegetation permits Settlement edge of Hunston B2145 PRoW	Types of viewers: Walkers/cyclists on New Lipchis Way/canal/ National Route 2 Residents at southern edge of Hunston	Opportunities for mitigation and landscape compatibility of mitigation: Some structure of hedgerows to build upon.
Views out of the sub-area to: Settlement edge of Hunston SDNP Chichester Cathedral spire B2145	Magnitude of viewers (level of use and popularity): Small number of local residents New Lipchis way is national trail, passes sub-area for short distance	Impacts of mitigation: Loss of openness and interruption of long views Loss of historic field patterns. Opportunities to restore historic field boundaries
Does the sub-area form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): A rural area with high expectations of scenic beauty	
Panoramic views: Yes		
Landmark features: None noted		
Sensitivity score: High	Sensitivity score: Medium/high	Sensitivity score: Medium/high
Visual sensitivity score: Medium/high		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Generally level at approx. 7m AOD	Boundary features other than vegetation: Post and rail fence Post and wire	Tranquillity – Noise levels: Generally peaceful (quarrying to north-east likely to be an intrusion in the mid-term)
Geological features: None noted	Historic landscapes: Informal fieldscapes, regular piece meal enclosure (medieval) in south-west Parliamentary enclosure immediately west of canal and to east of canal	Tranquillity – Visual intrusion / detractors: Quarrying to north-east- may be visible in due course Power lines
Soil quality: Predominantly Grade 3 agricultural soil	Parkland features: None noted	Tranquillity – Light pollution/dark skies: Settlement edge of Hunston
Water features: Some drainage ditches/springs Chichester Canal		
Landcover and land use: Arable, pasture, canal	Conservation Area: No	
Tree belts, individual trees and riverside trees: Trees along canal	Landscape features of CA:	
Hedgerows and hedgerow trees: Some hedgerows with trees	Built form: Canal and bridge	Accessibility by public footpath: Yes
Woodland and copses: None noted	Setting of listed buildings: No	Open access areas: None noted
Wetland and meadow: None noted	Scheduled Monuments: None	Recreational areas: None noted
Common land: None noted	Settlement pattern: N/a	

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Heathland: None noted	Contribution of private gardens to landscape character: None	Aesthetic sensitivity - Elements of openness/enclosure: Generally open
Other significant vegetation cover: None noted	Cultural associations: Includes noted view of cathedral painted by Turner; 'Chichester Canal' c.1828	Aesthetic sensitivity – landscape pattern: Simple and mid/large scale.
Priority Habitat Inventory/Phase 1 records: None noted	Features of cultural importance: Canal Poynztz Bridge	
Presence of SPA/SAC/SSSI/SNCI/SANG local wildlife designation/Semi-Natural Ancient Woodland: Chichester Canal SNCI		
<i>Other information</i>		
Sensitivity score: High	Sensitivity score: Medium	Sensitivity score: Medium/high
Landscape sensitivity score: Medium/high		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: Hunston in south but separated by canal and B2145
Character of the urban edge: Northern edge of Hunston is contained by canal and B2145
Presence in a floodplain: No
Relationship with adjacent wider countryside: Connects well with wider countryside to north
Character of adjacent village(s): Hunston has a historic core around the Manor House, Church Farm and St Leodgar's Church but the village itself dates from mid-20 th century
Historic links with the wider area if known: Turner's celebrated view of Chichester Cathedral
Ecological links with the wider area if known: Chichester Canal SNCI
Recreational links with the wider area: New Lipchis Way and National Trail 2 cross area
Extracts from other relevant evidence (e.g VDS, NDP):

CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	CH39 Sherwood worked ground
Date of area survey:	23.8.18 /15.09.18
Surveyors:	KB
Weather/visibility:	Overcast/Fine
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA SC9 Chichester to Yapton Coastal Plain The Future Growth of Chichester (FGoC): LCA 4A Chichester Coastal Plain; LCT Worked Lower Coastal Plain
Landscape designations:	

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VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
<p>Views into the sub-area from: Local roads B2144, A27 Settlement edge of Portfield Railway line Nurseries/Garden Centre Residential properties Kingdom Hall of Jehovah’s Witnesses Businesses on Oving Road Depot</p>	<p>Types of viewers: Local residents Motorists Passengers on railway Visitors to nurseries Workers Worshippers at Kingdom Hall of Jehovah’s Witnesses Possibly visitors to SDNP</p>	<p>Opportunities for mitigation and landscape compatibility of mitigation: Some existing structure of hedgerows to build upon</p>
<p>Views out of the sub-area to: Chichester Cathedral spire Residential properties Nurseries Roads Railway Possibly: SDNP including long views northwards to the Downs including Goodwood House, Goodwood Grandstand, Halnaker Windmill, Parish Church of St Andrew, Oving</p>	<p>Magnitude of viewers (level of use and popularity): Local roads A27 is very busy B2144 Few local residents Few PRow</p>	<p>Impacts of mitigation: Loss of field patterns, loss of open views where they exist Opportunities to reinstate historic field boundaries and mitigate impacts of A27</p>
<p>Does the sub-area form part of a skyline? No</p>	<p>Visual perceptions (activity and expectations of local visual receptors): A generally rural area with moderate expectations of scenic beauty, especially in the east but somewhat reduced around commercial properties and along transport corridors</p>	
<p>Panoramic views: Potentially- access not possible</p>		
<p>Landmark features: None</p>		
<p>Sensitivity score: Medium</p>	<p>Sensitivity score: Medium/high</p>	<p>Sensitivity score: Medium/low</p>

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Visual sensitivity score: Medium		
Additional comments: Access to sub-area was not possible		

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LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Generally level at approx. 13m AOD	Boundary features other than vegetation: Post and wire Close board fencing and brick walls associated with dwellings Metal palisade fence associated with depot	Tranquillity – Noise levels: Generally peaceful away from main roads, especially in east
Geological features: None noted	Historic landscapes: Major part of sub-area former gravel extraction site Former site of Drayton Manor House	Tranquillity – Visual intrusion / detractors: Railway line/occasional trains, depot, A27
Soil quality: Predominantly classified as non-agricultural. Area of Grade 1 agricultural in south-east of sub-area	Parkland features: None noted	Tranquillity – Light pollution/dark skies: Some locally associated with roads and settlements but Drayton Lane without street lamps
Water features: Lake (former gravel pit?) Some drains/streams/small pond		
Landcover and land use: Arable Rough grassland/ ruderal vegetation	Conservation Area: No	
Tree belts, individual trees and riverside trees: Few individual trees along probable former hedgelines Trees associated with lake	Landscape features of CA:	
Hedgerows and hedgerow trees: Yes, more in east	Built form: Nurseries Few residential properties Depot	Accessibility by public footpath: No

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Woodland and copses: Areas of potentially self-sown trees/scrub	Setting of listed buildings: Setting of group of listed buildings at Shopwyke (2 no Grade II, 1 no, Grade II*)	Open access areas: None noted
Wetland and meadow: None noted	Scheduled Monuments: None	Recreational areas: None noted
Common land: None noted	Settlement pattern: Cluster of buildings in Shopwyke, depot in south-east	
Heathland: None noted	Contribution of private gardens to landscape character: Partially screen built form, mature gardens at Shopwyke	Aesthetic sensitivity - Elements of openness/enclosure: Generally open landscape in west , more enclosed in east
Other significant vegetation cover: None noted	Cultural associations: Former site of Drayton Manor House Depot is on site of former Drayton Station	Aesthetic sensitivity – landscape pattern: Generally simple and mid-large scale.
Priority Habitat Inventory/Phase 1 records: None	Features of cultural importance: None noted	
Presence of SPA/SAC/SSSI/SNCI/SANG local wildlife designation/Semi-Natural Ancient Woodland: None noted		
<i>Other information</i>		
Sensitivity score: Medium/high	Sensitivity score: Medium	Sensitivity score: Medium/low
Landscape sensitivity score: Medium		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: Shopwyke
Character of the urban edge: Generally well-vegetated with nature gardens
Presence in a floodplain: Some associated with centre of sub-area
Relationship with adjacent wider countryside: Connects quite well with wider countryside to the east.
Character of adjacent village(s): Shopwyke is a small hamlet
Historic links with the wider area if known: None known
Ecological links with the wider area if known:
Recreational links with the wider area: None known

Extracts from other relevant evidence (e.g VDS, NDP):

Oving Conservation Area Character Appraisal and Management Proposals (2006)- Appendices updated March 2012 to reflect legislative changes

Gibble Lane - key characteristics:

- *Glimpses through gaps in hedges over fields towards Chichester and South Downs;*

Church Lane – key characteristics:

- *Curving, narrow country lane defined by flint or stone walls;*
- *Strong tree belts or hedges in several places, further enclosing the street;*
- *Irregular plots with large gardens often concealed by planting or walls;*

High Street – key characteristics:

Flint walls form the front boundary to many properties;

Mature trees and hedging gives rural feel;

Grassy verges and traditional sign post create “village green” at eastern end;

Sub-area lies outside Tangmere Neighbourhood Plan (2016) area however the following is thought relevant

Policy 10:Design

- *....Development proposals that obstruct key public views of the spire(s) of the Parish Church of St. Andrew at Oving...will be resisted*

CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	CH40 Whyke worked ground
Date of area survey:	23.08.18
Surveyors:	KB
Weather/visibility:	Light cloud
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA SC9 Chichester to Yapton Coastal Plain The Future Growth of Chichester (FGoC): LCA 4A Chichester Coastal Plain; LCT Worked Lower Coastal Plain
Landscape designations:	

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VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the sub-area from: Lakes (former gravel pits) PRoW to east and south-west of Lakeside Park A27	Types of viewers: Visitors to Lakeside Holiday Park Motorists on busy A27 Walkers on PRoW Visitors to lakes (former gravel pits)	Opportunities for mitigation and landscape compatibility of mitigation: Some structure of hedgerows and peripheral vegetation to build upon
Views out of the sub-area to: <i>NB. Access not possible other than to PRoW on eastern edge- views out assessed as being reciprocal to views into sub-area</i> A27 Lakes (former gravel pits) PRoW to east and south-west of Lakeside Park	Magnitude of viewers (level of use and popularity): A 27 Busy road Local PRoW Large number of units at Chichester Lakeside Holiday Park	Impacts of mitigation: Loss of views to lakes
Does the sub-area form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): A largely developed sub-area, particularly in the south, but with expectations of scenic beauty due to the surrounding lakes although the northern part influenced by the busy road	
Panoramic views: No		
Landmark features: None		
Sensitivity score: Medium	Sensitivity score: Medium	Sensitivity score: Medium/low
Visual sensitivity score: Medium		
Additional comments: Access not possible other than to PRoW on eastern edge		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Generally level and at approx. 8m AOD	Boundary features other than vegetation: Post and rail fence Post and wire Various garden boundaries	Tranquillity – Noise levels: More peaceful in south, away from busy road
Geological features: None noted	Historic landscapes: West Sussex HLC classifies as settlement expansion (caravan/chalet/camp) post-medieval to modern	Tranquillity – Visual intrusion / detractors: None noted but potentially some influence from A27
Soil quality: Classified non-agricultural (Agricultural Land Classification - Provisional (England))	Parkland features: None noted	Tranquillity – Light pollution/dark skies: Some locally associated with roads and settlement but roads generally without street lamps
Water features: Surrounded to east, west and south by lakes (former gravel pits)		
Landcover and land use: Holiday park and campsite	Conservation Area: No	
Tree belts, individual trees and riverside trees: Few individual trees, mostly in the northern part of sub-area	Landscape features of CA:	
Hedgerows and hedgerow trees: Few hedgerows with trees	Built form: Park homes. Offices/entertainment facilities	Accessibility by public footpath: PRoW runs along eastern side of holiday park
Woodland and copses:	Setting of listed buildings: No	Open access areas: Peckham's Copse (now Copse Lake) to south of sub-area is common land/access land
Wetland and meadow:	Scheduled Monuments: None	Recreational areas: Private holiday park/camp site. Lakes are used for angling
Common land: Peckham's Copse (now Copse Lake) to south of sub-area is common land/access land	Settlement pattern: Rows of park homes	

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Heathland: None noted	Contribution of private gardens to landscape character: None noted	Aesthetic sensitivity - Elements of openness/enclosure: Generally open with some boundary vegetation and encircled by lakes/A27
Other significant vegetation cover: Amenity grass to campsite in north	Cultural associations: None noted	Aesthetic sensitivity – landscape pattern: Generally mid-scale and simple
Priority Habitat Inventory/Phase 1 records: None noted	Features of cultural importance:	
Presence of SPA/SAC/SSSI/SNCI/SANG local wildlife designation/Semi-Natural Ancient Woodland: Encircled by Chichester Gravel Pits and Leythorne Meadow SNCI		
<i>Other information</i>		
Sensitivity score: Medium	Sensitivity score: Low	Sensitivity score: Medium
Landscape sensitivity score: Medium/low		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: None
Character of the urban edge: Not applicable
Presence in a floodplain: No, but some of surrounding lakes are
Relationship with adjacent wider countryside: No connection to wider countryside due to presence of lakes /A27.
Character of adjacent village(s): Not applicable
Historic links with the wider area if known: None known
Ecological links with the wider area if known: Largely encircled by Chichester Gravel Pits and Leythorne Meadow SSSI
Recreational links with the wider area:
Extracts from other relevant evidence (e.g VDS, NDP):

CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	CH41 Fishbourne Amenity Grassland
Date of area survey:	22.08.2018
Surveyors:	IDT
Weather/visibility:	Sun and cloud
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA SC5 Southbourne Coastal Plain The Future Growth of Chichester (FGoC): LCA 4A Chichester Coastal Plain Plain; LCT Amenity Grassland
Landscape designations:	Adjacent to Chichester Harbour AONB

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VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the sub-area from: A small number of properties From the community recreation area within the area Blackboy Lane to the west National Cycle Route 2 Limited views from the adjacent AONB and A259 due to intervening vegetation and housing Fishbourne conservation area	Types of viewers: Drivers Residents People engaged in sport/play Cyclists Visitors to a conservation area	Opportunities for mitigation and landscape compatibility of mitigation: The area contains a good structure of vegetation, including hedges and mature trees, which mitigation planting could build upon
Views out of the sub-area to: Settlement edge of Fishbourne soften by trees and hedgerows Across open arable land to the west partially screened by vegetation	Magnitude of viewers (level of use and popularity): A small number of properties Periodically busy road Valued and popular community recreation area Promoted cycle route 1 conservation area	Impacts of mitigation: Mitigation planting could be compatible
Does the sub-area form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): Well maintained recreational green space on rural edge with a positive character	
Panoramic views: No		
Landmark features: None		
Sensitivity score: Medium	Sensitivity score: Medium	Sensitivity score: Low
Visual sensitivity score: Medium / low		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Low lying flat landscape	Boundary features other than vegetation: Post and rail Various to garden boundaries Wiremesh including sports fencing	Tranquillity – Noise levels: Noise from nearby A259 and other local roads
Geological features: None noted	Historic landscapes: The land parcel generally has a low sensitivity in terms of its historic landscape – although a small area of late post-medieval woodland exists on the northern boundary. Contains part of the historic core of Fishbourne	Tranquillity – Visual intrusion / detractors: The railway line
Soil quality: Grade 2	Parkland features: None noted	Tranquillity – Light pollution/dark skies: Light spill from adjacent residential area, car park lighting and flooding lighting to sports pitches
Water features: Pond in north-east corner		
Landcover and land use: Managed recreational area and open space including playing fields, play areas, sports courts and the Fishbourne Centre community building	Conservation Area: Partially within Fishbourne conservation area	
Tree belts, individual trees and riverside trees: A number of important mature oak trees and an area of late post-medieval woodland on the northern boundary	Landscape features of CA: Area forms a green open space which helps to preserve the historic linear settlement pattern of the conservation area along the characteristic winding historic street based on 18th century turnpike road (now the A259).	
Hedgerows and hedgerow trees: Some managed hedges	Built form: Community building Low density linear settlement within the historic core with historic buildings interspersed with some modern settlement	Accessibility by public footpath: Crossed in the south-east by National Cycle route 2

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Woodland and copses: Small area of post medieval regenerated woodland in north	Setting of listed buildings: Some Grade II listed building within conservation area (both within sub-area and adjacent)	Open access areas: Access does not appear restricted
Wetland and meadow: None noted	Scheduled Monuments: None	Recreational areas: Yes – the majority of the area is used for recreation
Common land: None	Settlement pattern: Modern settlement area adjacent to the north and east Linear historic settlement adjacent to the area along the A259	
Heathland: None	Contribution of private gardens to landscape character: Some mature trees and hedges in gardens of houses within area and adjacent contribute to the character of the open space	Aesthetic sensitivity - Elements of openness/enclosure: Enclosure provided by mature trees and surrounding built form
Other significant vegetation cover: None	Cultural associations: None known	Aesthetic sensitivity – landscape pattern: Laid out for amenity green open space The condition of this area is currently good – the area is well managed and maintained.
Priority Habitat Inventory/Phase 1 records: None	Features of cultural importance: None known	
Presence of SPA/SAC/SSSI/SNCI/SANG local wildlife designation/Semi-Natural Ancient Woodland: None		
<i>Other information</i>		
Sensitivity score: Medium	Sensitivity score: Medium	Sensitivity score: High
Landscape sensitivity score: Medium / high		
Additional comments:		

Relationship with the wider landscape/townscape

<p>Adjacent settlement: Fishbourne</p>
<p>Character of the urban edge: The adjacent settlement edge is reasonably well contained by vegetation with some open edges</p>
<p>Presence in a floodplain: Very small area in south-east corner within Flood Zone 2</p>
<p>Relationship with adjacent wider countryside and adjacent settlement:</p> <p>Sub-area is isolated from the wider coastal plain landscape by built development and is within the existing extent of Fishbourne, forming an area of recreation land.</p> <p>The area to some extent contributes to the open green setting of the conservation area to the south.</p>
<p>Character of adjacent village(s): Fishbourne is situated directly to the west of Chichester at the head of the Fishbourne Channel. The historic core of Fishbourne lies to the south largely designated as a conservation area with the modern area extending northwards. The sub-area is adjacent to the modern built up area of Fishbourne to the north and east and the linear historic area (within the conservation area) of the village to the south.</p>
<p>Historic links with the wider area if known: None known</p>
<p>Ecological links with the wider area if known: Hedgerows and trees to some extent link with wider network</p>
<p>Recreational links with the wider area: National Cycle Route 2 crosses area</p>

Extracts from other relevant evidence (e.g VDS, NDP):
Fishbourne Conservation Area Character Appraisal (2007)

The relevant key characteristics of the conservation area identified in the Fishbourne Conservation Area Character Appraisal include:

- *'Gently winding historic street based on 18th century turnpike road;*
- *Linear form of development with mainly detached and terraced historic buildings, usually set back from the road with small front gardens;*
- *Busy traffic is the most important negative feature.'*

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CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	CH42 North Fishbourne Pastures
Date of area survey:	22.08.2018
Surveyors:	IDT
Weather/visibility:	Sun and cloud
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA SC 6 Ashlings Upper Coastal Plain The Future Growth of Chichester (FGoC): LCA 4A Chichester Coastal Plain Plain; LCT North Fishbourne Pastures
Landscape designations:	None

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VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
<p>Views into the sub-area from: Open views from Clay Lane along southern edge including across pasture/grazed fields with a back drop of trees Some properties on the western and north edge of Fishbourne Glimpsed views from Blackboy Lane to the south Partially visible in long views from PRow to the west, south of Knapp Farm Highways planting restricts views from A27</p>	<p>Types of viewers: Users of a PRow Drivers Residents</p>	<p>Opportunities for mitigation and landscape compatibility of mitigation: Good vegetation structure provides a good structure on which mitigation planting could build upon with some open boundaries notable in places along Clay Lane.</p>
<p>Views out of the sub-area to: Settlement edge of Fishbourne soften by trees and hedgerows Long views across open arable land to the south</p>	<p>Magnitude of viewers (level of use and popularity): A few properties 1 rural PRow Periodically busy roads</p>	<p>Impacts of mitigation: Generally new planting could be in character Loss of open views across pasture/grazed fields with a back drop of trees</p>
<p>Does the sub-area form part of a skyline? No</p>	<p>Visual perceptions (activity and expectations of local visual receptors): Rural area and positive scenic value contributing to rural setting of Fishbourne although affected by some urbanising elements</p>	
<p>Panoramic views: From the southern edge of the area across open arable fields</p>		
<p>Landmark features: No</p>		
<p>Sensitivity score: Medium</p>	<p>Sensitivity score: Medium</p>	<p>Sensitivity score: Medium / low</p>
<p>Visual sensitivity score: Medium</p>		
<p>Additional comments:</p>		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Low lying flat landscape under 10m AOD	Boundary features other than vegetation: Various to garden boundaries Post and wire Post and rail Brick walls	Tranquillity – Noise levels: Noise from adjacent A27 and locally from other the roads
Geological features: None noted	Historic landscapes: Informal fieldscapes of post medieval to modern origin Small dispersed farmstead/cottages of post medieval origin with some modern expansion north of Clay Lane	Tranquillity – Visual intrusion / detractors: None noted
Soil quality: Grade 3	Parkland features: None noted	Tranquillity – Light pollution/dark skies: Light spill likely from adjacent residential areas
Water features: None noted		
Landcover and land use: Pasture/paddock fields Small amount of low density settlement	Conservation Area: None within context	
Tree belts, individual trees and riverside trees: Tree belt along A27 Trees largely within hedgerows and gardens	Landscape features of CA: N/A	
Hedgerows and hedgerow trees: Hedgerows enclosing pasture/paddock fields Mature hedgerow oaks are important landscape features	Built form: Two storey semi-detached and detached cottages, farm buildings including vernacular buildings	Accessibility by public footpath: No
Woodland and copses: Wooded strips adjacent to A27	Setting of listed buildings: Open fields contributes to open setting of Hardham's Cottage listed building (Grade II) within area	Open access areas: None
Wetland and meadow: None noted	Scheduled Monuments: None	Recreational areas: None
Common land:	Settlement pattern:	

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
None	Contains some low density dispersed settlement along Clay Lane The area forms part of the wider rural gap between the built up areas of Fishbourne and Broadbridge/Bosham	
Heathland: None	Contribution of private gardens to landscape character: Mature trees and hedges in gardens of houses within area and adjacent contribute to landscape character	Aesthetic sensitivity - Elements of openness/enclosure: The landscape has a greater sense of enclosure than arable areas with enclosure provided by boundary vegetation including along roads and field boundaries. Partially contained by the built edge of Fishbourne to the south and tree belts along the A27 to the east Open boundaries of grazed fields along Clay Lane give a sense of openness
Other significant vegetation cover: None	Cultural associations: None known	Aesthetic sensitivity – landscape pattern: Small scale fields.
Priority Habitat Inventory/Phase 1 records: Strip of deciduous woodland along A27	Features of cultural importance: None known	
Presence of SPA/SAC/SSSI/SNCI/SANG local wildlife designation/Semi-Natural Ancient Woodland: None		
<i>Other information</i>		
Sensitivity score: Medium	Sensitivity score: Medium	Sensitivity score: Medium / low
Landscape sensitivity score: Medium		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: Fishbourne
Character of the urban edge: The adjacent settlement edge is reasonably well contained by vegetation with some open edges.
Presence in a floodplain: No
Relationship with adjacent wider countryside and adjacent settlement: This area contains a partially intact hedgerow network and a number of mature trees that contribute to the wooded setting of Chichester and Fishbourne. The fields to the west contribute to the rural setting of Fishbourne, appreciated along the approach to the village along Clay Lane. These characteristics also provide some positive contribution to the rural character of the wider character area. Some parts of the area are more influenced by urban settlement, notably where they are surrounded by built form.
Character of adjacent village(s): Fishbourne is situated directly to the west of Chichester at the head of the Fishbourne Channel. The historic core of Fishbourne lies to the south largely designated as a conservation area with the modern area extending northwards. The sub-area is adjacent to the modern built up area of Fishbourne.
Historic links with the wider area if known: None known
Ecological links with the wider area if known: Hedgerows, tree belts and woodland strips link with wider network
Recreational links with the wider area: None known
Extracts from other relevant evidence (e.g VDS, NDP):

CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	CH43 East Fishbourne Pastures
Date of area survey:	22.08.2018
Surveyors:	IDT
Weather/visibility:	Sun and cloud
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA SC 6 Ashlings Upper Coastal Plain The Future Growth of Chichester (FGoC): LCA 4A Chichester Coastal Plain Plain; LCT Enclosed Pasture
Landscape designations:	Adjacent to Chichester Harbour AONB

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VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
<p>Views into the sub-area from: Southern end visible from PRoW crossing area Visitors to the Fishbourne Roman Palace Registered Park and Garden (Grade II*) and Scheduled Monument Some properties on the eastern edge of Fishbourne Edge of the Chichester Harbour AONB to the south Motorists on Clay lane crossing area in the north and from A259 in south who experience a break in development between Chichester and Fishbourne Highways planting restricts views from A27 National cycle route 2 crossing southern end of area From the edges of Fishbourne conservation area adjacent to the south Train line</p>	<p>Types of viewers: Visitors to popular historic site (Fishbourne Roman Palace Registered Park and Garden (Grade II*) and Scheduled Monument) People on the edge of the AONB and its setting Users of a PRoW along the urban fringe Drivers Residents Cyclists Railway users</p>	<p>Opportunities for mitigation and landscape compatibility of mitigation: Good vegetation structure, although unmanaged, provides a good structure on which mitigation planting could build upon</p>
<p>Views out of the sub-area to: Settlement edge of Fishbourne largely screened by layers of vegetation Fishbourne Roman Palace Highways planting along A27 Treed skylines</p>	<p>Magnitude of viewers (level of use and popularity): A few properties 1 PRoW crossing the area providing links from Chichester to Fishbourne including the Fishbourne Roman Palace Busy roads Promoted National cycle route 2 linking to Chichester Visitors to a conservation area</p>	<p>Impacts of mitigation: Generally new planting could be in character Loss of views to historic features</p>
<p>Does the sub-area form part of a skyline? No</p>	<p>Visual perceptions (activity and expectations of local visual receptors): Rural area although affected by urbanising elements and has a neglected and unmanaged appearance</p>	
<p>Panoramic views: No</p>		
<p>Landmark features: No</p>		
<p>Sensitivity score: Medium</p>	<p>Sensitivity score: Medium / high</p>	<p>Sensitivity score: Medium / low</p>

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Visual sensitivity score: Medium		
Additional comments:		

DRAFT

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Low lying flat landscape under 10m AOD	Boundary features other than vegetation: Various to garden boundaries Post and wire Post and rail	Tranquillity – Noise levels: Noise from adjacent A27 and locally from other the roads Intermittent noise from train
Geological features: None noted	Historic landscapes: Fishbourne Roman Palace Registered Park and Garden (Grade II*) immediately adjacent to the west. The landscape is mostly a product of 20th century piecemeal enclosure and therefore has a low historic sensitivity. By contrast a small area between Fishbourne Palace and the railway line is a product of late post-medieval consolidated strip fields and is therefore more sensitive in terms of its historic landscape (moderate sensitivity).	Tranquillity – Visual intrusion / detractors: Train line and associated infrastructure
Soil quality: Grade 3	Parkland features: None noted	Tranquillity – Light pollution/dark skies: Light spill likely from nearby residential areas - large built up area of Chichester to the east and Fishbourne to the west
Water features: Drainage ditches cross area bridged in places providing access Ponds		
Landcover and land use: Pasture/paddock fields Some land appears unmanaged	Conservation Area: Fishbourne conservation area adjacent to the south	
Tree belts, individual trees and riverside trees: Tree belt along A27 Trees largely within hedgerows	Landscape features of CA: Fields at the eastern end of Fishbourne Road, outside the conservation area boundary, are a noted open space described as a swath of grass which is used for grazing horses	
Hedgerows and hedgerow trees: Overgrown hedgerows with many mature trees	Built form: No built form Timber field shelters in paddocks	Accessibility by public footpath: Yes – crossed by footpath and National cycle route

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Woodland and copses: Wooded strips adjacent to A27 and small block of deciduous woodland in west	Setting of listed buildings: Grass field in the south contributes to open setting of nearby listed buildings (Grade II) in conservation area to the south	Open access areas: None
Wetland and meadow: Possible small areas of wet meadow along ditches	Scheduled Monuments: Grass fields in the south contribute to the open setting of the adjacent Fishbourne Roman Palace Scheduled Monument.	Recreational areas: None
Common land: None	Settlement pattern: The area forms part of the rural gap between the built up areas of Fishbourne and Chichester	
Heathland: None	Contribution of private gardens to landscape character: Mature trees in gardens of housing in Fishbourne contribute to landscape character	Aesthetic sensitivity - Elements of openness/enclosure: Enclosure provided by boundary vegetation including along roads. Partially contained by the built edge of Fishbourne to the west and tree belts along the A27 to the east
Other significant vegetation cover: None	Cultural associations: None known	Aesthetic sensitivity – landscape pattern: Small scale fields. The condition of this area is currently poor. Fields are neglected and vegetation is unmanaged.
Priority Habitat Inventory/Phase 1 records: Small block of deciduous woodland in west	Features of cultural importance: None known	
Presence of SPA/SAC/SSSI/SNCI/SANG local wildlife designation/Semi-Natural Ancient Woodland: Within Strategic Wildlife Corridor identified by Chichester District Council connecting from the Harbour to the south and northwards to Lavant		
<i>Other information</i>		
Sensitivity score: Medium / high	Sensitivity score: Medium / high	Sensitivity score: Medium / low
Landscape sensitivity score: Medium		

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Additional comments:		

DRAFT

Relationship with the wider landscape/townscape

<p>Adjacent settlement: Fishbourne to the west and Chichester nearby to the east, beyond A27</p>
<p>Character of the urban edge: The adjacent settlement edge is reasonably well contained by vegetation.</p>
<p>Presence in a floodplain: No</p>
<p>Relationship with adjacent wider countryside and adjacent settlement:</p> <p>The small scale pasture/paddock fields contribute to the rural setting of Fishbourne and Chichester and are characteristic of the wider character area. The sub-area is somewhat isolated from the wider landscape sandwiched between Fishbourne and the A27</p> <p>The sub-area provides an important contribution to the rural gap between Fishbourne and Chichester perceived from Clay Lane, the PRoW crossing area and the A259.</p>
<p>Character of adjacent village(s): Fishbourne is situated directly to the west of Chichester at the head of the Fishbourne Channel. The historic core of Fishbourne lies to the south largely designated as a conservation area with the modern area extending northwards. The eastern end of Fishbourne conservation area lies adjacent to the south and includes a linear form of development with mainly detached and terraced historic buildings, usually set back from the road with small front gardens. The Fishbourne Roman palace is located to the west of the sub-area. To the north-west lies the modern denser settlement area of Fishbourne.</p>
<p>Historic links with the wider area if known: The A259 to the south forms part of a historic route into Chichester (see Figure 3.7 of FGoC)</p>
<p>Ecological links with the wider area if known: Hedgerows and tree belts link with wider network Within Strategic Wildlife Corridor identified by Chichester District Council connecting from the Harbour to the south and northwards to Lavant</p>
<p>Recreational links with the wider area: National cycle route 2 crossing southern end of area A footpath crosses the area connecting to the wider PRoW to the south</p>

Extracts from other relevant evidence (e.g VDS, NDP):Fishbourne Conservation Area Character Appraisal (2007)

The relevant key characteristic of the conservation area identified in the Fishbourne Conservation Area Character Appraisal include:

- *'Gently winding historic street based on 18th century turnpike road;*
- *Location abutting the Roman Palace of Fishbourne, though this can only be glimpsed;*
- *Linear form of development with mainly detached and terraced historic buildings, usually set back from the road with small front gardens;*
- *Busy traffic is the most important negative feature.'*

In the 'Open Spaces, Trees And Views' section the fields at the southern end of the sub-area are described as follows: *'At the eastern end of Fishbourne Road, outside the conservation area boundary, is a swath of grass which is used for grazing horses'*

Fishbourne Neighbourhood Plan (FNP) 2014-2029

The FNP states that discussions with WSCC are underway about the potential use of an area of fields in the east of the sub-area for community purposes such as allotments and/or a community orchard, subject to access.

The FNP notes the importance of the fields in the east of the sub-area remaining undeveloped as: *'there is an urgent need to prevent the current "creeping coalescence" which could ultimately lead to a Solent Suburbia in which the existing coastal villages would lose the individual identity. Fishbourne has already reached its Northern boundary (the A27) with the Cuckoo Fields development'*

CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	CH44 Lower Turnpike pastures
Date of area survey:	04.09.18
Surveyors:	KB
Weather/visibility:	Fine
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA SC3 Chichester Harbour and SC5 Southbourne Coastal Plain The Future Growth of Chichester (FGoC): LCA 4A Chichester Coastal Plain; LCT Enclosed Pasture
Landscape designations:	Adj. Chichester Harbour AONB

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VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the sub-area from: AONB Nursery Local road Salterns Way A27/A259 where vegetation and landform allows Storage yard to north Residential properties Fishbourne Conservation Area	Types of viewers: Cyclists/walkers on Salterns Way Visitors to AONB Farm workers Motorists Local residents Visitors to Fishbourne Conservation Area	Opportunities for mitigation and landscape compatibility of mitigation: Good structure of hedgerows to build upon.
Views out of the sub-area to: Farms Possibly Chichester Cathedral spire AONB Storage yard to east A27/A259 Fishbourne Conservation Area	Magnitude of viewers (level of use and popularity): Salterns Way promoted cycle way A27/A259 busy Few local residents	Impacts of mitigation: Loss of historic field patterns
Does the sub-area form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): A rural area with high expectations of scenic beauty, especially close to the AONB, but reduced adjacent to A27/A259	
Panoramic views: Probably not		
Landmark features: None noted		
Sensitivity score: Medium	Sensitivity score: Medium/high	Sensitivity score: Medium
Visual sensitivity score: Medium		
Additional comments: Not very accessible		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Slopes gently from approx. 3m AOD in south-west to approx. 6m AOD in east	Boundary features other than vegetation: Post and wire Closeboard fence associated with dwellings	Tranquillity – Noise levels: Noise from A27/A259
Geological features: None noted	Historic landscapes: Regular piecemeal enclosure (post-medieval to modern)	Tranquillity – Visual intrusion / detractors: A259/A27 Activities in yard to north-east
Soil quality: Predominantly Grade 1 agricultural soil	Parkland features: None noted	Tranquillity – Light pollution/dark skies:
Water features: Stream		
Landcover and land use: Arable and grazing	Conservation Area: Adjacent to Fishbourne Conservation Area	
Tree belts, individual trees and riverside trees: Individual trees	Landscape features of CA:	
Hedgerows and hedgerow trees: Some hedgerows	Built form: None	Accessibility by public footpath: Yes and Salterns Way cycle/footpath in west
Woodland and copses: None noted	Setting of listed buildings: Forms part of setting of Grade II listed Manor Barn	Open access areas: None noted
Wetland and meadow: None noted	Scheduled Monuments: None	Recreational areas: None noted
Common land: None noted	Settlement pattern: Small ribbon development	
Heathland: None noted	Contribution of private gardens to landscape character: N/A	Aesthetic sensitivity - Elements of openness/enclosure: Generally enclosed
Other significant vegetation cover:	Cultural associations:	Aesthetic sensitivity – landscape pattern:

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
None noted		Small-scale and complex
Priority Habitat Inventory/Phase 1 records: Coastal and floodplain grazing marsh	Features of cultural importance: None noted	
Presence of SPA/SAC/SSSI/SNCI/SANG local wildlife designation/Semi-Natural Ancient Woodland: None noted		
<i>Other information</i>		
Sensitivity score: Medium/high	Sensitivity score: Medium/high	Sensitivity score: Low
Landscape sensitivity score: Medium		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: None
Character of the urban edge: N/A
Presence in a floodplain: South-west of sub-area within floodplain
Relationship with adjacent wider countryside: Connects quite well with wider countryside to south
Character of adjacent village(s): N/A
Historic links with the wider area if known:
Ecological links with the wider area if known:
Recreational links with the wider area: Salterns Way promoted cycle/foot path lies on western edge
Extracts from other relevant evidence (e.g VDS, NDP): Fishbourne Conservation Area Character Appraisal and Management Proposals (2007)- Appendices updated March 2012 to reflect legislative changes <ul style="list-style-type: none"> • <i>Nothing of direct relevance</i>

CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	CH45 Hunston pastures
Date of area survey:	23.08.18
Surveyors:	KB
Weather/visibility:	Overcast
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA SC9 Chichester to Yapton Coastal Plain The Future Growth of Chichester (FGoC): LCA 4A Chichester Coastal Plain; LCT Enclosed Pasture
Landscape designations:	

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VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the sub-area from: Residential properties in Hunston Nursery PRoW/National Route No.2/canal towpath Hunston Dairy Hunston Copse B2145	Types of viewers: Few local residents Walkers/cyclists on PRoW/National Route/canal towpath Workers at dairy	Opportunities for mitigation and landscape compatibility of mitigation: Generally good structure of hedgerows and small woodlands to build upon
Views out of the sub-area to: Settlement edge of Hunston Chichester Cathedral spire Hunston Copse Possibly to Church of St Stephen, North Mundham, if boundary vegetation permits	Magnitude of viewers (level of use and popularity): Few local residents One local PRoW School	Impacts of mitigation: Loss of field patterns Loss of views to cathedral spire or Church tower
Does the sub-area form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): A rural area with moderately high expectations of scenic beauty although partly against the settlement edge and influenced by B2145	
Panoramic views: None		
Landmark features: None		
Sensitivity score: Medium/high	Sensitivity score: Medium/high	Sensitivity score: Medium/ low
Visual sensitivity score: Medium		
Additional comments: Access to sub-area was limited		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Generally level and at approx. 8m AOD	Boundary features other than vegetation: Post and rail fence Post and wire Brick walls associated with Hunston Dairy Close board fencing associated with settled edge	Tranquillity – Noise levels: Generally peaceful away from B2145
Geological features: None noted	Historic landscapes: Informal fieldscape, regular piecemeal enclosure (post-medieval) in west Formal enclosure, consolidated strip fields (medieval to post-medieval) to centre, west of dairy Parliamentary enclosures to north	Tranquillity – Visual intrusion / detractors: Some overhead power lines in east
Soil quality: Predominantly Grade 3 agricultural soil. Small area of Grade 1 in north	Parkland features: None noted	Tranquillity – Light pollution/dark skies: Some locally associated with settlement and highways
Water features: Drainage ditches		
Landcover and land use: Pasture Apparently derelict nursery	Conservation Area: No	
Tree belts, individual trees and riverside trees:	Landscape features of CA:	
Hedgerows and hedgerow trees: Some hedgerows with trees	Built form: Hunston Dairy Apparently derelict Lowlands Nursery	Accessibility by public footpath: PRoW / National Route 2 crosses north of site
Woodland and copses: Small copse in centre of sub-area	Setting of listed buildings: Some contribution to setting of Grade II* Church of St Stephen and Grade II Pigeon House Farmhouse which lie to south-east	Open access areas: None noted
Wetland and meadow: Meadow	Scheduled Monuments: None	Recreational areas: None noted

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Common land: None noted	Settlement pattern: N/a	
Heathland: None noted	Contribution of private gardens to landscape character: Some contribution although some neighbouring properties in south are newly built.	Aesthetic sensitivity - Elements of openness/enclosure: Generally fairly enclosed
Other significant vegetation cover: None noted	Cultural associations:	Aesthetic sensitivity – landscape pattern: Mid-scale and fairly simple
Priority Habitat Inventory/Phase 1 records: None	Features of cultural importance:	
Presence of SPA/SAC/SSSI/SNCI/SANG local wildlife designation/Semi-Natural Ancient Woodland: Hunston Copse Ancient and Semi-natural woodland adjacent to south-east corner of sub-area		
<i>Other information</i>		
Sensitivity score: Medium	Sensitivity score: Medium	Sensitivity score: Medium/low
Landscape sensitivity score: Medium		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: Hunston (forms part of gap between North Mundham and Hunston)
Character of the urban edge: Generally well-vegetated
Presence in a floodplain: No
Relationship with adjacent wider countryside: Connects quite well with wider countryside to the south-east, otherwise largely enclosed by settlement
Character of adjacent village(s): Hunston has a historic core around the Manor House, Church Farm and St Leodgar's Church but the village itself dates from mid-20 th century
Historic links with the wider area if known: Chichester Canal and former Portsmouth and Arundel Canal lie close to sub-area
Ecological links with the wider area if known:
Recreational links with the wider area:
Extracts from other relevant evidence (e.g VDS, NDP):

CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	CH46 Runcton pastures
Date of area survey:	23.08.18
Surveyors:	KB
Weather/visibility:	Fine
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA SC9 Chichester to Yapton Coastal Plain The Future Growth of Chichester (FGoC): LCA 4A Chichester Coastal Plain; LCT Enclosed Pasture
Landscape designations:	

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VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the sub-area from: Local roads Residential properties Nursery PRow Runcton Conservation Area	Types of viewers: Few local residents Local motorists Workers at nurseries Walkers on PRow Visitors to Runcton Conservation Area	Opportunities for mitigation and landscape compatibility of mitigation: Generally good structure of hedgerows and surrounding woodlands to build upon
Views out of the sub-area to: Settlements of North Mundham and Runcton Runcton Conservation Area	Magnitude of viewers (level of use and popularity): Local roads Few local residents Few local PRow	Impacts of mitigation: Loss of field patterns
Does the sub-area form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): A rural area with moderately high expectations of scenic beauty, especially within conservation area in the east but influenced by its proximity to 2 settlements and local roads	
Panoramic views: No		
Landmark features: None		
Sensitivity score: Medium	Sensitivity score: Medium/high	Sensitivity score: Medium/low
Visual sensitivity score: Medium		
Additional comments: Not accessible		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Generally level and at approx. 4m AOD near stream rising to approx. 6m AOD further west	Boundary features other than vegetation: Post and rail fence Post and wire Close board fence and brick walls associated with dwellings	Tranquillity – Noise levels: Generally peaceful, away from B2166
Geological features: None noted	Historic landscapes: Predominantly irregular piecemeal enclosure (post medieval) Small area of informal fieldscape (post medieval) to south-west Eastern end of sub-area comprises historic core (medieval)	Tranquillity – Visual intrusion / detractors:
Soil quality: Predominantly Grade 3 agricultural soil	Parkland features: None noted	Tranquillity – Light pollution/dark skies: Some locally associated with roads and settlement but roads generally without street lamps
Water features: Mill stream along southern boundary		
Landcover and land use: Pasture Timber /logging yard	Conservation Area: Yes, part of Runcton Conservation Area lies within eastern part of sub-area	
Tree belts, individual trees and riverside trees: Trees associated with mill stream	Landscape features of CA:	
Hedgerows and hedgerow trees: Few hedgerows with trees	Built form: Small number of individual houses on Post Office Lane	Accessibility by public footpath: PRoW bounds southern edge
Woodland and copses: Small copse in south and along B2166 in north	Setting of listed buildings: Contributes to setting of Grade II Runcton Mill (within sub-area) and Orchard Hey	Open access areas: None noted
Wetland and meadow:	Scheduled Monuments: None	Recreational areas: None noted

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
None noted, although flood plain surrounding mill stream		
Common land: None noted	Settlement pattern: Lies between 2 settlements	
Heathland: None noted	Contribution of private gardens to landscape character: Mature trees contribute to character, especially those associated with the mill stream	Aesthetic sensitivity - Elements of openness/enclosure: Generally enclosed in the north
Other significant vegetation cover: None noted	Cultural associations: Mill	Aesthetic sensitivity – landscape pattern: Generally small scale and complex
Priority Habitat Inventory/Phase 1 records: Deciduous woodland in south of sub-area and along B2166 in north	Features of cultural importance: Mill	
Presence of SPA/SAC/SSSI/SNCI/SANG local wildlife designation/Semi-Natural Ancient Woodland: None noted		
<i>Other information</i>		
Sensitivity score: Medium/high	Sensitivity score: Medium/high	Sensitivity score: Medium
Landscape sensitivity score: Medium/high		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: North Mundham/Runcton
Character of the urban edge: Generally well-vegetated
Presence in a floodplain: Flood plain along Pagham Rife in east of sub-area
Relationship with adjacent wider countryside: Connects quite well with wider countryside to the south-east, otherwise largely enclosed by settlement
Character of adjacent village(s): North Mundham is a small nucleated village with a historic core in the south
Historic links with the wider area if known: None known
Ecological links with the wider area if known:
Recreational links with the wider area:
Extracts from other relevant evidence (e.g VDS, NDP): <u>Runcton Conservation Area Character Appraisal and Management Proposals (2007)</u> - Appendices updated March 2012 to reflect legislative changes <ul style="list-style-type: none"> • <i>Pagham Rife runs through the village, and with the ponds and streams, provides a habitat for wildlife;</i> • <i>Runcton Manor and its grounds dominate the southern part of the conservation area with glimpses of the building through the surrounding trees;</i> <i>Footpaths provide views out of the village over surrounding fields.</i>

CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	CH47 North Mundham pastures
Date of area survey:	23.08.18
Surveyors:	KB
Weather/visibility:	Cloudy
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA SC9 Chichester to Yapton Coastal Plain The Future Growth of Chichester (FGoC): LCA 4A Chichester Coastal Plain; LCT Enclosed Pasture
Landscape designations:	

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VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the sub-area from: Local roads Residential properties Lakes (former gravel pits) PRow School Playing fields Village hall Small-holdings	Types of viewers: Local residents Local motorists Workers, pupils and visitors to school Users of recreation ground and village hall Walkers on PRow Visitors to lakes (former gravel pits)	Opportunities for mitigation and landscape compatibility of mitigation: Generally good structure of hedgerows to build upon
Views out of the sub-area to: Settlements of North Mundham and Runcton Lakes (former gravel pits)	Magnitude of viewers (level of use and popularity): Local roads Few local residents Few local PRow	Impacts of mitigation: Loss of field patterns
Does the sub-area form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): A fairly rural area with moderately high expectations of scenic beauty, especially away from B2166	
Panoramic views: No		
Landmark features: None		
Sensitivity score: Medium	Sensitivity score: Medium/high	Sensitivity score: Medium/low
Visual sensitivity score: Medium		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Generally level and at approx. 8m AOD	Boundary features other than vegetation: Post and rail fence Post and wire Close board fence and brick walls associated with dwellings Railings and metal fencing associated with school and recreation ground	Tranquillity – Noise levels: Generally peaceful, away from B2166
Geological features: None noted	Historic landscapes: Formal enclosure (post medieval) in west Informal fieldscape - irregular piecemeal (post medieval) to east Eastern end of sub-area comprises historic core (medieval) Large farmstead (post-medieval to modern) at Stoney Meadow Farm	Tranquillity – Visual intrusion / detractors: Substation beyond western boundary
Soil quality: Grade 3 agricultural soil	Parkland features: None noted	Tranquillity – Light pollution/dark skies: Some locally associated with roads and settlement but roads generally without street lamps
Water features: Streams to east and west and former Arundel canal to southern boundary. Pond to east.		
Landcover and land use: Pasture Arable Equestrian School Playing fields/ village hall	Conservation Area: No	
Tree belts, individual trees and riverside trees: Trees associated with streams and lakes/gravel pits	Landscape features of CA:	
Hedgerows and hedgerow trees: Generally good hedgerows with trees	Built form: Small number of individual houses on PRow	Accessibility by public footpath:

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
	School Village hall Farm	PRoW runs north-south through centre of sub-area
Woodland and copses: Small copse in south	Setting of listed buildings: Contributes to setting of Grade II Old School House (within sub-area) and 1760 Cottage to the south	Open access areas: None noted
Wetland and meadow: None noted, although flood plain associated with streams	Scheduled Monuments: None	Recreational areas: Recreation ground
Common land: None noted	Settlement pattern: Line of housing along PRoW, modern development opposite school	
Heathland: None noted	Contribution of private gardens to landscape character: Mature trees contribute to character, especially those associated with the mill stream	Aesthetic sensitivity - Elements of openness/enclosure: Generally open. More enclosed to north around housing
Other significant vegetation cover: None noted	Cultural associations: Former Arundel Canal to part southern boundary	Aesthetic sensitivity – landscape pattern: Generally medium scale and simple
Priority Habitat Inventory/Phase 1 records: Deciduous woodland in south of sub-area and along B2166 in north	Features of cultural importance:	
Presence of SPA/SAC/SSSI/SNCI/SANG local wildlife designation/Semi-Natural Ancient Woodland: Chichester Gravel Pits SNCI lie to north		
<i>Other information</i>		
Sensitivity score: Medium	Sensitivity score: Medium	Sensitivity score: Medium/high
Landscape sensitivity score: Medium		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: North Mundham/Runcton.
Character of the urban edge: Generally well-vegetated
Presence in a floodplain: Flood plain to east and west of sub-area
Relationship with adjacent wider countryside: Limited connection to wider countryside due to built form in south and east and gravel pits to the north.
Character of adjacent village(s): North Mundham is a small nucleated villages with a historic core and more recent extension
Historic links with the wider area if known: None known
Ecological links with the wider area if known:
Recreational links with the wider area:
Extracts from other relevant evidence (e.g VDS, NDP):

CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	CH48 Berrymead pastures
Date of area survey:	04.09.18/23.8.18
Surveyors:	KB
Weather/visibility:	Fine/Overcast
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA SC9 Chichester to Yapton Coastal Plain The Future Growth of Chichester (FGoC): LCA 4A Chichester Coastal Plain; LCT Enclosed Pasture
Landscape designations:	

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VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the sub-area from: SDNP Chichester Canal/New Lipchis Way/ National Route 2 where vegetation permits Settlement edge of Hunston B2145 PRow	Types of viewers: Walkers/cyclists on New Lipchis Way/canal/ National Route 2 Residents at southern edge of Hunston	Opportunities for mitigation and landscape compatibility of mitigation: Some structure of hedgerows to build upon.
Views out of the sub-area to: Settlement edge of Hunston SDNP Chichester Cathedral spire B2145	Magnitude of viewers (level of use and popularity): Small number of local residents New Lipchis way is national trail, passes sub-area for short distance	Impacts of mitigation: Loss of openness and interruption of long views Loss of historic field patterns. Opportunities to restore historic field boundaries
Does the sub-area form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): A rural area with high expectations of scenic beauty	
Panoramic views: Yes		
Landmark features: None noted		
Sensitivity score: Medium	Sensitivity score: Medium/high	Sensitivity score: Medium
Visual sensitivity score: Medium		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Generally level at approx. 7m AOD	Boundary features other than vegetation: Post and rail fence Post and wire	Tranquillity – Noise levels: Generally peaceful (quarrying to north)
Geological features: None noted	Historic landscapes: Informal fieldscapes modern field amalgamation (post medieval to modern) in north Informal fieldscape (post medieval) to west Parliamentary enclosure to east Formal enclosure (post medieval) to north-east	Tranquillity – Visual intrusion / detractors: Quarrying to north- may be visible in due course Substation to south-east
Soil quality: Predominantly Grade 1 agricultural soil, small area of Grade 3 in north	Parkland features: None noted	Tranquillity – Light pollution/dark skies: Settlement edge of Hunston
Water features: Some drainage ditches/springs		
Landcover and land use: Arable, pasture,	Conservation Area: No	
Tree belts, individual trees and riverside trees: Trees along canal	Landscape features of CA:	
Hedgerows and hedgerow trees: Some hedgerows with trees	Built form: Agricultural/equestrian buildings Few houses Sub-station to south-east	Accessibility by public footpath: Yes
Woodland and copses: None noted	Setting of listed buildings: No	Open access areas: None noted
Wetland and meadow: None noted	Scheduled Monuments: None	Recreational areas: None noted
Common land: None noted	Settlement pattern: N/a	

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Heathland: None noted	Contribution of private gardens to landscape character: None	Aesthetic sensitivity - Elements of openness/enclosure: Generally open
Other significant vegetation cover: None noted	Cultural associations: Potentially contributes to setting of noted view of cathedral painted by Turner; 'Chichester Canal' c 1828	Aesthetic sensitivity – landscape pattern: Simple and mid/large scale.
Priority Habitat Inventory/Phase 1 records: None noted	Features of cultural importance:	
Presence of SPA/SAC/SSSI/SNCI/SANG local wildlife designation/Semi-Natural Ancient Woodland: Chichester Lakes SNCI lies to east		
<i>Other information</i>		
Sensitivity score: Medium	Sensitivity score: Medium	Sensitivity score: Medium
Landscape sensitivity score: Medium		
Additional comments:		

Relationship with the wider landscape/townscape

<p>Adjacent settlement: Hunston in south but separated by canal and B2145</p>
<p>Character of the urban edge: Northern edge of Hunston is contained by canal and B2145</p>
<p>Presence in a floodplain: Some associated with eastern edge</p>
<p>Relationship with adjacent wider countryside: Connects well with wider countryside to east and west</p>
<p>Character of adjacent village(s): Hunston has a historic core around the Manor House, Church Farm and St Leodgar's Church but the village itself dates from mid-20th century</p>
<p>Historic links with the wider area if known: Forms part of setting of Turner's celebrated view of Chichester Cathedral</p>
<p>Ecological links with the wider area if known: Chichester Canal SNCI /Chichester Lakes</p>
<p>Recreational links with the wider area: National Trail 2 bounds part of area</p>
<p>Extracts from other relevant evidence (e.g VDS, NDP):</p>

CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	CH49 Kives pastures
Date of area survey:	23.8.18/15.08.18
Surveyors:	KB
Weather/visibility:	Cloudy/Fine
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA SC9 Chichester to Yapton Coastal Plain The Future Growth of Chichester (FGoC): LCA 4A Chichester Coastal Plain; LCT Enclosed Pasture
Landscape designations:	

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VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the sub-area from: Green Lane Bognor Road A259 (where vegetation permits) Residential and business premises on Green Lane Brick Kiln Farm and Kives Farm India Gate/ The Kings Head	Types of viewers: Local residents on Green Lane Motorists Customers of India Gate/ The Kings Head	Opportunities for mitigation and landscape compatibility of mitigation: Few hedgerows to build upon
Views out of the sub-area to: <i>NB. Access not possible- views out assessed as being reciprocal to views into sub-area</i> Green Lane A259 Residential and business premises on Green Lane	Magnitude of viewers (level of use and popularity): Busy roads Few local residents	Impacts of mitigation: Loss of field patterns Restoration of historic field patterns Mitigation of effects of road and commercial activities Possible loss of long views
Does the sub-area form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): A somewhat rural area but with fairly low expectations of scenic beauty as heavily influenced by the busy road, and commercial activities	
Panoramic views: Potentially some long views towards Goodwood		
Landmark features: None		
Sensitivity score: Low	Sensitivity score: Medium/low	Sensitivity score: Medium/low
Visual sensitivity score: Medium/low		
Additional comments: Access not possible		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Generally level at approx. 10m AOD	Boundary features other than vegetation: Post and rail fence Post and wire fencing Close board fence associated with dwellings Brick walls and railings at India Gate	Tranquillity – Noise levels: More peaceful in west, away from busy roads
Geological features: None noted	Historic landscapes: (classified as horticulture)	Tranquillity – Visual intrusion / detractors: Busy road
Soil quality: Grade 1 agricultural	Parkland features: None noted	Tranquillity – Light pollution/dark skies: Some locally associated with roads
Water features: None noted		
Landcover and land use: Farmyard, paddocks	Conservation Area: No	
Tree belts, individual trees and riverside trees: Some trees associated with built form	Landscape features of CA: None	
Hedgerows and hedgerow trees: Relatively few hedgerows with trees to boundaries	Built form: Kives Farm Former Public House (India Gate) Park homes Dwellings	Accessibility by public footpath: None
Woodland and copses: None noted	Setting of listed buildings: None	Open access areas: None noted
Wetland and meadow: None noted	Scheduled Monuments: None	Recreational areas: None noted
Common land: None noted	Settlement pattern: Isolated farmstead/public house with modern additions	

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Heathland: None noted	Contribution of private gardens to landscape character: None noted	Aesthetic sensitivity - Elements of openness/enclosure: Generally enclosed
Other significant vegetation cover: None noted	Cultural associations: None noted	Aesthetic sensitivity – landscape pattern: Generally small scale and simple.
Priority Habitat Inventory/Phase 1 records: None noted	Features of cultural importance: Former public house	
Presence of SPA/SAC/SSSI/SNCI/SANG local wildlife designation/Semi-Natural Ancient Woodland: None noted		
<i>Other information</i>		
Sensitivity score: Medium/low	Sensitivity score: Low	Sensitivity score: Medium/low
Landscape sensitivity score: Medium/low		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: None
Character of the urban edge: Not applicable
Presence in a floodplain: No
Relationship with adjacent wider countryside: Limited connection to wider countryside due to presence of lakes and Vinnetrow Farm. Some connection to remnant farmland landscape in the west.
Character of adjacent village(s): N/A
Historic links with the wider area if known: None known
Ecological links with the wider area if known: None known
Recreational links with the wider area:
Extracts from other relevant evidence (e.g VDS, NDP):

CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	CH50 South Hunston pastures
Date of area survey:	23.08.18
Surveyors:	KB
Weather/visibility:	Overcast
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA SC9 Chichester to Yapton Coastal Plain The Future Growth of Chichester (FGoC): LCA 4A Chichester Coastal Plain; LCT Enclosed Pasture
Landscape designations:	

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VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the sub-area from: Residential properties in Hunston PRoW Hunston Copse B2145 Hunston Conservation Area Recreation ground/play area	Types of viewers: Moderate number of local residents Walkers on PRoW Visitors to conservation area Users of recreation ground	Opportunities for mitigation and landscape compatibility of mitigation: Generally weak structure of hedgerows to build upon.
Views out of the sub-area to: Settlement edge of Hunston Hunston Copse Hunston Conservation Area B2145	Magnitude of viewers (level of use and popularity): Relatively few local residents Two local PRoW B2145 locally busy	Impacts of mitigation: Loss of openness Further loss of historic field patterns Opportunity to restore historic field boundaries
Does the sub-area form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): A rural area with moderately high expectations of scenic beauty although partly reduced against the settlement edge and influenced by B2145	
Panoramic views: Some wide views, although generally not far-reaching		
Landmark features: None		
Sensitivity score: Medium/high	Sensitivity score: Medium/high	Sensitivity score: Medium
Visual sensitivity score: Medium/high		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Generally level and at approx. 8m AOD	Boundary features other than vegetation: Post and rail fence Post and wire Chainlink fencing to tennis courts	Tranquillity – Noise levels: More peaceful away from B2145
Geological features: None noted	Historic landscapes: Formal enclosure, consolidated strip fields (medieval to post-medieval) in north	Tranquillity – Visual intrusion / detractors: B2145 Fence to tennis courts
Soil quality: Predominantly Grade 3 agricultural soil.	Parkland features: None noted	Tranquillity – Light pollution/dark skies: Some locally associated with settlement and highways
Water features: Drainage ditches Rife		
Landcover and land use: Arable Amenity grass Grazing	Conservation Area: Hunston Conservation Area partly within and adjacent to sub-area	
Tree belts, individual trees and riverside trees: Some individual trees	Landscape features of CA:	
Hedgerows and hedgerow trees: Some hedgerows with trees	Built form: Pumping station	Accessibility by public footpath: PRoW crosses sub-area.
Woodland and copses: None	Setting of listed buildings: Contributes to setting of Grade II Spire Cottage and Rectory. Some contribution to setting of Grade II* The Manor House	Open access areas: None noted
Wetland and meadow:	Scheduled Monuments: None	Recreational areas: Yes, recreation ground
Common land: None noted	Settlement pattern: N/a	

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Heathland: None noted	Contribution of private gardens to landscape character: Negligible	Aesthetic sensitivity - Elements of openness/enclosure: Generally open
Other significant vegetation cover: None noted	Cultural associations: None noted	Aesthetic sensitivity – landscape pattern: Mid-scale and simple
Priority Habitat Inventory/Phase 1 records: None	Features of cultural importance:	
Presence of SPA/SAC/SSSI/SNCI/SANG local wildlife designation/Semi-Natural Ancient Woodland: None noted		
<i>Other information</i>		
Sensitivity score: Medium/low	Sensitivity score: Medium/high	Sensitivity score: Medium
Landscape sensitivity score: Medium		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: Hunston
Character of the urban edge: Housing on Selsey Road faces sub-area with little significant vegetation
Presence in a floodplain: Yes, large proportion of sub-area lies within floodplain
Relationship with adjacent wider countryside: Connects well with wider countryside to the south and east
Character of adjacent village(s): Hunston has a historic core around the Manor House, Church Farm and St Leodgar's Church but the village itself dates from mid-20 th century
Historic links with the wider area if known:
Ecological links with the wider area if known:
Recreational links with the wider area:
Extracts from other relevant evidence (e.g VDS, NDP): <u>Hunston Conservation Area Character Appraisal and Management Proposals (2006)</u> - Appendices updated March 2012 to reflect legislative changes <ul style="list-style-type: none"> • <i>Medieval moated site surrounded by fields;</i> • <i>The rural character reinforced by the duck pond and mature trees.</i>

CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	CH51 Donnington pasture
Date of area survey:	23.08.18
Surveyors:	KB
Weather/visibility:	Cloudy
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA SC9 Chichester to Yapton Coastal Plain The Future Growth of Chichester (FGoC): LCA 4A Chichester Coastal Plain; LCT Enclosed Pasture Adjacent to SC3 Chichester Harbour
Landscape designations:	

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the sub-area from: Residential properties in Donnington/ Hunston (where vegetation permits) New Lipchis Way/ Chichester Canal (where vegetation permits) B2201 Donnington Conservation Area	Types of viewers: Local residents Walkers on PRoW/Lipchis Way Visitors to conservation area Motorists	Opportunities for mitigation and landscape compatibility of mitigation: Generally good structure of hedgerows to build upon.
Views out of the sub-area to: Settlement edge of Hunston Donnington Conservation Area B2201 New Lipchis Way/ Chichester Canal (where vegetation permits)	Magnitude of viewers (level of use and popularity): Small number of local residents Local PRoW and regional footpath B2201 moderately busy	Impacts of mitigation: Loss of openness Loss of historic field patterns
Does the sub-area form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): A rural area with high expectations of scenic beauty, especially near New Lipchis Way, canal and conservation area although partly reduced against the settlement edge/ road	
Panoramic views: No		
Landmark features: None		
Sensitivity score: Medium	Sensitivity score: Medium	Sensitivity score: Medium
Visual sensitivity score: Medium		
Additional comments: Sub-area not very accessible to inspect		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Generally level at approx. 7m AOD	Boundary features other than vegetation: Post and rail fence Post and wire Close board fencing and brick and flint walls associated with housing	Tranquillity – Noise levels: Generally peaceful away from B2201
Geological features: None noted	Historic landscapes: Informal fieldscape, regular piecemeal enclosure (medieval to post medieval) Historic core centred on Old Vicarage (early medieval/dark age)	Tranquillity – Visual intrusion / detractors: B2201
Soil quality: Grade 2 agricultural soil.	Parkland features: None noted	Tranquillity – Light pollution/dark skies: Some locally associated with settlement and highways
Water features: Some drainage ditches Chichester Canal to south		
Landcover and land use: Paddocks, private gardens	Conservation Area: Donnington Conservation Area partly within and adjacent to sub-area	
Tree belts, individual trees and riverside trees: Some individual trees (Riverside trees along canal)	Landscape features of CA:	
Hedgerows and hedgerow trees: Some hedgerows with trees	Built form: Houses on Selsey Road adjacent to sub-area	Accessibility by public footpath: None
Woodland and copses: None	Setting of listed buildings: Contributes to setting of 3 no. Grade II properties within conservation area	Open access areas: None noted
Wetland and meadow:	Scheduled Monuments:	Recreational areas:

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
	None	None noted
Common land: None noted	Settlement pattern: N/a	
Heathland: None noted	Contribution of private gardens to landscape character: Some contribution in softening adjacent built form	Aesthetic sensitivity - Elements of openness/enclosure: Generally enclosed
Other significant vegetation cover: None noted	Cultural associations: None noted	Aesthetic sensitivity – landscape pattern: small-large scale and somewhat complex
Priority Habitat Inventory/Phase 1 records:	Features of cultural importance:	
Presence of SPA/SAC/SSSI/SNCI/SANG local wildlife designation/Semi-Natural Ancient Woodland: Chichester Canal SNCI lies north of sub-area boundary		
<i>Other information</i>		
Sensitivity score: Medium	Sensitivity score: Medium/high	Sensitivity score: Medium/high
Landscape sensitivity score: Medium/high		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: Donnington
Character of the urban edge: Well-vegetated
Presence in a floodplain: No
Relationship with adjacent wider countryside: Connects well with wider countryside to the north and west
Character of adjacent village(s): Donnington is a small historic hamlet, mostly located to the north of the canal
Historic links with the wider area if known:
Ecological links with the wider area if known: Chichester Canal SNCI
Recreational links with the wider area: New Lipchis Way runs beyond southern boundary of sub-area
Extracts from other relevant evidence (e.g VDS, NDP): <u>Donnington Conservation Area Character Appraisal and Management Proposals (2006)- Appendices updated March 2012 to reflect legislative changes</u> <ul style="list-style-type: none"> • <i>Small linear rural village crossing the Chichester Canal, surrounded by open fields</i> • <i>Northern section of Selsey Road is more enclosed with many mature trees and hedging;</i> • <i>Attractive views along the Chichester Canal, currently being restored.</i>

CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	CH52 Leythorne Meadow
Date of area survey:	23.08.18
Surveyors:	KB
Weather/visibility:	Cloudy
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA SC9 Chichester to Yapton Coastal Plain The Future Growth of Chichester (FGoC): LCA 4A Chichester Coastal Plain; LCT Enclosed Pasture
Landscape designations:	

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VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the sub-area from: Vinnetrow Road (where vegetation permits) Lakes (former gravel pits) PRow to east of Lakeside Park Vinnetrow Farm Business Centre Leythorne Farm Chichester Lakeside Holiday Park	Types of viewers: Few local residents Visitors to Lakeside Holiday Park Local motorists Workers at Vinnetrow Farm Business Centre Walkers on PRow Visitors to lakes (former gravel pits)	Opportunities for mitigation and landscape compatibility of mitigation: Generally good structure of hedgerows to build upon
Views out of the sub-area to: <i>NB. Access not possible- views out assessed as being reciprocal to views into sub-area</i> Vinnetrow Road (where vegetation permits) Lakes (former gravel pits) PRow to east of Lakeside Park Vinnetrow Farm Business Centre Leythorne Farm Chichester Lakeside Holiday Park	Magnitude of viewers (level of use and popularity): Busy road Few local residents Local PRow Large number of units at Chichester Lakeside Holiday Park	Impacts of mitigation: Loss of field patterns
Does the sub-area form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): A fairly rural area with moderately high expectations of scenic beauty although influenced by the busy road and vehicles associated with Vinnetrow Farm and somewhat influenced by the activities of Chichester Lakeside Holiday Park	
Panoramic views: No		
Landmark features: None		
Sensitivity score: Medium	Sensitivity score: Medium	Sensitivity score: Medium/low
Visual sensitivity score: Medium		
Additional comments: Access not possible		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Generally level and at approx. 8m AOD	Boundary features other than vegetation: Post and rail fence Post and wire	Tranquillity – Noise levels: More peaceful in west, away from busy road
Geological features: None noted	Historic landscapes: West Sussex HLC classifies as regenerated scrub (post medieval to modern) however historic map evidence suggests that some historic field patterns may remain intact despite proximity to former gravel extraction works	Tranquillity – Visual intrusion / detractors: None noted but potentially some influence from Vinnetrow Farm/ Chichester Lakeside
Soil quality: Classified non-agricultural (Agricultural Land Classification - Provisional (England))	Parkland features: None noted	Tranquillity – Light pollution/dark skies: Some locally associated with roads and settlement but roads generally without street lamps
Water features: Crossed by Pagham Rife Lakes (former gravel pits) to west (Mapping indicates possible watercress beds) Spring shown just outside southern boundary		
Landcover and land use: Pasture (Mapping indicates possible watercress beds)	Conservation Area: No	
Tree belts, individual trees and riverside trees: Trees associated with streams and lakes/gravel pits	Landscape features of CA:	
Hedgerows and hedgerow trees: Some hedgerows with trees	Built form: Leythorne Farm lies in south of sub-area	Accessibility by public footpath: PRoW runs along eastern side of holiday park
Woodland and copses: Small copses in west, along lakeside	Setting of listed buildings: Contributes to setting of Grade II Vinnetrow Farmhouse which lies to north-east	Open access areas: None noted
Wetland and meadow:	Scheduled Monuments: None	Recreational areas: None noted but lakes are used for angling

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
None noted, although flood plain associated with streams		
Common land: None noted	Settlement pattern: Leythorne Farm lies in south of sub-area	
Heathland: None noted	Contribution of private gardens to landscape character: None noted	Aesthetic sensitivity - Elements of openness/enclosure: Generally enclosed
Other significant vegetation cover: (Mapping indicates possible watercress beds)	Cultural associations: (Mapping indicates possible watercress beds)	Aesthetic sensitivity – landscape pattern: Generally small scale and complex
Priority Habitat Inventory/Phase 1 records: Deciduous woodland in west of sub-area	Features of cultural importance:	
Presence of SPA/SAC/SSSI/SNCI/SANG local wildlife designation/Semi-Natural Ancient Woodland: Largely within Chichester Gravel Pits and Leythorne Meadow SNCI		
<i>Other information</i>		
Sensitivity score: High	Sensitivity score: Medium/low	Sensitivity score: Low
Landscape sensitivity score: Medium		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: None
Character of the urban edge: Not applicable
Presence in a floodplain: Flood plain to west of sub-area
Relationship with adjacent wider countryside: Limited connection to wider countryside due to presence of lakes and Vinnetrow Farm. Some connection to remnant farmland landscape in the south.
Character of adjacent village(s): Runcton is a small village with a historic core to the south
Historic links with the wider area if known: None known
Ecological links with the wider area if known: Largely within Chichester Gravel Pits and Leythorne Meadow SNCI
Recreational links with the wider area:
Extracts from other relevant evidence (e.g VDS, NDP):

CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	CH53 Apuldram Meadows
Date of area survey:	04.09.18
Surveyors:	KB
Weather/visibility:	Fine
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA SC3 Chichester Harbour The Future Growth of Chichester (FGoC): LCA 4A Chichester Coastal Plain; LCT Enclosed Pasture
Landscape designations:	Adj. Chichester Harbour AONB

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VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the sub-area from: SDNP AONB PRoW Church Farms Apuldram Centre Local roads Salterns Way	Types of viewers: Walkers on ProW Cyclists on Salterns Way Visitors to AONB and Apuldram Centre Farm workers	Opportunities for mitigation and landscape compatibility of mitigation: Reasonably good structure of hedgerows to build upon.
Views out of the sub-area to: Farms SDNP and Goodwood grandstand Chichester Cathedral spire AONB	Magnitude of viewers (level of use and popularity): Salterns Way promoted cycle way	Impacts of mitigation: Loss of openness and interruption of long views Loss of historic field patterns
Does the sub-area form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): A rural area with high expectations of scenic beauty ,, especially close to the AONB	
Panoramic views: Yes, where vegetation permits		
Landmark features: None noted		
Sensitivity score: Medium/high	Sensitivity score: Medium	Sensitivity score: Medium/high
Visual sensitivity score: Medium/high		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Slopes gently from approx. 3m AOD in west to approx. 5m AOD in east	Boundary features other than vegetation: Post and wire	Tranquillity – Noise levels: Noise from A27
Geological features: None noted	Historic landscapes: Irregular piecemeal enclosures (medieval) in south-west Formal enclosure (Post-medieval) to south-east Modern field amalgamation (post-,medieval to modern) in to north of river	Tranquillity – Visual intrusion / detractors: Glimpsed views of warehouses beyond A27 Activities in yard to north-east
Soil quality: Predominantly Grade 1 agricultural soil, some Grade 2 in east	Parkland features: None noted	Tranquillity – Light pollution/dark skies:
Water features: River Lavant Stream/ditches		
Landcover and land use: Arable	Conservation Area: No	
Tree belts, individual trees and riverside trees: Riverside trees	Landscape features of CA:	
Hedgerows and hedgerow trees: Small number of hedgerows with trees	Built form: None	Accessibility by public footpath: Yes and Salterns Way cycle/footpath in west
Woodland and copses: None noted	Setting of listed buildings: None	Open access areas: None noted
Wetland and meadow: Floodplain grazing marsh noted in east	Scheduled Monuments: None	Recreational areas: None noted
Common land: None noted	Settlement pattern: N/a	

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Heathland: None noted	Contribution of private gardens to landscape character: N/A	Aesthetic sensitivity - Elements of openness/enclosure: Generally enclosed in west, less so in east
Other significant vegetation cover: None noted	Cultural associations:	Aesthetic sensitivity – landscape pattern: Small-scale and more complex in west.
Priority Habitat Inventory/Phase 1 records: Floodplain grazing marsh recorded in east	Features of cultural importance: None noted	
Presence of SPA/SAC/SSSI/SNCI/SANG local wildlife designation/Semi-Natural Ancient Woodland: River Lavant Marsh SNCI located to west of road		
<i>Other information</i>		
Sensitivity score: Medium/high	Sensitivity score: Medium/low	Sensitivity score: Medium
Landscape sensitivity score: Medium		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: None
Character of the urban edge: N/A
Presence in a floodplain: Most of sub-area within floodplain
Relationship with adjacent wider countryside: Connects well with wider countryside to south, although separated by River Lavant
Character of adjacent village(s): Stockbridge is 20 th Century extension of Chichester; Apuldram is a small rural hamlet
Historic links with the wider area if known:
Ecological links with the wider area if known: River Lavant
Recreational links with the wider area: Salterns Way promoted cycle/foot path lies on western edge
Extracts from other relevant evidence (e.g VDS, NDP):

CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	65 Funtington Downland Foothills
Date of area survey:	5:09:2018
Surveyors:	LA
Weather/visibility:	Clear
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA SC6: East Downs Chichester District Landscape Capacity Study Extension 2011 (CDLCSE): Zone 12 Adjacent South Downs National Park Authority Integrated Landscape Character Assessment (SDILCA): LCT Open Downland and LCT Wooded Estate Downland. LCA South Downs upper Coastal Plateau and LCA Stanstead to West Dean Wooded Estate Downland
Landscape designations:	Adjacent South Downs National Park

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the sub-area from: Hares Lane-B2146 (boundary of SDNP): views down across sub-area Common Road: Views up slightly obscured by intervening hedgerow vegetation Northern edge of Funtington: A mainly open settlement edge with views from adjacent properties (Haresfoot Close) into sub-area	Types of viewers: Residents Farm workers Walkers Visitors to SDNP	Opportunities for mitigation and landscape compatibility of mitigation: Good framework of hedgerows which mitigation planting could build upon
Views out of the sub-area to: Boundary of SDNP and further views into SDNP Views south to the business park (on Cheesemans Lane) and Research Facility (Common Lane) both within sub-area 169	Magnitude of viewers (level of use and popularity): Road alongside SDNP, expected high usage Northern access into Funtington	Impacts of mitigation: Loss of views Loss of open setting of SDNP Loss of open rural setting for Funtington Loss of open rural setting for Stanes farm complex
Does the sub-area form part of a skyline? Yes, looking from the south up across sub-area	Visual perceptions (activity and expectations of local visual receptors): High scenic value due to position adjacent SDNP	
Panoramic views: Southwards from B2146		
Landmark features: None		
Sensitivity score: High	Sensitivity score: Medium/high	Sensitivity score: Medium/High
Visual sensitivity score: Medium/high		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Gently sloping landform, from northern edge (around 45m AOD) down to southern edge above the 35m AOD	Boundary features other than vegetation: Brick wall	Tranquillity – Noise levels: Good, with little distraction except local traffic
Geological features: None	Historic landscapes: Western and eastern section, Parliamentary Enclosures Assart wood: Stanes Copse	Tranquillity – Visual intrusion / detractors: Structures within the Research Facility adjacent southern edge
Soil quality: Grade 2 (very good) on southern section Grade 3 (good to moderate) on northern section	Parkland features: None	Tranquillity – Light pollution/dark skies: Dark, with light glow from adjacent Funtington
Water features: None		
Landcover and land use: Arable farmland and small grass fields Cluster of detached residential properties forms part of original farmstead	Conservation Area: None	
Tree belts, individual trees and riverside trees: Enclosed by tree belt on western edge Another tree belt links Stanes Farm to Stanes Copse	Landscape features of CA: None	
Hedgerows and hedgerow trees: Good network of hedgerows with hedgerow trees, although more intermittent around the arable fields Hedgerow along Hares Lane	Built form: Large detached properties at Stanes Farm	Accessibility by public footpath: PRoW runs along the western boundary (along a well-wooded track), although there is no significant inter-visibility with the Sub-area from this path
Woodland and copses: Stanes Copse	Setting of listed buildings: None, although West Lodge (Adsdean House) Grade II located on the northern side of Hares Lane (B2146), which the open undeveloped landscape character within the sub-area would contribute to its rural setting	Open access areas: None

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Wetland and meadow: None	Scheduled Monuments: None	Recreational areas: None
Common land: None	Settlement pattern: Cluster of detached residential properties at Stanes Farm	
Heathland: None	Contribution of private gardens to landscape character: The cluster of private gardens at Stanes Farm collectively provide a semi wooded landscape character	Aesthetic sensitivity - Elements of openness/enclosure: Semi open arable farmland with a cluster of grass fields, with some long-framed views
Other significant vegetation cover: Grass paddocks	Cultural associations: Possible originally part of Adsdean House/estate to the north (within the SDNP)	Aesthetic sensitivity – landscape pattern: Intact area of farmland with a mix of arable fields, paddocks set within a hedgerow framework
Priority Habitat Inventory/Phase 1 records: None	Features of cultural importance: Stanes Copse	
Presence of SPA/SAC/SSSI/SNCI/SANG local wildlife designation/Semi-Natural Ancient Woodland: Stanes Copse: Ancient and Semi-Natural Woodland Adjacent another Ancient and Semi-Natural Woodland to the south (Green Broom Row)		
<i>Other information</i>		
Sensitivity score: High	Sensitivity score: Medium	Sensitivity score: Medium/high
Landscape sensitivity score: Medium/high		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: Funtington
Character of the urban edge: Semi open rear gardens with semi-detached residential properties creating a partly raw edge to the sub-area with mixed garden boundary treatment
Presence in a floodplain: No
Relationship with adjacent wider countryside: The open rural landscape character extends and continues north and east into the SDNP and also south across Common Road to further open agricultural land
Character of adjacent village(s): N/A
Historic links with the wider area if known: Possibly part of the grounds of Adsdean Estate to the north (located within the SDNP)
Ecological links with the wider area if known: Includes woodlands and hedgerows which are part of local wildlife sites which extend into a wider network
Recreational links with the wider area: Adjacent SDNP
Extracts from other relevant evidence (e.g. VDS, NDP):

CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	67 Funtington Coastal Plain
Date of area survey:	5:09:2018
Surveyors:	LA
Weather/visibility:	Clear
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA SC6: East Downs Chichester District Landscape Capacity Study Extension 2011 (CDLCSE): Zone 12 Adjacent LCT South Downs National Park Authority Integrated Landscape Character Assessment (SDILCA): LCT Open Downland and LCA South Downs upper Coastal Plateau
Landscape designations:	None Adjacent SDNP boundary to the east Adjacent Funtington Conservation Area to the north and West Ashling to the south east

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
<p>Views into the sub-area from: Common Road: An open road with views to the north and south across sub-area Watery Lane: Views to the west across sub-area Western edge of Funtington, including the listed buildings on Common Road and the Church to the south: Views out across sub-area, although shorter view range for properties adjacent to area of orchards West Ashling Road: Some framed views between properties out across sub-area to hills within SDNP Cheesemans Lane: Open views across sub-area 2No PRoW: Open views across sub-area and towards the Grade II* listed Church (St Mary's Church) located on the southern edge of Funtington</p>	<p>Types of viewers: Road users Walkers Residents Farm workers</p>	<p>Opportunities for mitigation and landscape compatibility of mitigation: Large open landscape, with long views. Mitigation planting would need to create new boundaries which would impact on this open character</p>
<p>Views out of the sub-area to: Edge of Funtington and Church SDNP to the north Research Establishment to the west Wooded edge of sub-area 117 which includes the wooded roadside character of West Ashling Lane</p>	<p>Magnitude of viewers (level of use and popularity): Common Road is busy PRoW network, providing access to Funtington from south</p>	<p>Impacts of mitigation: Loss of open setting of SDNP, Conservation Area, Listed buildings and rural quality of PRoW</p>
<p>Does the sub-area form part of a skyline? No</p>	<p>Visual perceptions (activity and expectations of local visual receptors): The sub-area is set adjacent the SDNP, therefore users of PRoW and road network would have expectations of a high scenic value within a rural setting</p>	
<p>Panoramic views: Open views across to the SDNP</p>		
<p>Landmark features: The Church on southern edge of Funtington Settlement edge of Funtington with listed buildings</p>		
<p>Sensitivity score: High</p>	<p>Sensitivity score: Medium/high</p>	<p>Sensitivity score: High</p>

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Visual sensitivity score: High		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: From the south, a gently rising landform from around the 20m AOD contour across to above the 35m AOD contour north of Common Road	Boundary features other than vegetation: Post and wire High security chain link fence (Research Establishment) Flint wall with brick detailing	Tranquillity – Noise levels: Traffic noise from Common Road, however further to the south noise levels are reduced
Geological features: None known	Historic landscapes: Mainly post -medieval to modern field amalgamation	Tranquillity – Visual intrusion / detractors: Research Facility associated buildings, structures and antennas Pig shelters and fencing
Soil quality: Grade 3 (Good to moderate)	Parkland features: None	Tranquillity – Light pollution/dark skies: No street lights Slight glow from neighbouring settlements
Water features: Roadside stream adjacent Watery Lane		
Landcover and land use: Outdoor pig farming Orchards Some areas of grassland on periphery	Conservation Area: None, however adjacent Funtington CA and West Ashling CA, both within the SDNP	
Tree belts, individual trees and riverside trees: Line of poplars around orchards	Landscape features of CA: Flint buildings on periphery	
Hedgerows and hedgerow trees: The driveway to Balsams Farm is edged with boxed hedgerows Hedgerows are partly around the orchard area Intermittent hedgerow with trees across central section, leading to a framework of managed boxed	Built form: Isolated farmstead (Balsam's Farm)	Accessibility by public footpath: Two PRoW providing access between West Ashling and Funtington

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
agricultural hedgerows to the west with the occasional hedgerow tree		
<p>Woodland and copses: On the southern edge, a woodland copse extends out from West Ashling Road</p>	<p>Setting of listed buildings: Balsam's Farmhouse: Grade II: set within an open rural setting</p> <p>Although adjacent to this sub-area there are a number of listed buildings, which the rural quality and undeveloped landscape character of the sub-area contributes to their setting, they are as follows: The Parish Church of Saint Mary: Grade II* The Vicarage: Grade II Barn at the Grange Farm: Grade II The Grange: Grade II Home Cottages, The Forge: Grade II Fox and Hounds Public House: Grade II The Stables of the Fox and Hounds Public House; Grade II</p>	<p>Open access areas: None</p>
<p>Wetland and meadow: Potentially adjacent Watery Lane</p>	<p>Scheduled Monuments: None</p>	<p>Recreational areas: None</p>
<p>Common land: None</p>	<p>Settlement pattern: Isolated farmstead</p>	
<p>Heathland: None</p>	<p>Contribution of private gardens to landscape character: Sub-area includes one private garden (part of the listed farmhouse at Balsam's Farm) which includes a number of mature trees, overall creating a central wooded feature within this open agricultural landscape</p>	<p>Aesthetic sensitivity - Elements of openness/enclosure: A mainly open landscape with some enclosure towards the west and within the orchard area on the western edge of Funtington</p>
<p>Other significant vegetation cover: Grassland on southern edge and eastern edge below Funtington Orchards</p>	<p>Cultural associations: PRoW provide access across to Church from the south and West Ashling</p>	<p>Aesthetic sensitivity – landscape pattern: Presently dominated by out-door pig farming</p>
<p>Priority Habitat Inventory/Phase 1 records: Priority Habitat Inventory - Deciduous Woodland: small area on southern edge, which also extends beyond the boundary</p>	<p>Features of cultural importance: Non-known</p>	

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Presence of SPA/SAC/SSSI/SNCI/SANG local wildlife designation/Semi-Natural Ancient Woodland: None		
<i>Other information</i>		
Sensitivity score: Low	Sensitivity score: Medium/high	Sensitivity score: Medium/high
Landscape sensitivity score: Medium		
Additional comments:		

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Relationship with the wider landscape/townscape

Adjacent settlement: Funtington - village
Character of the urban edge: N/A
Presence in a floodplain: No
Relationship with adjacent wider countryside: Open character to the north extending up to the SDNP. Continuous countryside also to the east (also SDNP) and partly to the south, which is also characterised by intermittent very low-density ribbon development of residential properties along West Ashling Road
Character of adjacent village(s): On the western edge of Funtington, there is a mix of historic (many listed) buildings within open gardens/grounds with robust boundary vegetation. The buildings on Common Lane also overlook the sub-area to the south. The Church (on the southern edge of Funtington) a Grade II* listed building also provides a historic landmark within the surrounding landscape. The Church is also set within mature grounds with large trees which also frame the views from the south. Newer housing exists within the eastern corner (adjacent Watery Lane), which a boundary of hedgerows and mature trees allows some open views of this built edge from the adjacent sub-area
Historic links with the wider area if known: None known
Ecological links with the wider area if known: Includes hedgerows and woodland which will be part of local wildlife sites which also extend into wider network
Recreational links with the wider area: PRoW within the sub-area extend into the adjacent SDNP
Extracts from other relevant evidence (e.g. VDS, NDP): None known

CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	68 Lavant Western Downland
Date of area survey:	15.08.2018
Surveyors:	IDT
Weather/visibility:	Sun and cloud
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA SC6 Ashlings Upper Coastal Plain Chichester District AONB Landscape Capacity Study – Zone 10
Landscape designations:	Adjacent to the SDNP

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VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
<p>Views into the sub-area from: Openly visible in long views from elevated land within the SDNP including SDNP representative identified view 11 St Roche's Hill (The Trundle) A limited number of properties Close views from the adjacent SDNP 1 PRoW crossing open field to the east Views from PRoW to Stoke Clump are largely screened by woodland Identified views in Lavant Neighbourhood Plan: Key View 4 Towards Kingley Vale from the field between West Lavant and the Primary school. Key View 5 Towards Kingley Vale from West Lavant.</p>	<p>Types of viewers: People within SDNP and its setting – including tourists and visitors Users of rural PRoWs Drivers Residents</p>	<p>Opportunities for mitigation and landscape compatibility of mitigation: The area has an open character with limited vegetation structure. Woodland strips are characteristic of the wider area to south however the northern end of the sub-area contributes to the open character of the fields along the road between Lavant and West Stoke which allows open views across the SDNP.</p>
<p>Views out of the sub-area to: Open, rural and panoramic views to the ridge within the SDNP to the north including to Kinley Vale in the west and SDNP identified landmark: The Trundle (landmark 1) in the east</p>	<p>Magnitude of viewers (level of use and popularity): A limited number of properties Well used PRoW SDNP Busy roads Promoted and popular long distance path and cycle route Identified view</p>	<p>Impacts of mitigation: Opportunities to restore lost field boundaries in the south-east Impact on open views across the SDNP</p>
<p>Does the sub-area form part of a skyline? No</p>	<p>Visual perceptions (activity and expectations of local visual receptors): Strong rural character with high expectations of scenic beauty particularly given proximity to SDNP.</p>	
<p>Panoramic views: Open panoramic views towards the ridge within the SDNP</p>		
<p>Landmark features: None within area however views to identified landmarks within SDNP</p>		
<p>Sensitivity score: High</p>	<p>Sensitivity score: High</p>	<p>Sensitivity score: Medium/ high</p>
<p>Visual sensitivity score: High</p>		

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Additional comments:		

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LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Gently undulating upper coastal plain rising to the downland landscape to the north	Boundary features other than vegetation: Largely post and wire	Tranquillity – Noise levels: Locally from roads
Geological features: None noted	Historic landscapes: Medieval to post medieval informal fieldscape	Tranquillity – Visual intrusion / detractors: Largely absent of visual intrusions Barns and silo adjacent to the east could be better integrated into the landscape although their visual impact is minimal
Soil quality: Grade 2	Parkland features: None noted	Tranquillity – Light pollution/dark skies: Removed from built up areas so light spill likely to be minimal
Water features: None		
Landcover and land use: Arable farmland, pasture/grazed	Conservation Area: None	
Tree belts, individual trees and riverside trees: None	Landscape features of CA: N/A	
Hedgerows and hedgerow trees: This area contains a partially intact hedgerow network with a reasonable structure of mature trees.	Built form: None within area	Accessibility by public footpath: No however visible from scenic rural lanes
Woodland and copses: None	Setting of listed buildings: Part of the wider open agricultural setting of Grade II listed buildings to the south-east and north-west	Open access areas: None
Wetland and meadow: None	Scheduled Monuments: None	Recreational areas: None
Common land: None	Settlement pattern: Settlement pattern is dominated by scattered farms and hamlets with a rural farmstead adjacent	

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Heathland: None	Contribution of private gardens to landscape character: Trees and hedges within gardens to the east contribute to the landscape character	Aesthetic sensitivity - Elements of openness/enclosure: Open character with some limited enclosure provided by vegetation to the south
Other significant vegetation cover: None noted	Cultural associations: None known	Aesthetic sensitivity – landscape pattern: Medium scale field with curvilinear boundaries defined by lanes
Priority Habitat Inventory/Phase 1 records: None	Features of cultural importance: None known	
Presence of SPA/SAC/SSSI/SNCI/SANG local wildlife designation/Semi-Natural Ancient Woodland: None		
<i>Other information</i>		
Sensitivity score: Medium	Sensitivity score: Medium	Sensitivity score: Medium / high
Landscape sensitivity score: Medium		
Additional comments:		

Relationship with the wider landscape/townscape

<p>Adjacent settlement: Not adjacent to a main settlement</p>
<p>Character of the urban edge: N/A</p>
<p>Presence in a floodplain: No</p>
<p>Relationship with adjacent wider countryside and adjacent settlement:</p> <p>Part of the wider setting of Lavant settlement. Forms part of the open arable landscape setting of the SDNP with strong intervisibility At the base of the distinctive downland slopes setting to the west of Lavant. Predominantly east facing slopes above settlement to the east.</p>
<p>Character of adjacent village(s): N/A</p>
<p>Historic links with the wider area if known: None known</p>
<p>Ecological links with the wider area if known: Hedgerows link with wider network</p>
<p>Recreational links with the wider area: None</p>
<p>Extracts from other relevant evidence (e.g VDS, NDP): The NDP describes the landscape of Lavant as follows:</p> <ul style="list-style-type: none"> • <i>The village of Lavant lies at the southern edge of the South Downs, to the north of Chichester. The village is surrounded by downland slopes to the north, east and west. The River Lavant valley cuts through the downs along the east of the settlement and onto the coastal plain, to the south of the village. Lavant is largely limited to slightly higher ground within the valley floor. To the east of the valley downland slopes and boundary vegetation provide containment to Lavant and an area of pastoral land to the east of the village which the edge of Lavant overlooks. Generally land use along the valley floor consists of pastoral land whilst the valley slopes are larger arable fields.</i> • <i>Lavant has features of a typical rural English village with a picturesque village green, pond, two Church buildings, the Memorial Hall, primary school and well used footpaths and historic views.</i> <p>The NDP includes a number of policies which seek to protect the landscape character of the area and also identifies important views into and out of the Neighbourhood Plan area which should be protected.</p>

CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	72 Strettington and Halnaker Coastal Plain
Date of area survey:	23.08.18
Surveyors:	KB
Weather/visibility:	Cloudy, occasional showers
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA SC9 Chichester to Yapton Coastal Plain, SC7 Halnaker Upper Coastal Plain Adjacent :South Downs National Park Authority Integrated Landscape Character Assessment (SDILCA): LCA Q1 South Downs Upper Coastal Plain; LCT Q Upper Coastal Plain
Landscape designations:	Adjacent SDNP

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the sub-area from: SDNPA Local roads and busy A285/A27 Settlement edge of Strettington, Westerton Boxgrove and Halnaker Temple Bar Business Park Goodwood Aerodrome and Motor Racing Circuit Temporary car parks (seasonal) PRoW	Types of viewers: Visitors to SDNPA Local residents Motorists Workers in Business park Visitors to Goodwood Aerodrome and Motor Racing Circuit temporary car parks (seasonal) Walkers on PRoW	Opportunities for mitigation and landscape compatibility of mitigation: Existing structure of woodland and hedgerows is strong and offers opportunities for mitigation.
Views out of the sub-area to: SDNPA including long views northwards to the Downs Settlement edges of Strettington, Westerton Boxgrove and Halnaker Goodwood Aerodrome and Motor Racing Circuit Temporary car parks (seasonal) Solar farm Boxgrove Priory (Grade I listed building/Scheduled Monument)	Magnitude of viewers (level of use and popularity): A27/A285 busy roads, Settlements generally small Goodwood Aerodrome and Motor Racing Circuit events very popular but seasonal Local PRoW	Impacts of mitigation: Loss of field patterns, loss of open views
Does the sub-area form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): A generally rural area with high expectations of scenic beauty, particularly near to the national park but reduced around settlement and along road corridors	
Panoramic views: Yes, to SDNP in the north		
Landmark features: None noted		

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Sensitivity score: Medium	Sensitivity score: Medium/high	Sensitivity score: Medium/low
Visual sensitivity score: Medium		
Additional comments:		

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LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Sloping gently from approx. 20m AOD in south-west to 37m AOD in north-east adjacent to Halnaker	Boundary features other than vegetation: Post and rail fence Post and wire (inc deer proof fencing) Some brick and flint walls associated with dwellings	Tranquillity – Noise levels: Some traffic noise associated with A27/A285
Geological features: None noted	Historic landscapes: Northern part is within setting of Grade I listed Goodwood Park which lies to the north ‘Devils ditch’ SM runs along northern edge Regular piecemeal enclosure around Halnaker	Tranquillity – Visual intrusion / detractors: Power lines Traffic on A27 is locally visible Solar farm
Soil quality: Predominantly Grade 2 agricultural	Parkland features: Within grounds of Halnaker House	Tranquillity – Light pollution/dark skies: Some locally associated with A27 and settlements but roads generally without street lamps
Water features: Possible pond within solar farm		
Landcover and land use: Arable Equestrian Solar farm	Conservation Area: North-eastern part of sub-area contains Halnaker Conservation Area and adjacent to Boxgrove Conservation Area	
Tree belts, individual trees and riverside trees: Some shelterbelts	Landscape features of CA: Important tree group between Almshouses and playing fields in Boxgrove and within south of Halnaker Conservation Area	
Hedgerows and hedgerow trees: Yes	Built form: Hamlet of Strettington, including Temple Bar Business Park Few individual scattered farm buildings Solar farm	Accessibility by public footpath: Small number of PRow which connect villages and roads

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Woodland and copses: Few small areas of woodland	Setting of listed buildings: Group of Grade II listed buildings within Strettington and Halnaker. Sub-area contributes to setting of Grade II buildings in Westerton and Boxgrove including Grade I Boxgrove Priory	Open access areas: None noted
Wetland and meadow: Some areas of grazing	Scheduled Monuments: Boxgrove Priory lies to east of sub area and Devil's Ditch to the north	Recreational areas: Boxgrove Recreation Ground Adjacent to sub area
Common land: None noted	Settlement pattern: Strettington is a linear settlement and Halnaker is nucleated	
Heathland: None noted	Contribution of private gardens to landscape character: Some contribution of garden trees to landscape character, especially Halnaker House.	Aesthetic sensitivity - Elements of openness/enclosure: Moderately enclosed, more so adjacent to settlements. Some long, panoramic views to the north and some larger fields
Other significant vegetation cover: None noted	Cultural associations: Nearby ruins of Boxgrove Priory founded in about 1107 Roman Road (Stane Street) crosses sub-area Halnaker mentioned in Domesday Book	Aesthetic sensitivity – landscape pattern: Generally simple and moderate scale
Priority Habitat Inventory/Phase 1 records: None noted	Features of cultural importance: As above	
Presence of SPA/SAC/SSSI/SNCI/SANG local wildlife designation/Semi-Natural Ancient Woodland: None noted		
<i>Other information</i>		
Sensitivity score: Medium/low	Sensitivity score: High	Sensitivity score: Medium
Landscape sensitivity score: Medium		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: Boxgrove, Westerton
Character of the urban edge: Generally well-vegetated
Presence in a floodplain: West of Strettington Zone 2
Relationship with adjacent wider countryside: Connects well with wider countryside to the north and east but highways sever connection to south
Character of adjacent village(s): Boxgrove has historic core around Priory and 20 th century extension, especially to west
Historic links with the wider area if known: Stane Street Roman Road links London Bridge with Chichester
Ecological links with the wider area if known:
Recreational links with the wider area:
Extracts from other relevant evidence (e.g VDS, NDP): <u>Boxgrove Conservation Area Character Appraisal and Management Proposals (2010)</u> <ul style="list-style-type: none"> • Long views out of from the edges of the conservation area over the surrounding fields and slightly rising land to the east and north east; • Footpaths lead out of the village over these fields in most directions; • Significant numbers of trees and groups of trees, many subject to Tree Preservation Orders (TPOs), contributing to a leafy wooded character. <u>Halnaker Conservation Area Character Appraisal and Management Proposals (2010)</u> <ul style="list-style-type: none"> • View from Petworth Road to the tall listed flint walls which surround the Goodwood Estate Home Farm, with an entrance facing the corner; • Many other flint walls of varying heights, the most notable of which is the wall to the garden of Halnaker House facing Petworth Road; • Long views out of the conservation to the south from Petworth Road over open fields, and also along the main straight road;

CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	CH73 Boxgrove Western Settlement Edge Coastal Plain
Date of area survey:	23.08.18
Surveyors:	KB
Weather/visibility:	Cloudy, occasional showers
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA SC9 Chichester to Yapton Coastal Plain,
Landscape designations:	

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VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the sub-area from: SDNPA Busy A285/A27 Settlement edge of Boxgrove PRoW	Types of viewers: Visitors to SDNPA Local residents Horse riders Walkers on PRoW	Opportunities for mitigation and landscape compatibility of mitigation: Existing structure of woodland and hedgerows nearby is fairly weak but offers reasonable opportunities for mitigation.
Views out of the sub-area to: SDNPA including long views northwards to the Downs Settlement edges of Boxgrove Solar farm	Magnitude of viewers (level of use and popularity): A27/A285 busy roads, Small number of local residents Local PRoW	Impacts of mitigation: Loss of some open views
Does the sub-area form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): A generally rural area with high expectations of scenic beauty, particularly near to the national park but reduced around settlement and along road corridors	
Panoramic views: Yes, to SDNP in the north where tree-cover allows		
Landmark features: None noted		
Sensitivity score: Medium/low	Sensitivity score: Medium	Sensitivity score: Medium/low
Visual sensitivity score: Medium/low		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Sloping gently from approx. 23m AOD in south-west to 28m AOD in north-east	Boundary features other than vegetation: Post and rail fence Equestrian tape fencing	Tranquillity – Noise levels: Some traffic noise associated with A27/A285
Geological features: None noted	Historic landscapes: Planned private enclosure to west, regular piecemeal enclosure to the east	Tranquillity – Visual intrusion / detractors: Power lines Traffic on A27 is locally visible Solar farm
Soil quality: Predominantly Grade 2 agricultural	Parkland features: No	Tranquillity – Light pollution/dark skies: Some locally associated with A27 and settlements but roads generally without street lamps
Water features: None		
Landcover and land use: Equestrian/grazing	Conservation Area: No	
Tree belts, individual trees and riverside trees: None	Landscape features of CA: None	
Hedgerows and hedgerow trees: Yes, generally good condition, where they exist, primarily on boundaries.	Built form: Agricultural buildings associated with Boxgrove Farm Horse walker	Accessibility by public footpath: PRoW to northern edge connects Boxgrove with Strettington
Woodland and copses: None	Setting of listed buildings:	Open access areas: None noted
Wetland and meadow: Some areas of grazing	Scheduled Monuments:	Recreational areas:
Common land: None noted	Settlement pattern:	
Heathland: None noted	Contribution of private gardens to landscape character:	Aesthetic sensitivity - Elements of openness/enclosure:

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
	Some contribution of garden trees to landscape character	Generally open. Some long, panoramic views to the north and some larger fields
Other significant vegetation cover: None noted	Cultural associations: Roman Road (Stane Street) passes close to north-west corner of sub-area	Aesthetic sensitivity – landscape pattern: Generally simple and moderate scale
Priority Habitat Inventory/Phase 1 records: None noted	Features of cultural importance: As above	
Presence of SPA/SAC/SSSI/SNCI/SANG local wildlife designation/Semi-Natural Ancient Woodland: None noted		
<i>Other information</i>		
Sensitivity score: Medium/low	Sensitivity score: Low	Sensitivity score: Medium/low
Landscape sensitivity score:		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: Boxgrove
Character of the urban edge: Generally well-vegetated
Presence in a floodplain: No
Relationship with adjacent wider countryside: Connects well with wider countryside to the north but highways sever connection to south and west
Character of adjacent village(s): Boxgrove has historic core around priory and 20 th century extension, especially to west
Historic links with the wider area if known: Stane Street Roman Road links London Bridge with Chichester
Ecological links with the wider area if known: none
Recreational links with the wider area: PRoW
Extracts from other relevant evidence (e.g VDS, NDP): <u>Boxgrove Conservation Area Character Appraisal and Management Proposals (2010)</u> <ul style="list-style-type: none"> • <i>Footpaths lead out of the village over these fields in most directions;</i> • <i>Significant numbers of trees and groups of trees, many subject to Tree Preservation Orders (TPOs), contributing to a leafy wooded character.</i>

CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	74 Boxgrove Eastern Settlement Edge Coastal Plain
Date of area survey:	23.08.18
Surveyors:	KB
Weather/visibility:	XX
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA SC9 Chichester to Yapton Coastal Plain, SC7 Halnaker Upper Coastal Plain Adjacent :South Downs National Park Authority Integrated Landscape Character Assessment (SDILCA): LCA Q1 South Downs Upper Coastal Plain; LCT Q Upper Coastal Plain
Landscape designations:	

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VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the sub-area from: SDNPA Local roads Boxgrove Conservation Area Boxgrove Priory SM PRow St Blaise Centre The Boxgrove and Old Granary Recreation ground and school playing fields	Types of viewers: Visitors to SDNPA Local residents Visitors to conservation area, Boxgrove Priory, Priory Church and St Blaise Centre Walkers on PRow Local motorists Users of recreation ground and playing fields	Opportunities for mitigation and landscape compatibility of mitigation: Some existing structure of woodland and hedgerows to build on
Views out of the sub-area to: SDNPA including long views northwards to the Downs Boxgrove Halnaker Mill	Magnitude of viewers (level of use and popularity): Local roads Few local residents Boxgrove Priory open to public Local PRow	Impacts of mitigation: Loss of field patterns, loss of open views
Does the sub-area form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): A generally rural area with high expectations of scenic beauty, particularly near to the national park but reduced around settlement and along road corridors	
Panoramic views: Yes, to SDNP in the north		
Landmark features: Boxgrove Priory and the Priory Church		
Sensitivity score: High	Sensitivity score: Medium/high	Sensitivity score: Medium
Visual sensitivity score: Medium/high		

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Additional comments:		

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LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Sloping gently from approx. 26m AOD in south to approx. 31m AOD in north	Boundary features other than vegetation: Post and rail fence Post and wire Some brick and flint walls associated with dwellings/Scheduled Monument	Tranquillity – Noise levels: Some traffic noise associated with A27
Geological features: None noted	Historic landscapes: Regular piecemeal enclosure to east of Priory, formal enclosure to west of sub-area	Tranquillity – Visual intrusion / detractors: Power lines
Soil quality: Predominantly Grade 2 agricultural	Parkland features: None noted	Tranquillity – Light pollution/dark skies: Some locally associated with A27 and settlements but roads generally without street lamps
Water features: None noted		
Landcover and land use: Arable Grazing	Conservation Area: Sub-area contains part of Boxgrove Conservation Area	
Tree belts, individual trees and riverside trees: Some individual trees	Landscape features of CA: Important tree groups within Boxgrove Conservation Area, primarily associated with Priory	
Hedgerows and hedgerow trees: Yes, few	Built form: Priory, Church, Old Granary and few residential dwellings	Accessibility by public footpath: Well-served by PRoW which connect village and roads with Priory
Woodland and copses: Few small areas of woodland	Setting of listed buildings: Group of Grade II listed buildings within Boxgrove and Grade I Boxgrove Priory and Priory Church	Open access areas: None noted
Wetland and meadow: Some areas of grazing	Scheduled Monuments: Boxgrove Priory lies within sub-area	Recreational areas: Boxgrove Recreation Ground School playing fields
Common land: None noted	Settlement pattern:	

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
	Boxgrove has a medieval core and more modern extensions	
Heathland: None noted	Contribution of private gardens to landscape character: Some contribution of garden trees to landscape character	Aesthetic sensitivity - Elements of openness/enclosure: Moderately enclosed, more so adjacent to settlements. Some long, panoramic views to the north and some larger fields to east
Other significant vegetation cover: None noted	Cultural associations: Boxgrove Priory founded in about 1107 Roman Road (Stane Street) to north-west of sub-area	Aesthetic sensitivity – landscape pattern: Generally simple and moderate scale
Priority Habitat Inventory/Phase 1 records: None noted	Features of cultural importance: As above	
Presence of SPA/SAC/SSSI/SNCI/SANG local wildlife designation/Semi-Natural Ancient Woodland: None noted		
<i>Other information</i>		
Sensitivity score: Medium/low	Sensitivity score: High	Sensitivity score: Medium/high
Landscape sensitivity score: Medium/high		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: Boxgrove
Character of the urban edge: Generally well-vegetated
Presence in a floodplain: No
Relationship with adjacent wider countryside: Connects well with wider countryside to the north, west and east
Character of adjacent village(s): Boxgrove has historic core around priory and 20 th century extension, especially to west
Historic links with the wider area if known: Stane Street Roman Road links London Bridge with Chichester runs just outside sub-area
Ecological links with the wider area if known:
Recreational links with the wider area:

Extracts from other relevant evidence (e.g VDS, NDP):Boxgrove Conservation Area Character Appraisal and Management Proposals (2010)

- *Boxgrove Priory is an important monument which is open to the public*
- *St Mary's Church dating to the 12th century is a large building which once formed part of the priory – it is considered to be one of the finest medieval Churches in Sussex;*
- *Some of the priory ruins can be seen attached to the Church and also in an adjoining field;*
- *The historic Churchyard around the Church;*
- *The Countess of Derby Almshouses are the most dominant historic buildings in The Street*
- *Many substantial flint walls, either used as cobbles or knapped;*
- *Long views out of from the edges of the conservation area over the surrounding fields and slightly rising land to the east and north east;*
- *Footpaths lead out of the village over these fields in most directions;*
- *Significant numbers of trees and groups of trees, many subject to Tree Preservation Orders (TPOs), contributing to a leafy wooded character.*

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CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	75 Boxgrove Eastern Coastal Plain
Date of area survey:	23.08.18
Surveyors:	KB
Weather/visibility:	Some cloud
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA SC9 Chichester to Yapton Coastal Plain, SC7 Halnaker Upper Coastal Plain Adjacent :South Downs National Park Authority Integrated Landscape Character Assessment (SDILCA): LCA Q1 South Downs Upper Coastal Plain; LCT Q Upper Coastal Plain
Landscape designations:	Adjacent to SDNPA in north-east of sub-area

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VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the sub-area from: SDNPA Local roads and busy A27 Crockerhill Boxgrove and Halnaker Conservation Areas Boxgrove Priory SM PRoW Tinwood Estate	Types of viewers: Visitors to SDNPA Local residents Visitors to conservation areas, Boxgrove Priory, Priory Church and St Blaise Centre Walkers on PRoW Local motorists Visitors to vineyard	Opportunities for mitigation and landscape compatibility of mitigation: Some existing structure of woodland and hedgerows to build on, more so to east, west and northern edges of sub-area
Views out of the sub-area to: SDNPA including long views northwards to the Downs Boxgrove Conservation Area, Priory and Priory Church Halnaker Conservation Area Crockerhill Halnaker Mill	Magnitude of viewers (level of use and popularity): Local roads A27 busy Few local residents Boxgrove Priory open to public Good accessibility by local PRoW	Impacts of mitigation: Further loss of field patterns, loss of open views
Does the sub-area form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): A rural area with high expectations of scenic beauty, particularly near to the national park but reduced around settlement and along road corridors	
Panoramic views: Yes, to SDNP in the north and from higher ground in centre of sub-area looking south		
Landmark features:		
Sensitivity score: Medium/high	Sensitivity score: Medium/high	Sensitivity score: Medium

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Visual sensitivity score: Medium/high		
Additional comments:		

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LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Sloping gently from approx. 20m AOD in south-east to approx. 39m AOD in north	Boundary features other than vegetation: Post and rail fence Post and wire Some brick and flint walls associated with dwellings	Tranquillity – Noise levels: Some traffic noise associated with A27
Geological features: None noted	Historic landscapes: Informal fieldscapes/modern amalgamations in south-east Regular piecemeal enclosure to west, adjacent to Boxgrove Formal enclosure in north	Tranquillity – Visual intrusion / detractors: Power lines Sub-station in south-east
Soil quality: Predominantly Grade 2 agricultural in south-west, Grade 3 in north-east	Parkland features: None noted	Tranquillity – Light pollution/dark skies: Some locally associated with A27 and settlements but roads generally without street lamps
Water features: None noted		
Landcover and land use: Grazing Vineyard Equestrian	Conservation Area: Sub-area contains part of Halnaker Conservation Area and is adjacent to part of Boxgrove Conservation Area	
Tree belts, individual trees and riverside trees: Few individual trees	Landscape features of CA: Important tree groups within Boxgrove Conservation Area, primarily associated with Priory	
Hedgerows and hedgerow trees: Yes, few but in generally good condition	Built form: Few individual houses and agricultural buildings along Tinwood Lane Substation in south-east	Accessibility by public footpath: Well-served by PRow which connect with villages and Priory
Woodland and copses: Few small areas of woodland along Tinwood Lane	Setting of listed buildings: Group of Grade II listed buildings within Boxgrove and Grade I Boxgrove Priory and Priory Church	Open access areas: None noted
Wetland and meadow: Some small areas of grazing	Scheduled Monuments: Boxgrove Priory lies within sub-area	Recreational areas:

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Common land: None noted	Settlement pattern: Boxgrove has a medieval core and more modern extensions	
Heathland: None noted	Contribution of private gardens to landscape character: Some contribution of garden trees to landscape character	Aesthetic sensitivity - Elements of openness/enclosure: More enclosed adjacent to settlements. Large open fields to centre of sub-area
Other significant vegetation cover: Vineyard	Cultural associations: Boxgrove Priory founded in about 1107 Roman Road (Stane Street) to north-west of sub-area	Aesthetic sensitivity – landscape pattern: Generally simple and large scale. Smaller scale near settlements
Priority Habitat Inventory/Phase 1 records: Small areas of deciduous woodland in north of sub-area associated with Tinwood Estate and Keepers Cottage and with disused pit at Cockshot Dell	Features of cultural importance: As above	
Presence of SPA/SAC/SSSI/SNCI/SANG local wildlife designation/Semi-Natural Ancient Woodland: None noted		
<i>Other information</i>		
Sensitivity score: Medium/low	Sensitivity score: Medium/high	Sensitivity score: Medium
Landscape sensitivity score: Medium		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: Boxgrove, Halnaker, Crockerhill
Character of the urban edge: Generally well-vegetated
Presence in a floodplain: No
Relationship with adjacent wider countryside: Connects well with wider countryside to the north, west and east
Character of adjacent village(s): Boxgrove has historic core around priory and 20 th century extension, especially to west Halnaker is an historic hamlet
Historic links with the wider area if known: Stane Street Roman Road links London Bridge with Chichester runs just outside sub-area
Ecological links with the wider area if known:
Recreational links with the wider area:

Extracts from other relevant evidence (e.g VDS, NDP):Boxgrove Conservation Area Character Appraisal and Management Proposals (2010)

- *Boxgrove Priory is an important monument which is open to the public*
- *St Mary's Church dating to the 12th century is a large building which once formed part of the priory – it is considered to be one of the finest medieval Churches in Sussex;*
- *Some of the priory ruins can be seen attached to the Church and also in an adjoining field;*
- *The historic Churchyard around the Church;*
- *Long views out of from the edges of the conservation area over the surrounding fields and slightly rising land to the east and north east;*
- *Footpaths lead out of the village over these fields in most directions;*
- *Significant numbers of trees and groups of trees, many subject to Tree Preservation Orders (TPOs), contributing to a leafy wooded character.*

Halnaker Conservation Area Character Appraisal and Management Proposals (2010)

- *Many other flint walls of varying heights, the most notable of which is the wall to the garden of Halnaker House facing Petworth Road;*
- *Long views out of the conservation to the south from Petworth Road over open fields, and also along the main straight road;*

CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	76 North Hermitage Enclosed Pasture
Date of area survey:	31.08.2018
Surveyors:	IDT
Weather/visibility:	Sun and cloud
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA SC5 Southbourne Coastal Plain Chichester District AONB Landscape Capacity Study – Zone 12
Landscape designations:	Nearby to Chichester Harbour AONB

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VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the sub-area from: PRoW crossing and bounding sub-area Sussex Border Path long distance path crossing south-west end of area Motorists on a rural lane A number of properties/farms Railway line crossing area	Types of viewers: Users of rural PRoWs Walkers on a long distance path Drivers Residents Train users	Opportunities for mitigation and landscape compatibility of mitigation: The area has a structure of existing vegetation which mitigation planting could build upon
Views out of the sub-area to: Views of the northern part of Slipper Mill Pond within the sub-area Across enclosed pasture/grazed fields Long views from the eastern edge of the sub-area across open flat arable farmland, to Southbourne Church spire, long reaching characteristic views to most elevated section of the hills within the SDNP	Magnitude of viewers (level of use and popularity): A number of properties Short section of promoted long distance path crossing 2 local PRoW close and bounding area linking to Hermitage settlement in the south and Westbourne settlement in the north Quiet rural roads	Impacts of mitigation: Appropriate mitigation planting likely to be compatible Loss of positive views within area
Does the sub-area form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): Sub-area has positive historic features and rural riparian character. Influence from dwellings and A27 along northern edge reduces remoteness. Close to the AONB with high expectations of scenic beauty.	
Panoramic views: Yes across open farmland including to hills within the SDNP from the eastern edge		
Landmark features: None noted within area Long views to Southbourne Church spire		
Sensitivity score: Medium	Sensitivity score: Medium	Sensitivity score: Medium / low
Visual sensitivity score: Medium		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Low lying flat coastal plain	Boundary features other than vegetation: Post and wire Post and rail Brick and flint walls including listed flint wall attached to Mill Cottage Various to garden boundaries	Tranquillity – Noise levels: Local intermittent noise from train line crossing area and locally affected by M27 to north
Geological features: None noted	Historic landscapes: Historic mill with associated features Post medieval formal enclosure Post medieval to modern informal parkland Post medieval historic dispersed large farmstead and mill	Tranquillity – Visual intrusion / detractors: Some suburbanising influences including from trainline Modern farm buildings, to some extent, where they lack adjacent vegetation
Soil quality: Grade 4 in the west and 2 in the west	Parkland features: None noted	Tranquillity – Light pollution/dark skies: Some light spill from residential areas
Water features: River Ems along western edge joined by small streams crossing sub-area		
Landcover and land use: Settlement, grazed fields, arable	Conservation Area: None	
Tree belts, individual trees and riverside trees: Some field trees, treelines along railway, Lumley Road and A27 Riverside trees along watercourse	Landscape features of CA: N/A	
Hedgerows and hedgerow trees: Good hedgerow network with mature hedgerow trees	Built form: Vernacular buildings associated at Lumley Mill Farm buildings Terraced and semi-detached houses accessed by paths bridging the river along Lumley Road	Accessibility by public footpath: Yes – PRoW crosses and bounds sub-area including short section of the Sussex Border Path long distance path

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Woodland and copses: Woodland block north of Hermitage Wooded strips adjacent to A27 Copses	Setting of listed buildings: Forms part of the agricultural and riparian setting of the Lumley Mill Grade II* listed building 2 other adjacent Grade II listed buildings Lumley Terrace 1-8 Grade II listed buildings	Open access areas: None
Wetland and meadow: Possibly along watercourse	Scheduled Monuments: None	Recreational areas: None
Common land: None	Settlement pattern: Low density settlement including farmstead/ historic mill	
Heathland: None	Contribution of private gardens to landscape character: Mature trees and hedges in gardens contribute to landscape character	Aesthetic sensitivity - Elements of openness/enclosure: Enclosed partially by wooded character
Other significant vegetation cover: None	Cultural associations: None known	Aesthetic sensitivity – landscape pattern: Small to medium scale fields with regular and irregular boundaries and irregular watercourses
Priority Habitat Inventory/Phase 1 records: Deciduous woodland Possible traditional orchard Coastal and floodplain grazing marsh along River Ems	Features of cultural importance: None known	
Presence of SPA/SAC/SSSI/SNCI/SANG local wildlife designation/Semi-Natural Ancient Woodland: Small part of Brook Meadow Local Nature Reserve within sub-area Majority of the sub-area falls within the Strategic Wildlife Corridor identified by Chichester District Council connecting from the Harbour to Aldsworth		
<i>Other information</i>		
Sensitivity score: Medium / high	Sensitivity score: Medium / high	Sensitivity score: Medium

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Landscape sensitivity score: Medium / high		
Additional comments:		

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Relationship with the wider landscape/townscape

<p>Adjacent settlement: Adjacent to main built up area of Hermitage and Emsworth to the west</p>
<p>Character of the urban edge: Settlement edges generally well vegetated</p>
<p>Presence in a floodplain: Yes – Small area of the western area of the sub-area along watercourse falls within Flood Zone 2 and 3</p>
<p>Relationship with adjacent wider countryside and adjacent settlement: Pleasant, enclosed partially wooded setting to northwest of Hermitage. Similar topography to settlement, although beginning to rise slightly to the north. Contains small number of dwellings, particularly along stream to the southwest of the character area. Smaller-scale, more varied landscape with traditional settlement enclosed by small pastures, characteristic of wider landscape character area. Part of wider separation between Hermitage and New Brighton, and Emsworth and Hermitage. The area also contributes to the separation of Hermitage and Lumley.</p>
<p>Character of adjacent village(s): Adjacent to the built up modern edge of Hermitage with a reasonably well treed landscape setting. Separated from the business park and housing area at Emsworth by River Ems corridor.</p>
<p>Historic links with the wider area if known: None known</p>
<p>Ecological links with the wider area if known: Part of the River Ems corridor. Hedgerows link with wider network Majority of the sub-area falls within the Strategic Wildlife Corridor identified by Chichester District Council connecting from the Harbour to Aldsworth</p>
<p>Recreational links with the wider area: PRoW network crossing and bounding sub-area connecting to settlement and AONB to the south Sussex Border Path long distance path crosses sub-area</p>
<p>Extracts from other relevant evidence (e.g VDS, NDP): <u>Southbourne Parish Neighbourhood Plan (SPNP) 2014-2029</u> Lumley and Hermitage are considered distinct villages in the SPNP. The SDNP seeks to protect the essential countryside character of the defined settlement gaps between Southbourne, Nutbourne and Hermitage/Lumley/Thornham villages To achieve this, the key objectives of the SPNP are: 1. to protect the scenic beauty of the AONB and the integrity of the gaps between settlements</p>

CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	77 Hermitage – Southbourne Coastal Plain
Date of area survey:	31.08.2018
Surveyors:	IDT
Weather/visibility:	Sun and cloud
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA SC5 Southbourne Coastal Plain Chichester District AONB Landscape Capacity Study – Zone 12
Landscape designations:	Nearby to Chichester Harbour AONB

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VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
<p>Views into the sub-area from: A number of PRoW crossing and bounding sub-area Motorists on rural lanes A number of properties/farms/nurseries Caravan park Train line crossing sub-area Land south of Hermitage (within AONB) forms an undeveloped backdrop to channel. College within Southbourne to the east</p>	<p>Types of viewers: Users of rural PRoWs Drivers Residents College users Train users Sensitive viewers in AONB</p>	<p>Opportunities for mitigation and landscape compatibility of mitigation: The area has a limited structure of existing vegetation, although some structure along the edges which mitigation planting could build upon</p>
<p>Views out of the sub-area to: Long reaching characteristic views to most elevated section of the hills within the SDNP Open long reaching views across flat arable farmland Limited long distance glimpses of Prinstead Channel from the southern end of the character area. Settlement edge of Southbourne reasonably enclosed by vegetation Glimpse views of Southbourne Church spire</p>	<p>Magnitude of viewers (level of use and popularity): A number of properties 2 local PRoW close linking to Hermitage and Southbourne and to the AONB to the south Relatively quiet rural roads</p>	<p>Impacts of mitigation: Loss of open character and characteristic long views</p>
<p>Does the sub-area form part of a skyline? No</p>	<p>Visual perceptions (activity and expectations of local visual receptors): Rural character. Remote in places, but less so towards the south and east of the character area adjacent to settlement. Influence from A27 along northern edge. Close to the AONB with high expectations of scenic beauty.</p>	
<p>Panoramic views: Yes across open farmland including to hills within the SDNP</p>		
<p>Landmark features: None noted within area Glimpsed views of Southbourne Church spire</p>		

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Sensitivity score: Medium / high	Sensitivity score: Medium	Sensitivity score: Medium
Visual sensitivity score: Medium		
Additional comments:		

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LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Low lying flat coastal plain	Boundary features other than vegetation: Post and wire Post and rail Various to garden boundaries	Tranquillity – Noise levels: Local intermittent noise from train line crossing area and locally affected by M27 to north and A259 to south
Geological features: None noted	Historic landscapes: Sub-area comprises an area of informal fieldscape of modern field amalgamation	Tranquillity – Visual intrusion / detractors: Some suburbanising influences including from train line and modern settlement edges where they lack adjacent vegetation
Soil quality: Grade 1 and 2	Parkland features: None noted	Tranquillity – Light pollution/dark skies: Some light spill from residential areas
Water features: None noted		
Landcover and land use: Arable farmland	Conservation Area: None	
Tree belts, individual trees and riverside trees: Field trees in north east	Landscape features of CA: N/A	
Hedgerows and hedgerow trees: High boundary loss resulting in limited hedgerow network generally, although some hedges and trees towards the sub-area edges.	Built form: No built form within sub-area	Accessibility by public footpath: Yes – good PRoW network crossing and bounding sub-area and appears well used
Woodland and copses: Woodland strips adjacent to Stein Road and A27 Other woodland blocks adjacent	Setting of listed buildings: 2 Grade II listed buildings situated nearby to the south along A259 although sub-area provides limited contribution to their setting	Open access areas: None
Wetland and meadow: None	Scheduled Monuments: None	Recreational areas: None within area Part of the ‘Green Ring’ around the village of Southbourne proposed in the Neighbourhood Plan falls within the area. The aspiration is for this area to comprise a variety of green infrastructure assets, including informal open

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
		space, allotments, a playing field, a footpath/cycleway network, children's play areas, woodland and land of biodiversity value.
Common land: None	Settlement pattern: No settlement within area Isolated farmsteads in context and adjacent to built-up area of Southbourne and Hermitage	
Heathland: None	Contribution of private gardens to landscape character: Mature trees and hedges in gardens contribute to landscape character	Aesthetic sensitivity - Elements of openness/enclosure: Large open exposed fields
Other significant vegetation cover: None	Cultural associations: None known	Aesthetic sensitivity – landscape pattern: Large scale arable fields with linear boundaries
Priority Habitat Inventory/Phase 1 records: None known	Features of cultural importance: None known	
Presence of SPA/SAC/SSSI/SNCI/SANG local wildlife designation/Semi-Natural Ancient Woodland: None		
<i>Other information</i>		
Sensitivity score: Medium / low	Sensitivity score: Medium / low	Sensitivity score: Medium
Landscape sensitivity score: Medium / low		
Additional comments:		

Relationship with the wider landscape/townscape

<p>Adjacent settlement: Adjacent to main built up area of Southbourne to the east and Hermitage to the west</p>
<p>Character of the urban edge: Settlement edges generally well vegetated</p>
<p>Presence in a floodplain: No</p>
<p>Relationship with adjacent wider countryside and adjacent settlement: Open setting to the northeast of Hermitage and the west of Southbourne. Open, exposed fields on similar topography to settlements, although beginning to rise slightly to the north. Open farmland providing rural setting to the settlements to the south. Characteristic low lying flat open landscape with large arable fields typical of wider landscape character area. Large part of the separation between Hermitage and Southbourne.</p>
<p>Character of adjacent village(s): Adjacent to the built up modern edge of Southbourne with varied vegetation cover. Adjacent to lower density settlement and caravan park at Heritage along Tuppy Lane and modern bungalows to the edges of the settlement area to the south with a reasonably well treed landscape setting.</p>
<p>Historic links with the wider area if known: None known</p>
<p>Ecological links with the wider area if known: Hedgerows link with wider network</p>
<p>Recreational links with the wider area: Good PRoW network crossing and bounding sub-area connecting to settlement and AONB to the south</p>

Extracts from other relevant evidence (e.g VDS, NDP):
Southbourne Parish Neighbourhood Plan (SPNP) 2014-2029

Key objectives identified in the SPNP include to protect the scenic beauty of the AONB and the integrity of the gaps between settlements

SPNP identifies the aspiration to establish of a: *'Green Ring around the village of Southbourne, as shown on the Policies Map, comprising a variety of green infrastructure assets, including informal open space, allotments, a playing field, a footpath/cycleway network, children's play areas, woodland and land of biodiversity value. Development proposals that lie within the broad location of the Green Ring will be required to align their public open space requirements with its objectives, so that they contribute to its successful formation and maintenance. Proposals that will lead to the unnecessary loss of Green Ring land or features or that will prejudice the completion of the Green Ring will be resisted.'*

SPNP allocates: *land to the west of Bourne Community College, as shown on the Policies Map, for outdoor educational and recreational uses, and for any ancillary buildings related to the recreation use*

SPNP includes the aspiration for the provision of a new road and a crossing of the railway line to the east of the sub-area

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CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	78 Prinsted Coastal Plain
Date of area survey:	29.08.2018
Surveyors:	IDT
Weather/visibility:	Sun and cloud
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA SC5 Southbourne Coastal Plain Chichester District AONB Landscape Capacity Study – Zone 12 Chichester Harbour AONB Landscape Character Assessment: LCT / LCA I H Lower Coastal Plain / H1 Havant to Chichester Coastal Plain
Landscape designations:	Within Chichester Harbour AONB

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VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
<p>Views into the sub-area from: The majority of the area visible from the PRow crossing sub-area including the Sussex Border Path regional route Partial views from the coastal path A few properties farms/nurseries scattered across area and adjacent to the area including from Prinsted settlement edge to the east A259 National Cycle Route 2 Motorists on rural lanes in the south The harbour Boundary vegetation of sub-area forms backdrop to channel in views from the south.</p>	<p>Types of viewers: People within AONB – including tourists and visitors Users of rural PRow Drivers Residents Cyclists Users of the harbour e.g. people in sailing boats</p>	<p>Opportunities for mitigation and landscape compatibility of mitigation: Open fields with limited vegetation structure to the internal area. Vegetation to the edges provides more structure on which mitigation planting could build upon</p>
<p>Views out of the sub-area to: Long reaching panoramic views across open fields within the area to the hills of the SDNP Partial views to Prinsted Channel</p>	<p>Magnitude of viewers (level of use and popularity): A number of properties Well used PRow network connecting across the AONB and to the nearby settlements Quiet lanes and busy A259 Regional walking route Nationally promoted cycle route Popular harbour for recreation including watersports</p>	<p>Impacts of mitigation: Impact on views Impact on open character</p>
<p>Does the sub-area form part of a skyline? No</p>	<p>Visual perceptions (activity and expectations of local visual receptors): Rural character with high expectations of scenic beauty. Vegetation limits influences of adjacent settlement</p>	
<p>Panoramic views: Panoramic views across open fields within the area to the hills of the SDNP</p>		
<p>Landmark features: None noted</p>		
<p>Sensitivity score: Medium/high</p>	<p>Sensitivity score: Medium/high</p>	<p>Sensitivity score: Medium / high</p>
<p>Visual sensitivity score: Medium/high</p>		

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Additional comments:		

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LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Low lying gently sloping landform	Boundary features other than vegetation: Post and wire Cleft timber post and rail Various to garden boundaries	Tranquillity – Noise levels: Quiet area particularly in the south with some road noise experienced locally
Geological features: None noted	Historic landscapes: Fields of parliamentary enclosure Roman Road linking to Chichester in the north (A259)	Tranquillity – Visual intrusion / detractors: Largely absent of intrusions Urban influence largely filtered by vegetation.
Soil quality: Predominantly Grade 1	Parkland features: None noted	Tranquillity – Light pollution/dark skies: Some light spill likely from nearby residential areas
Water features: Ditches and a few field ponds		
Landcover and land use: Arable fields and some low density settlement in the east	Conservation Area: Close proximity to Prinsted Conservation area to the east	
Tree belts, individual trees and riverside trees: Some shelterbelts to boundaries	Landscape features of CA: The sub-area forms part of the historic agricultural setting of the Prinsted Conservation area	
Hedgerows and hedgerow trees: A few substantial lengths of hedgerows, particular towards the edges of the character area. Hedges and trees associated with routes and settlement to the southeast. Fairly low boundary loss overall.	Built form: Some low density houses in the east in large garden plots	Accessibility by public footpath: Yes – crossed by 2 PRoW including the Sussex Border Path
Woodland and copses: A few small copses on the edges of the sub-area	Setting of listed buildings: None within area Area forms part of wider open setting to a number of listed buildings adjacent with a concentration in Prinsted Conservation Area	Open access areas: None
Wetland and meadow: None noted	Scheduled Monuments: None	Recreational areas: None but close to Marina and sea scouts and popular public car park at Prinsted adjacent to harbour

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Common land: None	Settlement pattern: Some low density settlement in the east on the edge of Prinsted Adjacent to the rural settlement of Prinsted and forms part of the gap between Prinsted and Hermitage	
Heathland: None	Contribution of private gardens to landscape character: Mature trees and hedges in gardens contribute to landscape character	Aesthetic sensitivity - Elements of openness/enclosure: Open exposed character
Other significant vegetation cover: None noted	Cultural associations: None known	Aesthetic sensitivity – landscape pattern: Large scale arable fields with linear boundaries
Priority Habitat Inventory/Phase 1 records: None	Features of cultural importance: None known	
Presence of SPA/SAC/SSSI/SNCI/SANG local wildlife designation/Semi-Natural Ancient Woodland: None within area Close proximity to: <ul style="list-style-type: none"> • Chichester and Langstone Harbours SPA • Chichester Harbour SSSI • Chichester Harbour RAMSAR • Solent Maritime SAC 		
<i>Other information</i>		
Sensitivity score: Medium	Sensitivity score: Medium / high	Sensitivity score: Medium / high
Landscape sensitivity score: Medium / high		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: Adjacent to Prinsted/Southbourne to the east/north

<p>Character of the urban edge: The adjacent settlement edges area reasonably well contained by vegetation.</p>
<p>Presence in a floodplain: Southern part of the sub-area fall within Flood Zone 2 and 3</p>
<p>Relationship with adjacent wider countryside and adjacent settlement: Contributes to the treed setting, with arable fields beyond, to the south-western edge of Southbourne/Prinsted. Similar topography to Southbourne to the east, although further east than the main north-south orientation of the settlement. Part of the separation between Hermitage and Southbourne. Contributes to the wider AONB harbour landscape to the south, forming part of the vegetated backdrop to the harbour. The sub-area provides a rural setting to the nearby settlements.</p>
<p>Character of adjacent village(s): Prinsted is a small rural settlement with a historic core, merging with Southbourne to the north which is comprised of extensive areas of modern estates.</p>
<p>Historic links with the wider area if known: Roman Road (A259) in the north links to Chichester</p>
<p>Ecological links with the wider area if known: Close to the Chichester Harbour which has numerous ecological designations Hedgerows link with wider area</p>
<p>Recreational links with the wider area: PRoW cross and bound the area connecting to the wider AONB network including the coastal path and Sussex Border Path</p>
<p>Extracts from other relevant evidence (e.g VDS, NDP): <u>Southbourne Parish Neighbourhood Plan September 2015</u> The vision for Southbourne in 2029 includes: <i>'The Neighbourhood Plan safeguards the distinct identities of the villages that make up the parish (Lumley, Thornham, Hermitage, Southbourne, Prinsted and Nutbourne), whilst doing everything possible to meet the need for appropriate housing for those with local connections who are currently unable to stay in or return to where they grew up. By 2029 the Neighbourhood Plan seeks to have protected and safeguarded the parish's natural environment, ensured that new housing integrates with and supports the character of the community, ensured that appropriate infrastructure is in place for all development, boosted the range and quality of social activities as well as supporting a range of popular projects, and to have set some long-term goals for the parish to aim for beyond this plan period.'</i> The key objectives of the SPNP include protecting the scenic beauty of the AONB and the integrity of the gaps between settlements; avoiding significant effects of development on the Chichester Harbour SPA and other areas of designated ecological significance; and respecting the significance of heritage assets including the Prinsted Conservation Area.</p>

CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	79 Hermitage Southern Settlement Edge
Date of area survey:	29.08.2018
Surveyors:	IDT
Weather/visibility:	Sun and cloud
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA SC5 Southbourne Coastal Plain Chichester District AONB Landscape Capacity Study – Zone 12 Chichester Harbour AONB Landscape Character Assessment: LCT / LCA I H Lower Coastal Plain / H1 Havant to Chichester Coastal Plain (northern part)
Landscape designations:	Within Chichester Harbour AONB

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VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
<p>Views into the sub-area from: A good network of PRow crossing and bounding the area including Sussex Border Path long distance route Emsworth Yatch Harbour A number of properties scattered within and adjacent to the area at Emsworth and Hermitage Motorists on rural lanes and A259 The Harbour Long views from Hayling Island National Cycle Route 2 A number of properties and farms/nurseries</p>	<p>Types of viewers: People within AONB – including tourists and visitors Users of rural PRowS Drivers Residents Users of the harbour e.g. people in sailing boats</p>	<p>Opportunities for mitigation and landscape compatibility of mitigation: The area has a good structure of existing hedgerows and treelines on which mitigation planting could build upon</p>
<p>Views out of the sub-area to: Characteristic long and panoramic views across the Harbour pool particularly from the western edge. Long views to Thorney Island from the southern edge Emsworth Some long, often glimpsed, views to the hills within the SDNP Some long reaching views to tall buildings within Portsmouth including the Spinnaker Tower</p>	<p>Magnitude of viewers (level of use and popularity): A number of properties Well used PRow adjacent to the area connecting across the AONB and to the nearby settlements Quiet lanes and busy A259 Popular harbour for recreation including watersports Promoted long distance path and National cycle route</p>	<p>Impacts of mitigation: Impact on characteristic views in some parts of the sub-area</p>
<p>Does the sub-area form part of a skyline? Yes where there is an absence of vegetation, notably in views towards the coast</p>	<p>Visual perceptions (activity and expectations of local visual receptors): Within AONB so there is a high expectations of scenic beauty. Area influence by nearby settlement.</p>	
<p>Panoramic views: Characteristic panoramic views to the harbour pool</p>		
<p>Landmark features: None noted</p>		
<p>Sensitivity score: High</p>	<p>Sensitivity score: High</p>	<p>Sensitivity score: Medium / low</p>
<p>Visual sensitivity score: Medium/high</p>		

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Additional comments:		

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LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Low lying gently sloping landform	Boundary features other than vegetation: Post and wire Timber post and rail Flint and brick walls Various to garden boundaries Some white tape electric fencing to paddocks	Tranquillity – Noise levels: Quiet area with some road noise experienced locally and associated with the sewage works
Geological features: None noted	Historic landscapes: Fields of parliamentary and formal enclosure Designed landscape associated with Winsley House	Tranquillity – Visual intrusion / detractors: Some incongruous boundary treatments Sewage works Some suburbanising land uses
Soil quality: Predominantly Grade 2 with some Grade 1 in south and east	Parkland features: Parkland trees associated with Winsley House	Tranquillity – Light pollution/dark skies: Some limited light spill likely from nearby residential areas
Water features: Field ponds and ditches Historic mill pond in west Harbour		
Landcover and land use: Pasture fields with some settlement and Emsworth Yatch Harbour/ Marina	Conservation Area: None	
Tree belts, individual trees and riverside trees: Some shelterbelts and groups of trees Parkland trees at Winsley House	Landscape features of CA: N/A	
Hedgerows and hedgerow trees: Good hedgerow network with hedgerow trees	Built form: Variety of built form including marina development, sewage works, glasshouses, mobile homes, equestrian field shelters, some modern infill properties and some vernacular buildings	Accessibility by public footpath: Yes – crossed by a good network of PRow including Sussex Border Path long distance path
Woodland and copses: Some small copses	Setting of listed buildings: Open farmland and parkland setting contributes to setting of 2 Grade II listed buildings in the north-east	Open access areas: None
Wetland and meadow: Reeds to pond edges	Scheduled Monuments: None	Recreational areas: Marina in west

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Patches of coastal grassland along the coastal edge		
Common land: None	Settlement pattern: Enclosed setting to the south of the southern area of the modern and historic core of Hermitage Low density settlement to the north of the A259 Contains marina and sewage works Some scattered farms and small holdings	
Heathland: None	Contribution of private gardens to landscape character: Mature trees and hedges in gardens contribute to landscape character	Aesthetic sensitivity - Elements of openness/enclosure: Semi-enclosed character, more open to harbour edges
Other significant vegetation cover: None noted	Cultural associations: None known	Aesthetic sensitivity – landscape pattern: Small to medium scale fields with largely linear boundaries
Priority Habitat Inventory/Phase 1 records: Possible traditional orchard at east of Winsley House Around the harbour: Saline lagoons, Mudflats, Coastal and floodplain grazing marsh	Features of cultural importance: None known	
Presence of SPA/SAC/SSSI/SNCI/SANG local wildlife designation/Semi-Natural Ancient Woodland: Brook Meadow Local Nature Reserve in north-west Contains in the west and adjacent to the south: Slipper Mill Pond and Peter Pond SNCI Chichester and Langstone Harbours SPA Solent Maritime SAC Chichester Harbour SSSI Chichester Harbour RAMSAR Western end falls within the Strategic Wildlife Corridor identified by Chichester District Council connecting from the Harbour to Aldsworth		
<i>Other information</i>		
Sensitivity score: Medium/high	Sensitivity score: Medium	Sensitivity score: Medium

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Landscape sensitivity score: Medium		
Additional comments:		

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Relationship with the wider landscape/townscape

<p>Adjacent settlement: Hermitage and Emsworth</p>
<p>Character of the urban edge: The adjacent settlement edges area generally softened by vegetation with some edges more openly visible</p>
<p>Presence in a floodplain: Western part of the sub-area falls within Flood Zone 2 and 3</p>
<p>Relationship with adjacent wider countryside and adjacent settlement: Treed and enclosed setting to the south of Hermitage. Slightly lower topography than Hermitage to the north. Contains marina and sewage works. Well vegetated, but with urban influence, with some characteristics of the wider character area. Northern part of the character area separates Hermitage from Southbourne/Prinsted.</p> <p>Contributes to the setting to coastal and floodplain grazing marsh fringe to the north of Thorney Island. Extreme southwest corner of the character area forms part of setting to Emsworth channel.</p>
<p>Character of adjacent village(s): Hermitage has a historic core along the A259 with area of infill and modern planned housing estates extending southwards As described in the CHAONBLCA: <i>Emsworth historic core has a medieval street layout with long narrow tenement plots. The majority of the buildings are Georgian, predominantly of brick and tile with some stucco. The area retains a small scale intimate character and charm, the narrow frontages of the plots giving the buildings a strong vertical emphasis. Buildings are frequently linked or closely spaced giving the impression of a continuous street frontage. The open water of the mill pond is a significant space, although some poor quality development has occurred around it. The town has a very strong relationship with its waterfront with the buildings between South Street and the eastern end of King Street, being constructed virtually up to the western edge. This creates a very striking boundary between the open harbour and the built environment.</i></p>
<p>Historic links with the wider area if known: None known</p>
<p>Ecological links with the wider area if known: Adjacent to the Chichester Harbour which has numerous ecological designations Western end falls within the Strategic Wildlife Corridor identified by Chichester District Council connecting from the Harbour to Aldsworth</p>
<p>Recreational links with the wider area: PRoW, including the Sussex Border Path long distance path, cross and bound the area connecting to the wider AONB network including the coastal path</p>
<p>Extracts from other relevant evidence (e.g VDS, NDP):</p>

CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	80 Thornham Marsh Fringe
Date of area survey:	29.08.2018
Surveyors:	IDT
Weather/visibility:	Sun and cloud
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA SC5 Southbourne Coastal Plain and SC3 Chichester Harbour and Pagham Harbour South Coast Plain Chichester District AONB Landscape Capacity Study – Zone 12 Chichester Harbour AONB Landscape Character Assessment: LCT / LCA I H Lower Coastal Plain / H1 Havant to Chichester Coastal Plain and G Harbour Islands & Peninsulas G2 Thorney Island
Landscape designations:	Within Chichester Harbour AONB

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
<p>Views into the sub-area from: The majority of the area visible from the PRow crossing/bounding the sub-area including the Sussex Border Path regional route and the coastal path A few properties adjacent and scattered across area and adjacent to the area including from Prinsted settlement edge Motorists on rural lanes Marina within sub-area The harbour</p>	<p>Types of viewers: People within AONB – including tourists and visitors Users of rural PRowS Drivers Residents Cyclists Users of the harbour/marina e.g. people in sailing boats</p>	<p>Opportunities for mitigation and landscape compatibility of mitigation: Open character with some vegetation structure on which mitigation planting could build upon</p>
<p>Views out of the sub-area to: Panoramic views across harbour (within AONB) Some long, often glimpsed, views to the hills within the SDNP</p>	<p>Magnitude of viewers (level of use and popularity): A small number of properties Well used PRow network connecting across the AONB and to the nearby settlements Quiet lanes Regional walking route Popular harbour for recreation including watersports</p>	<p>Impacts of mitigation: Impact on views Impact on open character</p>
<p>Does the sub-area form part of a skyline? Yes where there is an absence of vegetation</p>	<p>Visual perceptions (activity and expectations of local visual receptors): Rural character with high expectations of scenic beauty. Sense of remoteness and wildness around harbour edges. Distinctive wet pasture / marshland landscape, fairly tranquil but influences from nearby settlement to north reduce remoteness.</p>	
<p>Panoramic views: Panoramic views across the area and harbour</p>		
<p>Landmark features: None noted</p>		
<p>Sensitivity score: Medium/high</p>	<p>Sensitivity score: Medium/high</p>	<p>Sensitivity score: Medium / high</p>
<p>Visual sensitivity score: Medium/high</p>		
<p>Additional comments:</p>		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Low lying gently sloping landform	Boundary features other than vegetation: Post and wire Cleft timber post and rail Various to garden boundaries	Tranquillity – Noise levels: Quiet area particularly in the south with some road noise experienced locally Some local noise from adjacent sewage works to the north
Geological features: None noted	Historic landscapes: Predominantly post-medieval salt marsh with some fields of parliamentary enclosure Possible Mesolithic flint working site at Nutbourne Creek to the southeast of the character area. Evidence of salt workings from Iron Age to the Roman period at Thornham Boat Yard.	Tranquillity – Visual intrusion / detractors: Largely absent of intrusions Urban influence largely filtered by vegetation. Some influence from adjacent sewage works
Soil quality: Mix of Grade 1, 2 and 4	Parkland features: None noted	Tranquillity – Light pollution/dark skies: Some light spill likely from nearby residential areas
Water features: Wet pasture, marshland, creeks		
Landcover and land use: Mosaic of grassland, creeks and saltmarsh. Marina and some limited scattered settlement	Conservation Area: Close to Prinsted Conservation area to the east	
Tree belts, individual trees and riverside trees: Some scattered trees and shelter belts	Landscape features of CA: The sub-area forms part of the wider harbourside landscape of the conservation area	
Hedgerows and hedgerow trees: Some hedgerows to field boundaries and along lanes	Built form: Limited built form Some low density houses and buildings associated with the Marina	Accessibility by public footpath: Yes – crossed by PRow including Sussex Border Path
Woodland and copses: A few small copses	Setting of listed buildings: None within area Forms part of the setting to some Grade II listed buildings in the north-east	Open access areas: None
Wetland and meadow: Coastal salt marsh Coastal and Floodplain Grazing Marsh Lowland Meadows	Scheduled Monuments: None	Recreational areas: Marina and sea scouts and popular public car park at Prinsted adjacent to harbour

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Reedbeds		
Common land: None	Settlement pattern: Some limited low density settlement Wider rural setting to the south of Hermitage. Low lying, largely detached from main settlement.	
Heathland: None	Contribution of private gardens to landscape character: Mature trees and hedges in gardens contribute to landscape character	Aesthetic sensitivity - Elements of openness/enclosure: Open character with vegetation provided some enclosure in places
Other significant vegetation cover: Some scrub	Cultural associations: None known	Aesthetic sensitivity – landscape pattern: Large scale open flat natural harbour side landscape with irregular pattern and a mosaic of grassland, creeks and saltmarsh.
Priority Habitat Inventory/Phase 1 records: Coastal salt marsh Saline lagoons Adjacent mudflats Coastal and Floodplain Grazing Marsh Lowland Meadows Lowland Dry Acid Grassland Reedbeds	Features of cultural importance: None known	
Presence of SPA/SAC/SSSI/SNCI/SANG local wildlife designation/Semi-Natural Ancient Woodland: <ul style="list-style-type: none"> • Chichester and Langstone Harbours SPA • Chichester Harbour SSSI • Chichester Harbour RAMSAR • Solent Maritime SAC • Eames Farm Local Nature Reserve • Nutbourne Pastures SNCI Adjacent to Nutbourne Marshes Local Nature Also recorded as Brent Geese feeding area.		
<i>Other information</i>		
Sensitivity score: High	Sensitivity score: Medium / high	Sensitivity score: High
Landscape sensitivity score: High		

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Additional comments:		

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Relationship with the wider landscape/townscape

<p>Adjacent settlement: Adjacent to Prinsted to the north</p>
<p>Character of the urban edge: The adjacent settlement edges are reasonably well contained by vegetation.</p>
<p>Presence in a floodplain: Majority of the sub-area falls within Flood Zone 2 and 3</p>
<p>Relationship with adjacent wider countryside and adjacent settlement: Immediate, open setting to Chichester Harbour channels on either side of the character area. Wider rural setting to the south of Hermitage and Prinsted. Largely unsettled, visible from the wider landscape, although influence from infrastructure south of Hermitage. Contributes to the wider AONB harbour landscape. The sub-area provides a rural setting to the nearby settlements.</p>
<p>Character of adjacent village(s): Prinsted is a small rural settlement with a historic core, merging with Southbourne to the north which is comprised of extensive areas of modern estates.</p>
<p>Historic links with the wider area if known: Possible Mesolithic flint working site at Nutbourne Creek to the southeast of the character area. Evidence of salt workings from Iron Age to the Roman period at Thornham Boat Yard.</p>
<p>Ecological links with the wider area if known: Forms part of larger important ecological designated areas</p>
<p>Recreational links with the wider area: PRoW cross and bound the area connecting to the wider AONB network including the coastal path and Sussex Border Path</p>

Extracts from other relevant evidence (e.g VDS, NDP):Southbourne Parish Neighbourhood Plan September 2015

The vision for Southbourne in 2029 includes:

'The Neighbourhood Plan safeguards the distinct identities of the villages that make up the parish (Lumley, Thornham, Hermitage, Southbourne, Prinsted and Nutbourne), whilst doing everything possible to meet the need for appropriate housing for those with local connections who are currently unable to stay in or return to where they grew up. By 2029 the Neighbourhood Plan seeks to have protected and safeguarded the parish's natural environment, ensured that new housing integrates with and supports the character of the community, ensured that appropriate infrastructure is in place for all development, boosted the range and quality of social activities as well as supporting a range of popular projects, and to have set some long-term goals for the parish to aim for beyond this plan period.'

The key objectives of the SPNP include protecting the scenic beauty of the AONB and the integrity of the gaps between settlements; avoiding significant effects of development on the Chichester Harbour SPA and other areas of designated ecological significance; and respecting the significance of heritage assets including the Prinsted Conservation Area.

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CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	81 Southbourne North eastern Coastal Plain
Date of area survey:	31.08.2018
Surveyors:	IDT
Weather/visibility:	Sun and cloud
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA SC5 Southbourne Coastal Plain Chichester District AONB Landscape Capacity Study – Zone 12
Landscape designations:	Nearby to Chichester Harbour AONB

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VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
<p>Views into the sub-area from: 1 PRoW crossing sub-area and bounding sub-area to the north-east Motorists on rural lanes A number of properties/farms/nurseries Train line Likely to be visible in distant views from the hills within SDNP</p>	<p>Types of viewers: Users of rural PRoWs Drivers Residents People at work Train users</p>	<p>Opportunities for mitigation and landscape compatibility of mitigation: The area has a limited structure of existing vegetation, although some structure along the edges which mitigation planting could build upon</p>
<p>Views out of the sub-area to: Open views across flat arable farmland Long reaching characteristic views of the hills within the SDNP Open settlement edge of Southbournre Large scale farm buildings at Prior Leaze Farm Glasshouses adjacent to sub-area</p>	<p>Magnitude of viewers (level of use and popularity): A number of properties 2 local PRoW close linking to Hambrook and Southbourne Relatively quiet rural roads</p>	<p>Impacts of mitigation: Loss of open character and characteristic long views Potential to improve raw edge of settlement</p>
<p>Does the sub-area form part of a skyline? No</p>	<p>Visual perceptions (activity and expectations of local visual receptors): Rural character. Remote in places, but reduced by influences from development and the A27 at the edges of the character area, and pylons, all visible in places across the relatively open character area. Close to the AONB with high expectations of scenic beauty.</p>	
<p>Panoramic views: Yes across open farmland including to hills within the SDNP</p>		
<p>Landmark features: None noted</p>		
<p>Sensitivity score: Medium / high</p>	<p>Sensitivity score: Medium</p>	<p>Sensitivity score: Medium</p>
<p>Visual sensitivity score: Medium</p>		
<p>Additional comments:</p>		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Low lying flat coastal plain	Boundary features other than vegetation: Post and wire Post and rail Various to garden boundaries	Tranquillity – Noise levels: Local noise associated with agroindustry Local intermittent noise at edges of the sub-area from trainline to south and M27 to north
Geological features: None noted	Historic landscapes: Sub-area comprises an area of parliamentary enclosure with some boundary loss	Tranquillity – Visual intrusion / detractors: Some suburbanising influences including from trainline, pylons crossing area, large scale agricultural buildings to east and raw edge of settlement to west
Soil quality: A mix of Grade 1, 2 and 3	Parkland features: None noted	Tranquillity – Light pollution/dark skies: Some light spill from residential areas
Water features: Ham Brook and lake (Hambrook Trout and Carp Fishery) in east		
Landcover and land use: Arable, horticulture, orchard	Conservation Area: None	
Tree belts, individual trees and riverside trees: Some shelterbelts Lakeside vegetation including willow at the Hambrook Trout and Carp Fishery	Landscape features of CA: N/A	
Hedgerows and hedgerow trees: Some continuous lengths of hedgerow plus some ornamental hedges associated with settlement. Large scale arable fields have limited boundary vegetation	Built form: Limited built form within area Some farm buildings/cottages and small amount of modern ribbon development along South Lane	Accessibility by public footpath: Yes – 1 PRoW crosses sub-area and one bounds area in the north-east linking to settlement
Woodland and copses: None within sub-area, some small woodland blocks adjacent	Setting of listed buildings: Sub-area contributes to the open setting of 2 Grade II listed buildings situated adjacent to the area on Priors Leaze Lane and Inlands Road	Open access areas: None
Wetland and meadow: Possibly around lake edges	Scheduled Monuments: None	Recreational areas: None within area

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
		Part of the 'Green Ring' around the village of Southbourne proposed in the Neighbourhood Plan falls within the area. The aspiration is for this area to comprise a variety of green infrastructure assets, including informal open space, allotments, a playing field, a footpath/cycleway network, children's play areas, woodland and land of biodiversity value.
Common land: None	Settlement pattern: Low density settlement with farmsteads and adjacent to built up area of Southbourne	
Heathland: None	Contribution of private gardens to landscape character: Mature trees and hedges in gardens contribute to landscape character	Aesthetic sensitivity - Elements of openness/enclosure: Open exposed fields
Other significant vegetation cover: Orchard in west	Cultural associations: None known	Aesthetic sensitivity – landscape pattern: Large scale arable fields with linear boundaries
Priority Habitat Inventory/Phase 1 records: None known	Features of cultural importance: None known	
Presence of SPA/SAC/SSSI/SNCI/SANG local wildlife designation/Semi-Natural Ancient Woodland: Abuts small area of Ancient & Semi-Natural Woodland to the north. Eastern end of the sub-area falls within the Strategic Wildlife Corridor identified by Chichester District Council connecting from the Harbour to West Ashling Road		
<i>Other information</i>		
Sensitivity score: Medium / low	Sensitivity score: Medium / low	Sensitivity score: Medium
Landscape sensitivity score: Medium / low		

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Additional comments:		

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Relationship with the wider landscape/townscape

<p>Adjacent settlement: Adjacent to main built up area of Southbourne to the west and Hambrook to the east</p>
<p>Character of the urban edge: Some raw settlement edges</p>
<p>Presence in a floodplain: Small part of the sub-area in the south-east falls within Floodzone 2 and 3</p>
<p>Relationship with adjacent wider countryside and adjacent settlement:</p> <p>Open farmland provides rural setting to the settlements of Southbourne and Hambrook to the south. Comprises parliamentary fields of arable farmland in a low lying flat landscape characteristic of the wider landscape character area with characteristic views to the hills in the SDNP. Separates Southbourne from Hambrook and groups of settlement to the south.</p>
<p>Character of adjacent village(s): Adjacent to the built up modern open edge of Southbourne and lower density area of glasshouses and farmsteads with varied vegetation cover. Hambrook contains a high proportion of modern settlement with some older properties in the west and a well treed landscape setting.</p>
<p>Historic links with the wider area if known: None known</p>
<p>Ecological links with the wider area if known: Hedgerows and treebelts link with wider network Ham Brook connects to the harbour in the south Eastern end of the sub-area falls within the Strategic Wildlife Corridor identified by Chichester District Council connecting from the Harbour to West Ashling Road</p>
<p>Recreational links with the wider area: 2 PRoW cross/bound the area connecting settlement</p>

Extracts from other relevant evidence (e.g VDS, NDP):

Southbourne Parish Neighbourhood Plan 2014-2029

Key objectives identified in the SPNP include to protect the scenic beauty of the AONB and the integrity of the gaps between settlements

SPNP identifies the aspiration to establish of a: *'Green Ring around the village of Southbourne, as shown on the Policies Map, comprising a variety of green infrastructure assets, including informal open space, allotments, a playing field, a footpath/cycleway network, children's play areas, woodland and land of biodiversity value. Development proposals that lie within the broad location of the Green Ring will be required to align their public open space requirements with its objectives, so that they contribute to its successful formation and maintenance. Proposals that will lead to the unnecessary loss of Green Ring land or features or that will prejudice the completion of the Green Ring will be resisted.'*

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CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	82 Southbourne Eastern Settlement Edge
Date of area survey:	29.08.2018
Surveyors:	IDT
Weather/visibility:	Sun and cloud
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA SC5 Southbourne Coastal Plain Chichester District AONB Landscape Capacity Study – Zone 12
Landscape designations:	Adjacent to Chichester Harbour AONB

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VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
<p>Views into the sub-area from: 2 PRoW crossing and nearby to sub-area Motorists on rural lanes A number of properties/farms/nurseries Train line A259 National Cycle Route 2 Edge of the AONB to the south</p>	<p>Types of viewers: Users of rural PRoWs Drivers Residents People at work Train users Cyclists</p>	<p>Opportunities for mitigation and landscape compatibility of mitigation: Vegetation structure varies across area which mitigation planting could build upon</p>
<p>Views out of the sub-area to: Distant glimpses of Prinstead Channel from the southeast end of the character area, in particular along the A259. Open views across flat arable farmland from along northern edge Long reaching characteristic views to the hills within the SDNP from along northern edge Open settlement edge of Southbounre Large scale farm buildings at Prior Leaze Farm from along eastern edge</p>	<p>Magnitude of viewers (level of use and popularity): A number of properties 2 local PRoW Relatively quiet rural roads Promoted national cycle route</p>	<p>Impacts of mitigation: Loss of characteristic long views Potential to improve raw edge of settlement</p>
<p>Does the sub-area form part of a skyline? No</p>	<p>Visual perceptions (activity and expectations of local visual receptors): Rural area with urban fringe influences in the northern area. Stronger rural character to the south of the sub-area.</p>	
<p>Panoramic views: Yes from northern edge across open farmland including to hills within the SDNP</p>		
<p>Landmark features: None noted</p>		
<p>Sensitivity score: Medium / low</p>	<p>Sensitivity score: Medium / low</p>	<p>Sensitivity score: Low</p>
<p>Visual sensitivity score: Medium / low</p>		
<p>Additional comments:</p>		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Low lying flat coastal plain	Boundary features other than vegetation: Post and wire Post and rail Various to garden boundaries Flint and brick wall	Tranquillity – Noise levels: Local intermittent noise from train line crossing sub-area and A259 in the south
Geological features: None noted	Historic landscapes: Sub-area comprises an area of parliamentary enclosure and contains historic farmsteads and modern nurseries	Tranquillity – Visual intrusion / detractors: Suburbanising influences including from trainline, equestrian uses and raw edge of settlement to west
Soil quality: Predominantly Grade 1	Parkland features: None noted	Tranquillity – Light pollution/dark skies: Some light spill from residential areas
Water features: Ham Brook in east		
Landcover and land use: Contains mixture of uses including nurseries/small holdings, paddocks and settlement.	Conservation Area: None	
Tree belts, individual trees and riverside trees: Some shelterbelts and field trees	Landscape features of CA: N/A	
Hedgerows and hedgerow trees: Some hedgerows along lanes and dividing fields in southeast of the sub-area.	Built form: Glasshouses Some farm buildings/cottages and small amount of ribbon development with vernacular buildings along Inlands Road	Accessibility by public footpath: Yes – 1 PRoW crosses sub-area in the north
Woodland and copses: None within sub-area	Setting of listed buildings: Contributes to open rural setting of 2 Grade II Listed Buildings	Open access areas: None
Wetland and meadow: Possibly along Ham Brook	Scheduled Monuments: None	Recreational areas: None within area Part of the 'Green Ring' around the village of Southbourne proposed in the Neighbourhood Plan falls within the area. The aspiration is for this area to comprise a variety of green infrastructure assets, including informal open

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
		space, allotments, a playing field, a footpath/cycleway network, children's play areas, woodland and land of biodiversity value.
Common land: None	Settlement pattern: Low density settlement with farmsteads and nurseries	
Heathland: None	Contribution of private gardens to landscape character: Mature trees and hedges in gardens contribute to landscape character	Aesthetic sensitivity - Elements of openness/enclosure: Semi-enclosed
Other significant vegetation cover: Some small pockets of orchard	Cultural associations: None known	Aesthetic sensitivity – landscape pattern: Small to medium scale fields with linear boundaries
Priority Habitat Inventory/Phase 1 records: Some small pockets of possible traditional orchard	Features of cultural importance: None known	
Presence of SPA/SAC/SSSI/SNCI/SANG local wildlife designation/Semi-Natural Ancient Woodland: Eastern end of the sub-area falls within the Strategic Wildlife Corridor identified by Chichester District Council connecting from the Harbour to West Ashling Road		
<i>Other information</i>		
Sensitivity score: Medium	Sensitivity score: Medium	Sensitivity score: Low
Landscape sensitivity score: Medium / low		
Additional comments:		

Relationship with the wider landscape/townscape

<p>Adjacent settlement: Adjacent to main built up area of Southbourne to the east and Nutbourne to the south-east</p>
<p>Character of the urban edge: Some raw settlement edges otherwise vegetation provides containment</p>
<p>Presence in a floodplain: Small part of the sub-area in the south-east falls within Floodzone 2 and 3</p>
<p>Relationship with adjacent wider countryside and adjacent settlement: Influenced by mixture of uses extending from the eastern edge of Southbourne. Contains a number of existing areas of development, although character area located further east than the main north-south orientation of Southbourne. Limited contribution to wider landscape due to proximity to settlement and railway line. Separates Southbourne from Nutbourne West.</p>
<p>Character of adjacent village(s): Adjacent to the built up modern open edge of Southbourne and contains lower density area of glasshouses and farmsteads with varied vegetation cover. Nutbourne has a scatter of Georgian and Victorian cottages with some modern infill along lanes, on the A259 and has a mostly well treed landscape setting</p>
<p>Historic links with the wider area if known: Roman road crosses the area (along A259) extending from Chichester to the east</p>
<p>Ecological links with the wider area if known: Hedgerows and treebelts link with wider network Ham Brook connects to the harbour in the south Eastern end of the sub-area falls within the Strategic Wildlife Corridor identified by Chichester District Council connecting from the Harbour to West Ashling Road</p>
<p>Recreational links with the wider area: 1 PRow crosses/bounds the area connecting settlement National Cycle Route 2 adjacent to southern edge crosses area.</p>

Extracts from other relevant evidence (e.g VDS, NDP):

Southbourne Parish Neighbourhood Plan 2014-2029

To achieve this, the key objective of the SPNP is to protect the scenic beauty of the AONB and the integrity of the gaps between settlements

Policy 3: The Green Ring The Neighbourhood Plan proposes the establishment of a Green Ring around the village of Southbourne, as shown on the Policies Map, comprising a variety of green infrastructure assets, including informal open space, allotments, a playing field, a footpath/cycleway network, children's play areas, woodland and land of biodiversity value. Development proposals that lie within the broad location of the Green Ring will be required to align their public open space requirements with its objectives, so that they contribute to its successful formation and maintenance. Proposals that will lead to the unnecessary loss of Green Ring land or features or that will prejudice the completion of the Green Ring will be resisted.

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CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	83 Southbourne Southeastern Settlement Edge
Date of area survey:	29.08.2018
Surveyors:	IDT
Weather/visibility:	Sun and cloud
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA SC5 Southbourne Coastal Plain Chichester District AONB Landscape Capacity Study – Zone 12 Chichester Harbour AONB Landscape Character Assessment: LCT / LCA I H Lower Coastal Plain / H1 Havant to Chichester Coastal Plain
Landscape designations:	Within Chichester Harbour AONB

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VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
<p>Views into the sub-area from: The majority of the area visible from the PRow crossing area Coastal path A few properties farms/nurseries scattered across area and adjacent to the area at Nutbourne and Southbourne/Prinsted A259 National Cycle Route 2 Motorists on rural lanes in the east Other nearby peninsulas and the harbour</p>	<p>Types of viewers: People within AONB – including tourists and visitors Users of rural PRow Drivers Residents Cyclists Users of the harbour e.g. people in sailing boats</p>	<p>Opportunities for mitigation and landscape compatibility of mitigation: The area has a good existing structure of hedgerows and treelines on which mitigation planting could build upon</p>
<p>Views out of the sub-area to: Panoramic views across open fields within the area to the Prinsted and Nutbourne Channels, more open in winter months. Occasional views of the water or of yacht mast tips Partial views to the hills of the SDNP Southbourne Church spire</p>	<p>Magnitude of viewers (level of use and popularity): A number of properties Well used PRow network connecting across the AONB and to the nearby settlements Quiet lanes and busy A259 Nationally promoted cycle route Popular harbour for recreation including watersports</p>	<p>Impacts of mitigation: Impact on views</p>
<p>Does the sub-area form part of a skyline? Yes where there is an absence of vegetation, notably in views towards the coast</p>	<p>Visual perceptions (activity and expectations of local visual receptors): Strong rural character with high expectations of scenic beauty. Some influence from settlement and horticultural uses, more tranquil to the south of the character area.</p>	
<p>Panoramic views: Panoramic views across open fields within the area towards the harbour</p>		
<p>Landmark features: None within area however views to Southbourne Church spire</p>		
<p>Sensitivity score: Medium/high</p>	<p>Sensitivity score: Medium/high</p>	<p>Sensitivity score: Medium</p>
<p>Visual sensitivity score: Medium/high</p>		

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Additional comments:		

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LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Low lying gently sloping landform	Boundary features other than vegetation: Post and wire Cleft timber post and rail Various to garden boundaries	Tranquillity – Noise levels: Quiet area particularly in the south with some road noise experienced locally
Geological features: None noted	Historic landscapes: Fields of parliamentary enclosure Post medieval to modern orchards Roman Road linking to Chichester in the north (A259)	Tranquillity – Visual intrusion / detractors: Largely absent of intrusions
Soil quality: Predominantly Grade 1	Parkland features: None noted	Tranquillity – Light pollution/dark skies: Some light spill likely from nearby residential areas
Water features: Ham Brook in the east Ditches		
Landcover and land use: Arable, horticulture and pasture fields with some scattered settlement	Conservation Area: Prinsted Conservation area immediately adjacent to the east	
Tree belts, individual trees and riverside trees: Shelterbelts Areas of orchards in the north-east	Landscape features of CA: The sub-area forms part of the historic agricultural setting of the Prinsted Conservation area	
Hedgerows and hedgerow trees: Fairly good hedgerow structure with hedgerow trees and low boundary loss.	Built form: Some agricultural buildings and glasshouses Some scattered houses	Accessibility by public footpath: Yes – crossed by PRoW
Woodland and copses: None	Setting of listed buildings: Contains 1 Grade II Listed Building in east. Numerous Listed buildings adjacent with a concentration in Prinsted Conservation Area	Open access areas: None
Wetland and meadow: Possibly along Ham Brook in east	Scheduled Monuments: None	Recreational areas: None
Common land: None	Settlement pattern:	

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
	Some low density settlement including farms and nurseries Adjacent to and forming a gap between the rural settlements of Prinsted and Nutbourne	
Heathland: None	Contribution of private gardens to landscape character: Mature trees and hedges in gardens contribute to landscape character	Aesthetic sensitivity - Elements of openness/enclosure: Semi-enclosed character provided by hedgerows and tree belts
Other significant vegetation cover: Orchards	Cultural associations: None known	Aesthetic sensitivity – landscape pattern: Good pattern of small to mediums sized fields with linear boundaries with distinctive pockets of orchards
Priority Habitat Inventory/Phase 1 records: Areas of potential traditional orchards	Features of cultural importance: None known	
Presence of SPA/SAC/SSSI/SNCI/SANG local wildlife designation/Semi-Natural Ancient Woodland: Abuts Nutbourne pastures SNCI to the south. Abuts: <ul style="list-style-type: none"> • Chichester and Langstone Harbours SPA • Chichester Harbour SSSI • Chichester Harbour RAMSAR to the east Eastern end of the sub-area falls within the Strategic Wildlife Corridor identified by Chichester District Council connecting from the Harbour to West Ashling Road		
<i>Other information</i>		
Sensitivity score: Medium / high	Sensitivity score: Medium / high	Sensitivity score: Medium
Landscape sensitivity score: Medium / high		
Additional comments:		

Relationship with the wider landscape/townscape

<p>Adjacent settlement: Nutbourne West to the east and Prinsted/Southbourne to the west/north</p>
<p>Character of the urban edge: The adjacent settlement edges are reasonably well contained by vegetation.</p>
<p>Presence in a floodplain: Areas on the southern, eastern and western areas of the sub-area fall within Flood Zone 2 and 3</p>
<p>Relationship with adjacent wider countryside and adjacent settlement:</p> <p>Forms a gap between the rural settlements of Nutbourne West and Prinsted as well as the larger settlement of Southbourne to the north which merges with Prinsted. Contributes to the wider AONB harbour side landscape to the south, forming part of the vegetated backdrop to the harbour. The pockets of orchards are a distinctive feature of the wider LCA. The sub-area provides a rural setting to the nearby settlements.</p>
<p>Character of adjacent village(s): Prinsted is a small rural settlement with a historic core, merging with Southbourne to the north which is comprised of extensive areas of modern estates. Nutbourne West has a historic core with some small areas of modern expansion mainly focused to the east and north.</p>
<p>Historic links with the wider area if known: Roman Road (A259) in the north links to Chichester</p>
<p>Ecological links with the wider area if known: Ham Brook in the east. Adjacent to the Chichester Harbour which has numerous ecological designations Hedgerows link with wider area Eastern end of the sub-area falls within the Strategic Wildlife Corridor identified by Chichester District Council connecting from the Harbour to West Ashling Road</p>
<p>Recreational links with the wider area: PRoW cross and bound the area connecting to the wider AONB network including the coastal path and Sussex Border Path</p>

Extracts from other relevant evidence (e.g VDS, NDP):Southbourne Parish Neighbourhood Plan September 2015

The vision for Southbourne in 2029 includes:

'The Neighbourhood Plan safeguards the distinct identities of the villages that make up the parish (Lumley, Thornham, Hermitage, Southbourne, Prinsted and Nutbourne), whilst doing everything possible to meet the need for appropriate housing for those with local connections who are currently unable to stay in or return to where they grew up. By 2029 the Neighbourhood Plan seeks to have protected and safeguarded the parish's natural environment, ensured that new housing integrates with and supports the character of the community, ensured that appropriate infrastructure is in place for all development, boosted the range and quality of social activities as well as supporting a range of popular projects, and to have set some long-term goals for the parish to aim for beyond this plan period.'

The key objectives of the SPNP include protecting the scenic beauty of the AONB and the integrity of the gaps between settlements; avoiding significant effects of development on the Chichester Harbour SPA and other areas of designated ecological significance; and respecting the significance of heritage assets including the Prinsted Conservation Area.

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CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	84 Nutbourne East – Hambrook Mosaic
Date of area survey:	31.08.2018
Surveyors:	IDT
Weather/visibility:	Sun and cloud
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA SC5 Southbourne Coastal Plain Chichester District AONB Landscape Capacity Study – Zone 12
Landscape designations:	Nearby to Chichester Harbour AONB

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VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
<p>Views into the sub-area from: 2 PRow crossing area Motorists on rural lanes, visibility varies with vegetation cover Part of visual corridor for views from Nutbourne Channel towards the hills within the SDNP, although Nutbourne East and Hambrook not visible. A few properties/farms and a travelling showpeople’s site within and adjacent to the sub-area Views over low lying agricultural land from Broad Road (a main north-south road) are locally valued (identified in Neighbourhood Plan)</p>	<p>Types of viewers: People within AONB further to the south – including tourists and visitors People experiencing valued views Users of rural PRowS Drivers Residents People at work</p>	<p>Opportunities for mitigation and landscape compatibility of mitigation: The area has a good existing structure of hedgerows and trees on which mitigation planting could build upon</p>
<p>Views out of the sub-area to: Views out limited by surrounding vegetation</p>	<p>Magnitude of viewers (level of use and popularity): A few properties 2 short sections of PRow close linking to Nutbourne East and West and Hambrook Quiet rural roads</p>	<p>Impacts of mitigation: Potential impact on characteristic views although likely to be limited Potential to improve impact of urbanising influences</p>
<p>Does the sub-area form part of a skyline? No</p>	<p>Visual perceptions (activity and expectations of local visual receptors): Rural character of area is being eroded by suburbanising influences. Close to the AONB with high expectations of scenic beauty.</p>	
<p>Panoramic views: None noted</p>		
<p>Landmark features: None noted within area</p>		
<p>Sensitivity score: Medium / low</p>	<p>Sensitivity score: Medium / Low</p>	<p>Sensitivity score: Medium / low</p>
<p>Visual sensitivity score: Medium / low</p>		
<p>Additional comments:</p>		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Low lying flat coastal plain	Boundary features other than vegetation: Post and wire Post and rail Various to garden boundaries Brick walls	Tranquillity – Noise levels: Local noise associated with agroindustry Local intermittent noise from train line bounding area
Geological features: None noted	Historic landscapes: Sub-area comprises an area of parliamentary enclosure with some boundary loss	Tranquillity – Visual intrusion / detractors: Some suburbanising influences including from train line, pylons crossing area, significant development influences including grain store, travelling showpeople's site and settlement.
Soil quality: Predominantly Grade 2	Parkland features: None noted	Tranquillity – Light pollution/dark skies: Some light spill from residential areas
Water features: Ham Brook in west Lakes in south-west (Hambrook Trout and Carp Fishery)		
Landcover and land use: Mixed land use including pasture/grazed fields, public open space west of Broad Road, farms, Chichester Grain Farmers (agroindustry), settlement, Fishery Travelling Showpeople's site, holiday park	Conservation Area: None	
Tree belts, individual trees and riverside trees: Lakeside trees and on small islands at Hambrook Trout and Carp Fishery	Landscape features of CA: N/A	
Hedgerows and hedgerow trees: Some continuous lengths of hedgerow plus some ornamental hedges associated with settlement. Fairly low boundary loss overall.	Built form: Mixed aged housing Large scale barns and grain stores Glasshouses Travelling Showpeople's development	Accessibility by public footpath: Yes – 2 PRow cross area linking to settlement
Woodland and copses: Area of woodland in the southwest corner of the sub-area.	Setting of listed buildings: None	Open access areas: None
Wetland and meadow: Possibly around lake edges	Scheduled Monuments: None	Recreational areas: Hambrook Trout and Carp Fishery (permitted) Holiday park in east

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
		Public open space west of Broad Road
Common land: None	Settlement pattern: Contains farmsteads including 'agroindustry' and low density settlement including ribbon development. Travelling Showpeoples site within area.	
Heathland: None	Contribution of private gardens to landscape character: Mature trees and hedges in gardens contribute to landscape character	Aesthetic sensitivity - Elements of openness/enclosure: Hedgerows with mature hedgerow trees and woodland create a semi-enclosed character
Other significant vegetation cover: None noted	Cultural associations: None known	Aesthetic sensitivity – landscape pattern: Mixed scale field pattern with largely linear boundaries
Priority Habitat Inventory/Phase 1 records: Deciduous woodland in the southwest corner of the sub-area.	Features of cultural importance: None known	
Presence of SPA/SAC/SSSI/SNCI/SANG local wildlife designation/Semi-Natural Ancient Woodland: Small area of Ancient & Semi-Natural Woodland in the southwest corner of the sub-area. Western end of the sub-area falls within the Strategic Wildlife Corridor identified by Chichester District Council connecting from the Harbour to West Ashling Road		
<i>Other information</i>		
Sensitivity score: Medium	Sensitivity score: Medium / low	Sensitivity score: Medium / low
Landscape sensitivity score: Medium / low		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: Adjacent to main areas of Nutbourne East and Hambrook settlement

<p>Character of the urban edge: Settlement edges are generally well contained by vegetation. Settlement edge along Broad Road is more open.</p>
<p>Presence in a floodplain: Small part of the sub-area in the south-west falls within Floodzone 2 and 3</p>
<p>Relationship with adjacent wider countryside and adjacent settlement: Small area of open space providing partially open setting to western edge of southern extension to Hambrook. Contains ‘agroindustry’ and low density settlement. Similar topography to settlement. Central and eastern parts of the character area in keeping with general north-south orientation of Nutbourne East. Contains a number of existing areas of development. Rural character deGraded by agro-industry’ and low density settlement.</p> <p>Small area of public open space in the central of the sub-area separates Nutbourne East and Hambrook, although eastern part of character area already settled. Western part of the sub-area contributes to wider gap between Hambrook/Nutbourne East and Southbourne, although already partly developed.</p> <p>Within view corridor of characteristic views towards the hills within the SDNP, although Nutbourne East and Hambrook not visible.</p>
<p>Character of adjacent village(s): The Neighbourhood Plan notes that Hambrook and Nutbourne East developed following the coming of the Railway in 1847 and has had most of the development in the Plan Area since that date. Nutbourne has a scatter of Georgian and Victorian cottages with some modern infill along lanes, on the A259. Hambrook contains a high proportion of modern settlement with some older properties in the west. Both settlements have a mostly well treed landscape setting.</p>
<p>Historic links with the wider area if known: None known</p>
<p>Ecological links with the wider area if known: Hedgerows and tree belts link with wider network Ham Brook connects to the harbour in the south Western end of the sub-area falls within the Strategic Wildlife Corridor identified by Chichester District Council connecting from the Harbour to West Ashling Road</p>
<p>Recreational links with the wider area: 2 PRoW cross the area connecting to settlement</p>

Extracts from other relevant evidence (e.g VDS, NDP):Chidham and Hambrook Neighbourhood Plan (CHNP) 2015

CHNP notes that the NP area is semi-rural in nature and describes how *'the main north-south roads and lanes afford distant views over low lying agricultural land, and this feature of the area is much valued by residents, although this will be diminished by the recently (2014) approved housing developments on the west side of Broad Road. Again, outside the settlement boundaries housing development has been small scale. Housing estates are not a feature of the landscape, although this again will change with the planned developments on Broad Road.'*

CHNP notes the importance of maintaining the individual identity of settlements and conserving: the landscape and scenic beauty of the AONB, trees/woods/orchards green corridors, natural streams and ponds and any areas of habitat supporting a high level of biodiversity.

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CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	85 Nutbourne West – Nutbourne East Coastal Plain
Date of area survey:	31.08.2018
Surveyors:	IDT
Weather/visibility:	Sun and cloud
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA SC5 Southbourne Coastal Plain Chichester District AONB Landscape Capacity Study – Zone 12 Chichester Harbour AONB Landscape Character Assessment: LCT / LCA I H Lower Coastal Plain / H1 Havant to Chichester Coastal Plain
Landscape designations:	Partly within Chichester Harbour AONB (southern end)

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VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
<p>Views into the sub-area from: Relatively enclosed with views from 2 PRoW crossing the sub-area in the south and north Views from the A259 (including National Cycle Route 2) crossing the sub-area partially restricted by hedgerows Views in from some nearby PRoW including the coastal path within the AONB Motorists on the rural lane to the east – Colt Lane Visible in characteristic views from within the AONB across the open landscape of the Chidham peninsula to the south A number of properties within and adjacent to the area Some small businesses within area ‘Local Green Spaces’ Maybush Copse within sub-area Nearby peninsulas and the harbour Some parts of the sub-area are well-contained by vegetation with few views in Visible in valued views identified in Neighbourhood Plan</p>	<p>Types of viewers: People within AONB – including tourists and visitors People experiencing valued views Users of rural PRoWs and local green space Drivers Residents Users of the harbour e.g. people in sailing boats People at work Cyclists</p>	<p>Opportunities for mitigation and landscape compatibility of mitigation: The area has a good existing structure of hedgerows and trees on which mitigation planting could build upon Arable farmland in area has a more open character</p>
<p>Views out of the sub-area to: Characteristic views including long views to West Thorney and panoramic views of the harbour pool along the southern edge of the sub-area Glimpses of Prinstead and Nutbourne Channels from part of the character area, in particular along the A259. These are valued views identified in Neighbourhood Plan Some partial views to hills within the SDNP</p>	<p>Magnitude of viewers (level of use and popularity): A number of properties Well used PRoW connecting across the AONB and to the nearby settlements Quiet rural roads and busy A259 Popular harbour for recreation including watersports Promoted cycle route</p>	<p>Impacts of mitigation: Impact on characteristic views Impact on open character of arable farmland</p>
<p>Does the sub-area form part of a skyline? No</p>	<p>Visual perceptions (activity and expectations of local visual receptors): Rural area with some suburbanising influences including being crossed by the busy A259. The part</p>	

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
	<p>within the AONB has a more undisturbed and intimate character with high expectations of scenic beauty</p> <p>Boundary vegetation, allows a degree of tranquillity and remoteness despite proximity to settlement on either side of the character area</p>	
<p>Panoramic views: Panoramic views of the harbour pool along the southern edge of the sub-area</p>		
<p>Landmark features: None noted</p>		
<p>Sensitivity score: Medium / high</p>	<p>Sensitivity score: Medium / high</p>	<p>Sensitivity score: Medium</p>
<p>Visual sensitivity score: Medium / high</p>		
<p>Additional comments:</p>		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Low lying flat coastal plain	Boundary features other than vegetation: Post and wire Cleft timber post and rail Various to garden boundaries Brick and flint walls	Tranquillity – Noise levels: Noise from busy A259 crossing area
Geological features: None noted	Historic landscapes: Sub-area comprises an area with a mixed historic landscape character including fields of parliamentary enclosure; An area of historic post medieval development; and an area of post medieval to modern horticulture (nursery with greenhouses). Roman road crosses the area (along A259) extending from Chichester to the east	Tranquillity – Visual intrusion / detractors: Some suburbanising influences within area including A259 and adjacent train line
Soil quality: Predominantly Grade 2	Parkland features: None noted	Tranquillity – Light pollution/dark skies: Some light spill from residential areas Street lighting along A259
Water features: Ham Brook along western boundary ditches cross the area		
Landcover and land use: Arable and pasture/grazed fields, horticulture, some settlement	Conservation Area: None	
Tree belts, individual trees and riverside trees: Shelterbelts	Landscape features of CA: N/A	
Hedgerows and hedgerow trees: Good structure of hedgerows with oak hedgerow trees Some ornamental hedgerows in settlement areas	Built form: Mixed aged housing and farm buildings with some attractive vernacular buildings including listed buildings south of A259 Glasshouses	Accessibility by public footpath: Yes – 2 PRow cross sub-area
Woodland and copses: Some small blocks of woodland and copses	Setting of listed buildings: Cluster of Grade II listed buildings south of A259 within area	Open access areas: None
Wetland and meadow:	Scheduled Monuments:	Recreational areas:

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Possibly along ditches and brook	None	'Maybush Copse' is designated as 'Local Green Space' for the use of the community in the Chidham and Hambrook Neighbourhood Plan 2015.
Common land: None	Settlement pattern: Low density settlement Nutbourne has a scatter of Georgian and Victorian cottages with some modern infill along lanes, on the A259 and has a mostly well treed landscape setting Some historic farmsteads, cottages and barns	
Heathland: None	Contribution of private gardens to landscape character: Mature trees and hedges in gardens contribute to landscape character	Aesthetic sensitivity - Elements of openness/enclosure: Woodland, trees and hedgerows create an enclosed character with some more open arable farmland
Other significant vegetation cover: None	Cultural associations: None known	Aesthetic sensitivity – landscape pattern: Small to medium scale field pattern with largely linear boundaries
Priority Habitat Inventory/Phase 1 records: Areas of Deciduous woodland	Features of cultural importance: None known	
Presence of SPA/SAC/SSSI/SINC/SANG local wildlife designation/Semi-Natural Ancient Woodland: Strip of ancient and semi-natural woodland in north Western end of the sub-area falls within the Strategic Wildlife Corridor identified by Chichester District Council connecting from the Harbour to West Ashling Road		
<i>Other information</i>		
Sensitivity score: Medium / high	Sensitivity score: Medium	Sensitivity score: Medium
Landscape sensitivity score: Medium		
Additional comments:		

Relationship with the wider landscape/townscape

<p>Adjacent settlement: Nutbourne West and Nutbourne East</p>
<p>Character of the urban edge: Settlement edges are well contained by vegetation.</p>
<p>Presence in a floodplain: Small area of the western end of the sub-area falls within Flood Zone 2 and 3</p>
<p>Relationship with adjacent wider countryside and adjacent settlement: Fairly enclosed setting to Nutbourne West and Nutbourne East on either side of the character area. Similar topography to settlement. Generally inconsistent with north-south orientation of Nutbourne East. Some consistency with east-west orientation of Nutbourne West, although becoming distant from the settlement centre. Enclosed nature provides sense of rurality, contribution to the surrounding landscape to the south, little evidence of development with the exception of immediate road corridor. Separates Nutbourne West from Nutbourne East. Contributes to treed backdrop to landscape to the south and channels further south. Contributes to open setting of AONB with some characteristic views.</p>
<p>Character of adjacent village(s): Nutbourne has a scatter of Georgian and Victorian cottages with some modern infill along lanes, on the A259 and has a mostly well treed landscape setting Some historic farmsteads, cottages and barns</p>
<p>Historic links with the wider area if known: Roman road crosses the area (along A259) extending from Chichester to the east</p>
<p>Ecological links with the wider area if known: Hedgerows and tree belts link with wider network</p>
<p>Recreational links with the wider area: Contains recreational area used by the nearby villages. PRoW links with wider network including within the AONB to the south. National Cycle Route 2 crosses area. Western end of the sub-area falls within the Strategic Wildlife Corridor identified by Chichester District Council connecting from the Harbour to West Ashling Road</p>

Extracts from other relevant evidence (e.g VDS, NDP):Chidham and Hambrook Neighbourhood Plan 2015

CHNP notes that the NP area is semi-rural in nature and describes how:

- *'the main north-south roads and lanes afford distant views over low lying agricultural land, and this feature of the area is much valued by residents, although this will be diminished by the recently (2014) approved housing developments on the west side of Broad Road. Again, outside the settlement boundaries housing development has been small scale. Housing estates are not a feature of the landscape, although this again will change with the planned developments on Broad Road.'*
- *'Residents and visitors value the open views across agricultural land east towards Chichester, north to the South Downs, south to the Harbour area, and west towards Portsmouth. Kingley Vale, the Spinnaker Tower, the Isle of Wight and the spire of Chichester Cathedral are all visible from within the Parish.'*

CHNP notes the importance of maintaining the individual identity of settlements and conserving: the landscape and scenic beauty of the AONB, trees/woods/orchards green corridors, natural streams and ponds and any areas of habitat supporting a high level of biodiversity.

Policy R1 of the CHNP identifies Local Green Spaces for the use of the community: R1a: Maybush Copse and R1b: The Dell

CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	86 Upper Chidham Coastal Plain
Date of area survey:	31.08.2018
Surveyors:	IDT
Weather/visibility:	Sun and cloud
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA SC3 Chichester Harbour Chichester District AONB Landscape Capacity Study – Zone 12 Chichester Harbour AONB Landscape Character Assessment: LCT / LCA I G Harbour Islands & Peninsulas / G3 Chidham Peninsula
Landscape designations:	Within Chichester Harbour AONB

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VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
<p>Views into the sub-area from: A number of PRoW crossing and bounding the area including coastal path on the eastern and western edges A few properties scattered across area and adjacent to the area at Chidham and Nutbourne Motorists on rural lanes Adjacent 'Local Green Spaces' Maybush Copse and The Dell Other nearby peninsulas and the harbour Visible in valued views identified in Neighbourhood Plan Potential distant views from the SDNP</p>	<p>Types of viewers: People within AONB – including tourists and visitors Users of rural PRoWs Drivers Residents Users of the harbour e.g. people in sailing boats</p>	<p>Opportunities for mitigation and landscape compatibility of mitigation: The area is open in character with some existing structure of hedgerows, deGraded in places, and treelines on which mitigation planting could build upon</p>
<p>Views out of the sub-area to: Characteristic views across Bosham Channel to Bosham Village and the Bosham Peninsula, including to landmark spire of Bosham Church. Characteristic long views from the western coastal edge to West Thorney. Characteristic panoramic views of the harbour pool, and Manhood Peninsula Occasional views of the water or of yacht mast tips only from within the peninsula. Some long reaching views to tall buildings within Portsmouth including the Spinnaker Tower To the hills of the SDNP A number of these are valued views identified in Neighbourhood Plan</p>	<p>Magnitude of viewers (level of use and popularity): A number of properties Well used PRoW adjacent to the area connecting across the AONB and to the nearby settlements Quiet roads Popular harbour for recreation including watersports</p>	<p>Impacts of mitigation: Loss of predominantly open character Opportunities to restore lost field boundaries Impact on characteristic views</p>
<p>Does the sub-area form part of a skyline? Yes where there is an absence of vegetation, notably in views towards the coast</p>	<p>Visual perceptions (activity and expectations of local visual receptors): Strongly rural and tranquil area with high expectations of scenic beauty. Limited influence from nearby settlement.</p>	
<p>Panoramic views:</p>		

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Characteristic panoramic views from of the harbour pool and of Manhood Peninsula To the hills of the SDNP in the north		
Landmark features: None within area however views to landmark spire of Bosham Church		
Sensitivity score: High	Sensitivity score: High	Sensitivity score: Medium / high
Visual sensitivity score: High		
Additional comments:		

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LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Low lying gently sloping landform	Boundary features other than vegetation: Post and wire Cleft timber post and rail Various to garden boundaries The edges to the channels are defined by low earth bank sea defences	Tranquillity – Noise levels: Quiet area with some road noise experienced locally
Geological features: None noted	Historic landscapes: Fields of parliamentary enclosure Sunken lanes The LCA notes that the western sea defences were probably first put in place after 1778 (Yeakell and Gardner survey) and before 1790s/1800, when the 1st Ordnance Survey 1" maps were surveyed.	Tranquillity – Visual intrusion / detractors: Largely absent of intrusions Some long views to hangers on Thorney Island
Soil quality: Predominantly Grade 1	Parkland features: None noted	Tranquillity – Light pollution/dark skies: Some limited light spill likely from nearby residential areas
Water features: Scattered farm ponds		
Landcover and land use: Large arable fields with some scattered settlement Paddocks fields in west	Conservation Area: None	
Tree belts, individual trees and riverside trees: Poplar shelterbelts and lines of wind sculpted oak and pine trees along field boundaries.	Landscape features of CA: N/A	
Hedgerows and hedgerow trees: Low hedgerows and wind sculpted oak and pine trees	Built form: Attractive farm buildings and cottages including historic listed building in north-west Some modern detached and semi detached properties	Accessibility by public footpath: Yes – crossed by PRoW in the west and the coastal path on the eastern and western edges
Woodland and copses: None within area, some adjacent	Setting of listed buildings: Open farmland contributes to setting of 2 Grade II listed buildings at Nutbourne farm in the north -west	Open access areas: Adjacent area of estuary to the east: 'Manorial Waste of the Manors of Bosham'
Wetland and meadow: Patches of coastal grassland and wetland along the coastal edge	Scheduled Monuments: None	Recreational areas: None within area

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
		Adjacent to 2 areas designated as 'Local Green Space' for the use of the community in the Chidham and Hambrook Neighbourhood Plan 2015: <ul style="list-style-type: none"> • R1a: Maybush Copse. • R1b: The Dell
Common land: Adjacent area of estuary to the east: 'Manorial Waste of the Manors of Bosham'	Settlement pattern: Some isolated historic farmsteads, cottages and barns (traditional and modern) Adjacent small rural settlements and an absence of major roads Some modern ribbon development along Chidham Lane	
Heathland: None	Contribution of private gardens to landscape character: Mature trees and hedges in gardens contribute to landscape character	Aesthetic sensitivity - Elements of openness/enclosure: Predominantly open exposed character Some enclosure provided by hedgerows and tree belts
Other significant vegetation cover: None noted	Cultural associations: None known	Aesthetic sensitivity – landscape pattern: The field pattern is strongly rectilinear and field boundaries are marked by low growing wind sculpted oak and pine trees, or occasionally by tree belts
Priority Habitat Inventory/Phase 1 records: Adjacent coastal marsh and mudflats	Features of cultural importance: None known	
Presence of SPA/SAC/SSSI/SNCI/SANG local wildlife designation/Semi-Natural Ancient Woodland: None within area however the following are immediately adjacent: <ul style="list-style-type: none"> • Chichester and Langstone Harbours SPA • Solent Maritime SAC • Chichester Harbour SSSI • Chichester Harbour RAMSAR • Nutbourne Marshes Nature Reserve 		

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
<p>Western end of the sub-area falls within the Strategic Wildlife Corridor identified by Chichester District Council connecting from the Harbour to West Ashling Road</p> <p>Central part of the sub-area falls within the Strategic Wildlife Corridor identified by Chichester District Council connecting from the Harbour to Southbrook Road</p>		
<i>Other information</i>		
Sensitivity score: Medium	Sensitivity score: Medium / high	Sensitivity score: Medium / high
Landscape sensitivity score: Medium / high		
Additional comments:		

Relationship with the wider landscape/townscape

<p>Adjacent settlement: Nutbourne settlement in the north and the small hamlet of Chidham in the south</p>
<p>Character of the urban edge: The adjacent settlement edges area reasonably well contained by vegetation.</p>
<p>Presence in a floodplain: Areas on the eastern and western edges of the sub-area fall within Flood Zone 2 and 3</p>
<p>Relationship with adjacent wider countryside and adjacent settlement: The sub-area is representative of the wider landscape area of the Chidham peninsula containing open arable farmland, rural sunken lanes, characteristic views across the adjacent channels and nearby peninsulas, has a strong rural and tranquil character and forms an integral part of the wider landscape of the AONB. It provides a positive contribution to the character of the wider character area. These characteristics also provide a positive contribution to the rural setting of the adjacent settlements.</p> <p>Provides open arable setting to the south of Nutbourne West and Nutbourne East. Allowing open views of Harbour as part of wider setting. Character area at top of peninsula. Relatively open, exposed landscape on slightly lower topography south of Nutbourne West and Nutbourne East. Part of extensive rural landscape with limited influence from settlement. Wider separation between Nutbourne West and Nutbourne East, to the north of the character area. Also part of wider separation between Chidham and Nutbourne West and Nutbourne East.</p> <p>Immediate setting to Nutbourne Channel to the west and Bosham Channel to the east. Saxon and early Norman Church tower to the southwest of Bosham visible across Bosham Channel from eastern edge of character area.</p>
<p>Character of adjacent village(s): Housing density on the Chidham peninsula is low with no clear centre for the hamlet of Chidham. The historic core of Chidham comprises scattered groupings of brick and flint cottages fronting narrow lanes with some larger historic manor houses and farmhouses set back, generally in large plots. It is almost entirely hidden in the wider landscape by mature pine, poplar, beech, and horse chestnut trees.</p>
<p>Historic links with the wider area if known: None known</p>
<p>Ecological links with the wider area if known: Adjacent to the Chichester Harbour which has numerous ecological designations Western end of the sub-area falls within the Strategic Wildlife Corridor identified by Chichester District Council connecting from the Harbour to West Ashling Road Central part of the sub-area falls within the Strategic Wildlife Corridor identified by Chichester District Council connecting from the Harbour to Southbrook Road</p>

Recreational links with the wider area:

PRoW cross and bound the area connecting to the wider AONB network including the coastal path

Extracts from other relevant evidence (e.g VDS, NDP):

Chidham and Hambrook Neighbourhood Plan (CHNP) 2015

CHNP notes that the NP area is semi-rural in nature and describes how:

- *'the main north-south roads and lanes afford distant views over low lying agricultural land, and this feature of the area is much valued by residents, although this will be diminished by the recently (2014) approved housing developments on the west side of Broad Road. Again, outside the settlement boundaries housing development has been small scale. Housing estates are not a feature of the landscape, although this again will change with the planned developments on Broad Road.'*
- *'Residents and visitors value the open views across agricultural land east towards Chichester, north to the South Downs, south to the Harbour area, and west towards Portsmouth. Kingley Vale, the Spinnaker Tower, the Isle of Wight and the spire of Chichester Cathedral are all visible from within the Parish.'*

CHNP notes the importance of maintaining the individual identity of settlements and conserving: the landscape and scenic beauty of the AONB, trees/woods/orchards green corridors, natural streams and ponds and any areas of habitat supporting a high level of biodiversity.

Policy R1 of the CHNP identifies Local Green Spaces for the use of the community: R1a: Maybush Copse and R1b: The Dell

CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	87 Nutbourne East North –eastern Coastal Plain
Date of area survey:	31.08.2018
Surveyors:	IDT
Weather/visibility:	Sun and cloud
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA SC5 Southbourne Coastal Plain Chichester District AONB Landscape Capacity Study – Zone 12 Chichester Harbour AONB Landscape Character Assessment: LCT / LCA I H Lower Coastal Plain / H1 Havant to Chichester Coastal Plain
Landscape designations:	Southern end adjacent to Chichester Harbour AONB

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VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
<p>Views into the sub-area from: PRoW along eastern boundary Motorists on rural lanes A few properties/farms within and adjacent to the sub-area A259 (and National Cycle Route 2) adjacent to southern boundary Visible in valued view to the hills of the SDNP identified in Neighbourhood Plan Adjacent businesses Potential distant views from high ground within the SDNP</p>	<p>Types of viewers: People along AONB boundary – including tourists and visitors People experiencing valued views Users of rural PRoWs Drivers Residents Cyclists People at work</p>	<p>Opportunities for mitigation and landscape compatibility of mitigation: The area has a good existing structure of hedgerows and trees on which mitigation planting could build upon Arable farmland in area has a more open character</p>
<p>Views out of the sub-area to: Characteristic, locally valued (identified in Neighbourhood Plan) long and panoramic views from eastern and southern edge to the hills of the SDNP and to Chichester Cathedral spire</p>	<p>Magnitude of viewers (level of use and popularity): A few properties 1 PRoW Quiet rural roads and busy A259</p>	<p>Impacts of mitigation: Impact on characteristic views Impact on open character of arable farmland</p>
<p>Does the sub-area form part of a skyline? No</p>	<p>Visual perceptions (activity and expectations of local visual receptors): Rural area with some suburbanising influences including busy A259 adjacent to south. Adjacent to the AONB with high expectations of scenic beauty. Boundary vegetation, allows a degree of tranquillity and remoteness to the north of the railway line.</p>	
<p>Panoramic views: From the southern and eastern edge towards the hills of the SDNP partially interrupted by intervening vegetation</p>		
<p>Landmark features: None noted within area. View to Chichester Cathedral spire</p>		
<p>Sensitivity score: Medium / high</p>	<p>Sensitivity score: Medium / high</p>	<p>Sensitivity score: Medium</p>
<p>Visual sensitivity score: Medium / high</p>		
<p>Additional comments:</p>		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Low lying flat coastal plain	Boundary features other than vegetation: Post and wire Post and rail Various to garden boundaries Brick and flint walls	Tranquillity – Noise levels: Local noise from busy A259 adjacent to area Local intermittent noise from train line crossing area
Geological features: None noted	Historic landscapes: Sub-area comprises an area of parliamentary enclosure which appears reasonably well intact Roman road adjacent to south of the sub-area (along A259) extending from Chichester to the east	Tranquillity – Visual intrusion / detractors: Some suburbanising influences including from train line and A259 Pylons crossing area
Soil quality: Grade 2	Parkland features: None noted	Tranquillity – Light pollution/dark skies: Some light spill from residential areas Street lighting along A259
Water features: Ditches cross the area		
Landcover and land use: Pasture/grazed and arable fields, some limited settlement	Conservation Area: None	
Tree belts, individual trees and riverside trees: Shelterbelt around Flat Farm	Landscape features of CA: N/A	
Hedgerows and hedgerow trees: Good hedgerow structure of native hedgerows with oak hedgerow trees, particularly to the north of the railway line. Low boundary loss. Some ornamental hedgerows in settlement areas	Built form: Mixed aged housing with some attractive vernacular cottages	Accessibility by public footpath: No – one PRow adjacent to eastern boundary along Drift Lane National Cycle Route adjacent to southern boundary along A259
Woodland and copses: None	Setting of listed buildings: None	Open access areas: None
Wetland and meadow: None noted	Scheduled Monuments: None	Recreational areas: None
Common land: None	Settlement pattern: Low density settlement Some historic farmsteads, cottages and barns	

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
	Some ribbon development to boundaries Nutbourne has a scatter of Georgian and Victorian cottages with some modern infill along lanes, on the A259 and has a mostly well treed landscape setting	
Heathland: None	Contribution of private gardens to landscape character: Mature trees and hedges in gardens contribute to landscape character	Aesthetic sensitivity - Elements of openness/enclosure: Hedgerows with mature hedgerow trees create a semi-enclosed character particularly to the north of the railway line more open in the south
Other significant vegetation cover: None noted	Cultural associations: None known	Aesthetic sensitivity – landscape pattern: Medium to large scale field pattern with largely linear boundaries
Priority Habitat Inventory/Phase 1 records: None known	Features of cultural importance: None known	
Presence of SPA/SAC/SSSI/SNCI/SANG local wildlife designation/Semi-Natural Ancient Woodland: None within area however abuts Newells Lane Point and Meadow SNCI to the northeast.		
<i>Other information</i>		
Sensitivity score: Medium	Sensitivity score: Medium / low	Sensitivity score: Medium / low
Landscape sensitivity score: Medium / low		
Additional comments:		

Relationship with the wider landscape/townscape

<p>Adjacent settlement: Main area of Nutbourne East and Hambrook settlement adjacent to the west</p>
<p>Character of the urban edge: Settlement edges are generally well contained by vegetation.</p>
<p>Presence in a floodplain: No</p>
<p>Relationship with adjacent wider countryside and adjacent settlement: Provides semi-open setting to surrounding settlement. Similar topography to surrounding settlement, although inconsistent with existing north-south orientation of settlement. Enclosed nature provides sense of rurality comprising an area of parliamentary fields characteristic of the wider landscape. Separates Nutbourne East and Hambrook from area of significant settlement to the south and east of the character area. Some characteristic views to the SDNP and Chichester Cathedral spire</p>
<p>Character of adjacent village(s): Nutbourne has a scatter of Georgian and Victorian cottages with some modern infill along lanes, on the A259 and has a mostly well treed landscape setting Some historic farmsteads, cottages and barns</p>
<p>Historic links with the wider area if known: Roman road bounds the area to the south (along A259) extending from Chichester to the east</p>
<p>Ecological links with the wider area if known: Hedgerows and tree belts link with wider network</p>
<p>Recreational links with the wider area: One PRoW runs along eastern boundary connecting north-west National Cycle Route 2 adjacent to southern boundary</p>

Extracts from other relevant evidence (e.g VDS, NDP):Chidham and Hambrook Neighbourhood Plan (CHNP) 2015

CHNP notes that the NP area is semi-rural in nature and describes how:

- *'the main north-south roads and lanes afford distant views over low lying agricultural land, and this feature of the area is much valued by residents, although this will be diminished by the recently (2014) approved housing developments on the west side of Broad Road. Again, outside the settlement boundaries housing development has been small scale. Housing estates are not a feature of the landscape, although this again will change with the planned developments on Broad Road.'*
- *'Residents and visitors value the open views across agricultural land east towards Chichester, north to the South Downs, south to the Harbour area, and west towards Portsmouth. Kingley Vale, the Spinnaker Tower, the Isle of Wight and the spire of Chichester Cathedral are all visible from within the Parish.'*

CHNP notes the importance of maintaining the individual identity of settlements and conserving: the landscape and scenic beauty of the AONB, trees/woods/orchards green corridors, natural streams and ponds and any areas of habitat supporting a high level of biodiversity.

CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	88 Nutbourne East Nurseries
Date of area survey:	31.08.2018
Surveyors:	IDT
Weather/visibility:	Sun and cloud
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA SC5 Southbourne Coastal Plain Chichester District AONB Landscape Capacity Study – Zone 12 Chichester Harbour AONB Landscape Character Assessment: LCT / LCA I H Lower Coastal Plain / H1 Havant to Chichester Coastal Plain
Landscape designations:	Partly within Chichester Harbour AONB (southern end)

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VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
<p>Views into the sub-area from: A few nearby PRoWs including the coastal path within the AONB Motorists on rural lanes Visible in characteristic views from within the AONB across the open landscape of the Chidham peninsula to the south A number of properties within the area and adjacent to the sub-area at Nutbourne East A259 (and National Cycle Route 2) crossing sub-area. Some small businesses within area ‘Local Green Spaces’ Maybush Copse and The Dell within area Nearby peninsulas and the harbour Some parts of the sub-area are well-contained by vegetation with few views in Visible in valued views identified in Neighbourhood Plan</p>	<p>Types of viewers: People within AONB – including tourists and visitors People experiencing valued views Users of rural PRoWs Drivers Residents Users of the harbour e.g. people in sailing boats People at work Cyclists</p>	<p>Opportunities for mitigation and landscape compatibility of mitigation: The area has a good existing structure of hedgerows and trees on which mitigation planting could build upon</p>
<p>Views out of the sub-area to: Characteristic views including panoramic views from the edges of the sub-area across Bosham Channel to Bosham Village and the Bosham Peninsula and harbour pool Characteristic long views from the western edge to West Thorney. From the northern edge to the hills of the SDNP A number of these area valued views identified in Neighbourhood Plan</p>	<p>Magnitude of viewers (level of use and popularity): A number of properties Well used PRoW near to the area connecting across the AONB and to the nearby settlements Quiet rural roads and busy A259 Popular harbour for recreation including watersports Promoted cycle route</p>	<p>Impacts of mitigation: Impact on characteristic views</p>
<p>Does the sub-area form part of a skyline? No</p>	<p>Visual perceptions (activity and expectations of local visual receptors): Rural area with some suburbanising influences including being crossed by the busy A259. The part within the AONB has a more undisturbed and intimate in character with high expectations of scenic beauty</p>	

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Panoramic views: From the northern edge towards the hills of the SDNP partially interrupted by intervening vegetation		
Landmark features: None noted		
Sensitivity score: Medium / high	Sensitivity score: Medium / high	Sensitivity score: Medium
Visual sensitivity score: Medium / high		
Additional comments:		

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LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Low lying flat coastal plain	Boundary features other than vegetation: Post and wire Cleft timber post and rail Various to garden boundaries Brick and flint walls	Tranquillity – Noise levels: Noise from busy A259 crossing area
Geological features: None noted	Historic landscapes: Sub-area comprises an area with a mixed historic landscape character including fields of parliamentary enclosure in the north; post medieval to modern fieldscapes of informal enclosure in the south; areas of post medieval to modern ribbon development; post medieval small dispersed farmstead in the east. Roman road crosses the area (along A259) extending from Chichester to the east Designed Landscape identified on the HLC at the Bosham Inn	Tranquillity – Visual intrusion / detractors: Some suburbanising influences including from commercial uses within area and the A259
Soil quality: Predominantly Grade 2	Parkland features: Possible parkland trees at Bosham Inn designed Landscape	Tranquillity – Light pollution/dark skies: Some limited light spill from residential areas Street lighting along A259
Water features: Ponds in the east and ditches cross the area		
Landcover and land use: Pasture/grazed fields, horticulture, some settlement	Conservation Area: None	
Tree belts, individual trees and riverside trees: Poplar shelterbelts and lines of wind sculpted oak along field boundaries.	Landscape features of CA: N/A	
Hedgerows and hedgerow trees: Native hedgerows with oak hedgerow trees Some ornamental hedgerows in settlement areas	Built form: Mixed aged housing with some attractive vernacular buildings including flint built buildings and an area of modern detached and semi-detached properties	Accessibility by public footpath: No – one PRow adjoins the area to the north along Drift Lane
Woodland and copses: Some small blocks of woodland and copses	Setting of listed buildings: 3 Grade II listed buildings along A259 within area	Open access areas: Adjacent area of estuary to the east: 'Manorial Waste of the Manors of Bosham'
Wetland and meadow: Possibly along ditches and pond edges	Scheduled Monuments: None	Recreational areas:

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
		'The Dell' is designated as 'Local Green Space' for the use of the community in the Chidham and Hambrook Neighbourhood Plan 2015. Maybush Copse adjacent to the sub-area is also designated as 'Local Green Space'.
Common land: Adjacent area of estuary to the east: 'Manorial Waste of the Manors of Bosham'	Settlement pattern: Low density settlement Nutbourne has a scatter of Georgian and Victorian cottages with some modern infill along lanes, on the A259 and has a mostly well treed landscape setting Some historic farmsteads, cottages and barns	
Heathland: None	Contribution of private gardens to landscape character: Mature trees and hedges in gardens contribute to landscape character	Aesthetic sensitivity - Elements of openness/enclosure: Woodland, trees and hedgerows create an enclosed intimate character contrasting with adjacent open arable farmland
Other significant vegetation cover: Orchards	Cultural associations: None known	Aesthetic sensitivity – landscape pattern: Small scale field pattern with largely linear boundaries
Priority Habitat Inventory/Phase 1 records: Possible areas of traditional orchard east of Colt Lane and at the Fruit Garden Deciduous woodland	Features of cultural importance: None known	
Presence of SPA/SAC/SSSI/SINC/SANG local wildlife designation/Semi-Natural Ancient Woodland: None within area however the following are immediately adjacent to the south-east: <ul style="list-style-type: none"> • Chichester and Langstone Harbours SPA • Solent Maritime SAC • Chichester Harbour SSSI • Chichester Harbour RAMSAR Western part of the sub-area falls within the Strategic Wildlife Corridor identified by Chichester District Council connecting from the Harbour to Southbrook Road		

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
<i>Other information</i>		
Sensitivity score: Medium / high	Sensitivity score: Medium	Sensitivity score: Medium
Landscape sensitivity score: Medium		
Additional comments:		

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Relationship with the wider landscape/townscape

<p>Adjacent settlement: Main area of Nutbourne East settlement adjacent to the west</p>
<p>Character of the urban edge: Settlement edges are well contained by vegetation.</p>
<p>Presence in a floodplain: Small areas in the south-east of the sub-area fall within Flood Zone 2 and 3</p>
<p>Relationship with adjacent wider countryside and adjacent settlement: Contains large amount of existing development, although largely inconsistent with main north-south orientation of Nutbourne. Majority of character area detached from main settlement. Descends to lower ground at the top of Bosham Channel. Provides treed backdrop to character areas to the south and channels further south. Characteristic pockets of orchards and small copses noted as distinctive features around Nutbourne Part of wider separation between Bosham and Nutbourne East.</p>
<p>Character of adjacent village(s): Nutbourne has a scatter of Georgian and Victorian cottages with some modern infill along lanes, on the A259 and has a mostly well treed landscape setting Some historic farmsteads, cottages and barns</p>
<p>Historic links with the wider area if known: Roman road crosses the area (along A259) extending from Chichester to the east</p>
<p>Ecological links with the wider area if known: Adjacent to the Chichester Harbour which has numerous ecological designations Western part of the sub-area falls within the Strategic Wildlife Corridor identified by Chichester District Council connecting from the Harbour to Southbrook Road</p>
<p>Recreational links with the wider area: Contains recreational area used by the nearby villages. One PRow links directly with area to the north with other links in combination with rural lanes to the wider network within the AONB to the south. National Cycle Route 2 crosses area.</p>

Extracts from other relevant evidence (e.g VDS, NDP):Chidham and Hambrook Neighbourhood Plan 2015

CHNP notes that the NP area is semi-rural in nature and describes how:

- *'the main north-south roads and lanes afford distant views over low lying agricultural land, and this feature of the area is much valued by residents, although this will be diminished by the recently (2014) approved housing developments on the west side of Broad Road. Again, outside the settlement boundaries housing development has been small scale. Housing estates are not a feature of the landscape, although this again will change with the planned developments on Broad Road.'*
- *'Residents and visitors value the open views across agricultural land east towards Chichester, north to the South Downs, south to the Harbour area, and west towards Portsmouth. Kingley Vale, the Spinnaker Tower, the Isle of Wight and the spire of Chichester Cathedral are all visible from within the Parish.'*

CHNP notes the importance of maintaining the individual identity of settlements and conserving: the landscape and scenic beauty of the AONB, trees/woods/orchards green corridors, natural streams and ponds and any areas of habitat supporting a high level of biodiversity.

Policy R1 of the CHNP identifies Local Green Spaces for the use of the community: R1a: Maybush Copse and R1b: The Dell

CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	89 Mulberry Farm Coastal Plain
Date of area survey:	22.08.2018
Surveyors:	IDT
Weather/visibility:	Sun and cloud
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA SC5 Southbourne Coastal Plain Chichester District AONB Landscape Capacity Study – Zone 12 Chichester Harbour AONB Landscape Character Assessment (CHAONBLCA): LCT / LCA I H Lower Coastal Plain / H1 Havant to Chichester Coastal Plain
Landscape designations:	Southern end adjacent to Chichester Harbour AONB

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
<p>Views into the sub-area from: Long views from PRoW along eastern boundary Motorists on rural lanes A few properties/farms within and adjacent to the sub-area A259 (and National Cycle Route 2) adjacent to southern boundary From the AONB to the south in view corridor from the Bosham peninsula and channel to the hills of the SDNP partly screened by vegetation Visible in valued view to the hills of the SDNP identified in Neighbourhood Plan Possible distant views of sub-area from SDNP key view 48 Stoke Clump and 45 Kingley Vale Train line</p>	<p>Types of viewers: People within AONB boundary – including tourists and visitors People experiencing valued views Users of rural PRoWs Drivers Residents Cyclists Railway users</p>	<p>Opportunities for mitigation and landscape compatibility of mitigation: The sub-area has open character with limited vegetation internally. There is a reasonable existing structure of hedgerows, copses and trees along the edges on which mitigation planting could build upon</p>
<p>Views out of the sub-area to: Characteristic, locally valued (identified in Neighbourhood Plan) long and panoramic views across area to the hills of the SDNP including Stoke Clump and Kingley Vale and to Chichester Cathedral spire Valued view identified in the Bosham Neighbourhood Plan 2014– 2029 to the SDNP from road adjacent to the north of Colner House looking north Views of Bosham Channel particularly from south of the railway.</p>	<p>Magnitude of viewers (level of use and popularity): A few properties 1 local PRoW Quiet rural roads and busy A259 Promoted national cycle route</p>	<p>Impacts of mitigation: Impact on characteristic views Impact on open character of arable farmland</p>
<p>Does the sub-area form part of a skyline? No</p>	<p>Visual perceptions (activity and expectations of local visual receptors): Rural area with some suburbanising influences including busy A259 adjacent to south. Adjacent to the AONB with high expectations of scenic beauty.</p>	
<p>Panoramic views: Yes- across sub-area towards the hills of the SDNP</p>		
<p>Landmark features: None noted within area. Views to Chichester Cathedral spire</p>		

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Sensitivity score: Medium / high	Sensitivity score: Medium / high	Sensitivity score: Medium / high
Visual sensitivity score: Medium / high		
Additional comments:		

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LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Low lying flat coastal plain	Boundary features other than vegetation: Post and wire Post and rail Various to garden boundaries Brick walls	Tranquillity – Noise levels: Local noise from busy A259 and A27 adjacent to area Local intermittent noise from train line crossing area
Geological features: None noted	Historic landscapes: Predominantly fields of modern field amalgamations Designed landscape in south-east corner at Bosham House	Tranquillity – Visual intrusion / detractors: Some suburbanising influences including from train line and A259 Pylons crossing area
Soil quality: Predominantly Grade 2 with some areas of 1 and 3 at the east end	Parkland features: Parkland trees at Bosham House	Tranquillity – Light pollution/dark skies: Some light spill from residential areas
Water features: Ditches cross the area Bosham Stream along eastern boundary of sub-area and mill pond in south-east corner		
Landcover and land use: Predominantly arable with some areas of Pasture/grazed fields in the east and west Some limited settlement/farms	Conservation Area: None	
Tree belts, individual trees and riverside trees: Riverside trees along Bosham Stream Treeline along A27	Landscape features of CA: N/A	
Hedgerows and hedgerow trees: Some hedgerows with mature hedgerow trees Some ornamental hedgerows in settlement areas	Built form: Limited amount of built form with some farmsteads and small groups of detached houses of mixed aged	Accessibility by public footpath: One PRoW adjacent to western boundary along Drift Lane National Cycle Route adjacent to southern boundary along A259
Woodland and copses: Some copses at edges of sub-area	Setting of listed buildings: None	Open access areas: None
Wetland and meadow: Possibly along Bosham Stream	Scheduled Monuments: None	Recreational areas: None

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Common land: None	Settlement pattern: Scattered farmsteads and some low density settlement to edges in a mostly well treed landscape setting	
Heathland: None	Contribution of private gardens to landscape character: Mature trees and hedges in gardens contribute to landscape character	Aesthetic sensitivity - Elements of openness/enclosure: Open and exposed landscape with some hedgerows with mature hedgerow trees creating a more enclosed character in places
Other significant vegetation cover: None noted	Cultural associations: None known	Aesthetic sensitivity – landscape pattern: Large to medium scale field pattern with largely linear boundaries. Irregular course of Bosham Stream in the east
Priority Habitat Inventory/Phase 1 records: Possible area of Traditional Orchard in west Some deciduous woodland in south-east at Bosham House	Features of cultural importance: None known	
Presence of SPA/SAC/SSSI/SNCI/SANG local wildlife designation/Semi-Natural Ancient Woodland: None within area however abuts Newells Lane Point and Meadow SNCI to the north-west. Eastern end of the sub-area falls within the Strategic Wildlife Corridor identified by Chichester District Council connecting from the Harbour to Southbrook Farm near West Ashling		
<i>Other information</i>		
Sensitivity score: Medium	Sensitivity score: Medium / low	Sensitivity score: Medium
Landscape sensitivity score: Medium		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: Broadbridge settlement adjacent to the east and low density ribbon development east of Nutbourne East to the west
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<p>Character of the urban edge: Settlement edges are generally well contained by vegetation.</p>
<p>Presence in a floodplain: Area at the eastern end of the sub-area within Flood Zone 2 and 3</p>
<p>Relationship with adjacent wider countryside and adjacent settlement: Provides open arable setting to the northwest corner of Broadbridge. Similar topography but substantial floodzone adjacent to west of Broadbridge. Open, exposed fields largely detached from significant settlement. Raising slightly to the north. Large scale, rural landscape characteristic of the wider landscape and visible from high ground within the SDNP. Partly influenced by settlement, pylons and trainline crossing area and adjacent busy roads. Part of wider separation of settlements. Characteristic views to the SDNP and Chichester Cathedral spire.</p>
<p>Character of adjacent village(s): Broadbridge, often formerly referred to as 'New Bosham', was built principally after the coming of the railway, but extended again following the Second World War with the addition of Brooks Lane. Northern edge of Broadbridge is defined by the railway line Low density ribbon development east of Nutbourne East</p>
<p>Historic links with the wider area if known: Roman road bounds the area to the south (along A259) extending from Chichester to the east</p>
<p>Ecological links with the wider area if known: Hedgerows and tree belts link with wider network Bosham Stream Eastern end of the sub-area falls within the Strategic Wildlife Corridor identified by Chichester District Council connecting from the Harbour to Southbrook Farm near West Ashling</p>
<p>Recreational links with the wider area: One PRoW runs along western boundary connecting north-west National Cycle Route 2 adjacent to southern boundary</p>

Extracts from other relevant evidence (e.g VDS, NDP):Bosham Parish Neighbourhood Plan (BPNP) 2014– 2029

The BPNP identifies:

- *Principle/significant view to the SDNP from road adjacent to the north of Colner House looking north*
- *Seeks 'to maintain the scenic beauty of the AONB and adjoining landscape areas and the integrity of the distinct settlements and the areas that separate them;'*
- *'The open agricultural land surrounding both Bosham and Broadbridge is important in providing the rural setting to the settlements and creating a visual and functional separation of these settlements and those to the east and west. 5.14.6 The CLP makes clear that actual or perceived coalescence of settlements should be avoided and the integrity of predominantly open and undeveloped land between settlements is maintained and not diminished'*
- *'Such open views and the landscape of Bosham Parish are intrinsic elements of the area that contribute to the sense of place perhaps more than in some other areas and are particularly appreciated by all those who live and work in, and visit, Bosham'*

Chidham and Hambrook Neighbourhood Plan 2015

CHNP notes that the NP area is semi-rural in nature and describes how:

- *'the main north-south roads and lanes afford distant views over low lying agricultural land, and this feature of the area is much valued by residents, although this will be diminished by the recently (2014) approved housing developments on the west side of Broad Road. Again, outside the settlement boundaries housing development has been small scale. Housing estates are not a feature of the landscape, although this again will change with the planned developments on Broad Road.'*
- *'Residents and visitors value the open views across agricultural land east towards Chichester, north to the South Downs, south to the Harbour area, and west towards Portsmouth. Kingley Vale, the Spinnaker Tower, the Isle of Wight and the spire of Chichester Cathedral are all visible from within the Parish.'*

CHNP notes the importance of maintaining the individual identity of settlements and conserving: the landscape and scenic beauty of the AONB, trees/woods/orchards green corridors, natural streams and ponds and any areas of habitat supporting a high level of biodiversity.

CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	90 Bosham Channel Northwest Coastal Plain
Date of area survey:	31.08.2018
Surveyors:	IDT
Weather/visibility:	Sun and cloud
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA SC3 Chichester Harbour Chichester District AONB Landscape Capacity Study – Zone 12 Chichester Harbour AONB Landscape Character Assessment: LCT / LCA I G Harbour Islands & Peninsulas / G4 Bosham Peninsula
Landscape designations:	Within Chichester Harbour AONB

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VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
<p>Views into the sub-area from: Open views from the PRoW coastal path along the south-western boundary, crossing area to the north and from the east A few properties from the edges of the sub-area and adjacent including Bosham settlement edge in the south-east Motorists on rural lanes and the A259 crossing area National Cycle Route 2 Other nearby peninsulas and the harbour Visible in valued views identified in Neighbourhood Plan Western end of sub-area visible from the edges of the Bosham conservation area Businesses</p>	<p>Types of viewers: People within AONB – including tourists and visitors Users of rural PRoWs Drivers Residents Users of the harbour e.g. people in sailing boats Cyclists People at work</p>	<p>Opportunities for mitigation and landscape compatibility of mitigation: The area is open in character with some existing structure of hedgerows, deGraded in places, and treelines on which mitigation planting could build upon</p>
<p>Views out of the sub-area to: Characteristic views across Bosham Channel to Bosham Village and the Bosham Peninsula, including to landmark spire of Bosham Church. Characteristic panoramic views of the harbour pool To the hills of the SDNP including to Kingley Vale and Stoke Clump A number of these are valued views identified in Neighbourhood Plan</p>	<p>Magnitude of viewers (level of use and popularity): A number of properties Well used PRoW adjacent to the area connecting across the AONB and to the nearby settlements Quiet lanes and busy A259 Popular harbour for recreation including watersports</p>	<p>Impacts of mitigation: Loss of predominantly open character Opportunities to restore lost field boundaries Impact on characteristic views</p>
<p>Does the sub-area form part of a skyline? Yes where there is an absence of vegetation, notably in views towards the coast</p>	<p>Visual perceptions (activity and expectations of local visual receptors): Strongly rural and tranquil area with high expectations of scenic beauty. Unsettled channel edge, although some detracting influences, eg A259. Limited influence from nearby settlement.</p>	
<p>Panoramic views: Characteristic panoramic views of the harbour pool and of Manhood Peninsula</p>		

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
To the hills of the SDNP in the north		
Landmark features: None within area however views to landmark spire of Bosham Church		
Sensitivity score: High	Sensitivity score: High	Sensitivity score: Medium / high
Visual sensitivity score: High		
Additional comments:		

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LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Low lying gently sloping landform	Boundary features other than vegetation: Post and wire Cleft timber post and rail Flint and brick walls in north-east Various to garden boundaries The edges to the channels are defined by low earth bank sea defences	Tranquillity – Noise levels: Quiet area with some road noise experienced locally
Geological features: None noted	Historic landscapes: Informal fieldscapes of modern field amalgamation Historically significant settlement of 'Old Bosham', dating from Roman times, adjacent to the south. King Canute had a palace at Bosham, likely to be where the Manor House now stands, to the southwest of the village. King Harold II depicted at Bosham on Bayeux Tapestry. Saxon and early Norman Church tower to the southwest of Bosham near Bosham Quay still stands. Former medieval park on the Bosham peninsular	Tranquillity – Visual intrusion / detractors: Largely absent of intrusions
Soil quality: Predominantly Grade 1 with some Grade 3	Parkland features: None noted	Tranquillity – Light pollution/dark skies: Some limited light spill likely from nearby residential areas
Water features: Bosham stream crossing area Garden ponds in north-west		
Landcover and land use: Predominantly large arable fields with some low density settlement in north-west	Conservation Area: Bosham conservation nearby to the south	
Tree belts, individual trees and riverside trees: Poplar shelterbelts to south of the sub-area and lines of wind sculpted oak. Tamarisk along harbour edge	Landscape features of CA: Church within conservation area with landmark spire	
Hedgerows and hedgerow trees: Some hedgerows deGraded and unmanaged in places	Built form: Limited built form within area	Accessibility by public footpath: Yes – coastal path

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
	Attractive farm buildings and cottages including historic listed building in north-west Some modern detached properties	
Woodland and copses: None within sub-area	Setting of listed buildings: Open farmland contributes to setting of 1 Grade II listed building in the north-west	Open access areas: Adjacent area of estuary to the east: 'Manorial Waste of the Manors of Bosham'
Wetland and meadow: Patches of coastal grassland and wetland along the coastal edge	Scheduled Monuments: None	Recreational areas: None within area
Common land: Adjacent area of estuary to the east: 'Manorial Waste of the Manors of Bosham'	Settlement pattern: Some small farmsteads in the north-west	
Heathland: None	Contribution of private gardens to landscape character: Mature trees and hedges in gardens contribute to landscape character	Aesthetic sensitivity - Elements of openness/enclosure: Predominantly open character Some enclosure provided by hedgerows and tree belts
Other significant vegetation cover: None noted	Cultural associations: None known	Aesthetic sensitivity – landscape pattern: Large scale fields with irregular boundaries and some linear
Priority Habitat Inventory/Phase 1 records: Adjacent coastal marsh and mudflats	Features of cultural importance: None known	
Presence of SPA/SAC/SSSI/SNCI/SANG local wildlife designation/Semi-Natural Ancient Woodland: None within area however the following are immediately adjacent: <ul style="list-style-type: none"> • Chichester and Langstone Harbours SPA • Solent Maritime SAC • Chichester Harbour SSSI • Chichester Harbour RAMSAR Also contains preferred Brent Geese feeding areas.		
<i>Other information</i>		
Sensitivity score: Medium	Sensitivity score: Medium / high	Sensitivity score: Medium / high

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Landscape sensitivity score: Medium / high		
Additional comments:		

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Relationship with the wider landscape/townscape

<p>Adjacent settlement: Bosham settlement in the south, Broadbridge settlement nearby to the east and low density ribbon development east of Nutbourne East to the west</p>
<p>Character of the urban edge: The adjacent settlement edges are reasonably well contained by vegetation with some more open edges</p>
<p>Presence in a floodplain: Areas along the harbour and stream edges, with a substantial area in the north-east, fall within Flood Zone 2 and 3</p>
<p>Relationship with adjacent wider countryside and adjacent settlement:</p> <p>The sub-area is representative of the wider landscape character area of the Bosham peninsula containing open arable farmland, characteristic views across the adjacent channels and nearby peninsulas and to the hills within SDNP, has a strong rural and tranquil character and forms an integral part of the wider landscape of the AONB. It provides a positive contribution to the character of the wider character area. These characteristics also provide a positive contribution to the rural setting of the adjacent settlements.</p> <p>Contributes to the rural setting to the northwest of Bosham and immediate setting to Bosham Channel. Unsettled, open channel edge. Lower topography at the top of Bosham Channel than Broadbridge to the northeast of the character area, although character area shares similar topography to Bosham to the south. Substantial area within floodzone. Unsettled, rural area, visible from the wider Chichester Harbour. Part of separation between Bosham and Broadbridge and Bosham and Nutbourne.</p>
<p>Character of adjacent village(s):</p> <p>The small historic core of Bosham is concentrated around the quayside, and Bosham Lane approaching from the north. It contains a picturesque cluster of fisherman's cottages constructed of brick, flint and timber boarding, with a few larger Georgian houses and the historic tide mill. Quay Meadow forms an attractive setting to the Church. The rest of the village comprises mainly small 20th century suburban estates of terraced and detached houses and bungalows. Mature trees within the settlement and around the edges contribute to landscape setting, although parts of the northern and eastern edges are not well screened.</p> <p>Broadbridge, often formerly referred to as 'New Bosham', was built principally after the coming of the railway, but extended again following the Second World War with the addition of Brooks Lane. Northern edge of Broadbridge is defined by the railway line. Low density ribbon development east of Nutbourne East. Scattered historic farmsteads and cottages along lanes and tracks occur elsewhere on the peninsula</p>
<p>Historic links with the wider area if known: Potentially part of a former medieval park</p>
<p>Ecological links with the wider area if known: Adjacent to the Chichester Harbour which has numerous ecological designations</p>
<p>Recreational links with the wider area: PRoW cross and bound the area connecting to the wider AONB network including the coastal path</p>

Extracts from other relevant evidence (e.g VDS, NDP):Bosham Parish Neighbourhood Plan 2014– 2029

A number of principle/significant views across sub-area to the SDNP, Bosham Church and the adjacent harbour from the coastal path and adjacent roads/lanes identified in the Neighbourhood Plan to maintain the scenic beauty of the AONB and adjoining landscape areas and the integrity of the distinct settlements and the areas that separate them;

The open agricultural land surrounding both Bosham and Broadbridge is important in providing the rural setting to the settlements and creating a visual and functional separation of these settlements and those to the east and west. 5.14.6 The CLP makes clear that actual or perceived coalescence of settlements should be avoided and the integrity of predominantly open and undeveloped land between settlements is maintained and not diminished

Such open views and the landscape of Bosham Parish are intrinsic elements of the area that contribute to the sense of place perhaps more than in some other areas and are particularly appreciated by all those who live and work in, and visit, Bosham

Chidham and Hambrook Neighbourhood Plan (CHNP) 2015

CHNP notes that the NP area is semi-rural in nature and describes how:

- *'the main north-south roads and lanes afford distant views over low lying agricultural land, and this feature of the area is much valued by residents, although this will be diminished by the recently (2014) approved housing developments on the west side of Broad Road. Again, outside the settlement boundaries housing development has been small scale. Housing estates are not a feature of the landscape, although this again will change with the planned developments on Broad Road.'*
- *'Residents and visitors value the open views across agricultural land east towards Chichester, north to the South Downs, south to the Harbour area, and west towards Portsmouth. Kingley Vale, the Spinnaker Tower, the Isle of Wight and the spire of Chichester Cathedral are all visible from within the Parish.'*

CHNP notes the importance of maintaining the individual identity of settlements and conserving: the landscape and scenic beauty of the AONB, trees/woods/orchards green corridors, natural streams and ponds and any areas of habitat supporting a high level of biodiversity.

CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	91 Broadbridge – Fishbourne Coastal Plain
Date of area survey:	22.08.2018
Surveyors:	IDT
Weather/visibility:	Sun and cloud
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA SC5 Southbourne Coastal Plain Chichester District AONB Landscape Capacity Study – Zone 12
Landscape designations:	Adjacent to Chichester Harbour AONB

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VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
<p>Views into the sub-area from: Open long views from Clay Lane to north-east and Blackboy Lane to the east Residents on the western edge of Fishbourne, western and northern edge of Broadbridge and residents of local farms. Views from A259 open in places and sometimes more restricted by vegetation National Cycle Route 2 Open long views from PRow between Broadbridge and Knapp Farm including priority view to the Chichester Cathedral spire landmark feature identified in FGoC Open long views across the sub-area to the hills within the SDNP including valued views identified in The Bosham Neighbourhood Plan across the sub-area from A259 and the edge of Broadbridge Highways planting restricts views from A27 Some open intervisibility with the adjacent AONB Some open views from B2146 Trainline crossing area Views from the edge of the conservation area Possible views from the hills within the SDNP to the north</p>	<p>Types of viewers: Users of a PRow Drivers Residents Train travellers Cyclists People experiencing valued views and from a conservation area</p>	<p>Opportunities for mitigation and landscape compatibility of mitigation: The landscape has an open character with some existing vegetation. Hedgerows, small woods, deciduous copses and shelter belts are characteristic of the area</p>
<p>Views out of the sub-area to: AONB to the south Long views across open arable land with a wooded backdrop to the north Views of the ridge within the SDNP from southern edge</p>	<p>Magnitude of viewers (level of use and popularity): A number of properties 1 rural local PRow crossing area Busy A259 and quieter rural lanes Promoted national cycle route</p>	<p>Impacts of mitigation: Impacts on open character affording long reaching rural views including to the ridge within the SDNP and to Chichester Cathedral spire Opportunity to restore lost field boundaries</p>
<p>Does the sub-area form part of a skyline? Yes where there is an absence of vegetation</p>	<p>Visual perceptions (activity and expectations of local visual receptors): Rural area and some positive scenic value contributing to rural setting of Fishbourne and</p>	

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
	Broadbridge although affected by some urbanising elements	
Panoramic views: Across open farmland and to the ridge within the SDNP to the north		
Landmark features: None within area, however views to Chichester Cathedral spire		
Sensitivity score: Medium / high	Sensitivity score: Medium / high	Sensitivity score: Medium
Visual sensitivity score: Medium / high		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Low lying flat landscape	Boundary features other than vegetation: Post and wire Post and rail Various to garden boundaries	Tranquillity – Noise levels: Noise from nearby A27 and locally from other the roads Intermittent noise from trainline
Geological features: None noted	Historic landscapes: Areas of parliamentary enclosure and modern field amalgamation	Tranquillity – Visual intrusion / detractors: The railway line, electricity pylons are detracting features as part of the sub-area
Soil quality: Mix of Grade 1 and Grade 2 with some Grade 3 in the north and west	Parkland features: None noted	Tranquillity – Light pollution/dark skies: Light spill likely from adjacent residential area
Water features: Drainage ditches are common		
Landcover and land use: Arable fields Some limited settlement including farmsteads Small industrial estate at Polthooks Farm	Conservation Area: Adjacent to Fishbourne conservation area	
Tree belts, individual trees and riverside trees: Some small groups of trees and some mature trees along lost/degraded field boundaries Tree belt along railway line Trees largely within hedgerows, gardens and around farmsteads	Landscape features of CA: Area forms part of the flat open farmland which helps to preserve the historic linear settlement pattern of the Fishbourne conservation area along the characteristic winding historic street based on 18th century turnpike road (now the A259). The farmland contributes to an important break in development before Broadbridge is reached.	
Hedgerows and hedgerow trees: Some moderate lengths of boundary vegetation and small groups of trees. High boundary loss to the central and western parts of the character area. Low boundary loss to the southeast of the character area.	Built form: Contains a number of scattered farmsteads and cottages and some limited ribbon development along A259	Accessibility by public footpath: Yes – crossed by 1 PRoW between Broadbridge and Knapp Farm
Woodland and copses: Some small copses and 1 woodland block in centre of the sub-area	Setting of listed buildings: Open fields contributes to open setting of Grade II listed buildings to the northeast and southeast.	Open access areas: None

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Wetland and meadow: None noted	Scheduled Monuments: None	Recreational areas: None
Common land: None	Settlement pattern: Large farmsteads are typical of the area Some ribbon settlement along the A259 The area forms part of the rural wide gap between the built up areas of Fishbourne and Broadbridge/Bosham	
Heathland: None	Contribution of private gardens to landscape character: Some mature trees and hedges in gardens of houses within area and adjacent contribute to landscape character	Aesthetic sensitivity - Elements of openness/enclosure: Large scale open and exposed arable fields with some deGraded hedgerows, treelines and woodland providing limited enclosure
Other significant vegetation cover: None	Cultural associations: None known	Aesthetic sensitivity – landscape pattern: Large scale flat arable fields
Priority Habitat Inventory/Phase 1 records: 1 block of deciduous woodland	Features of cultural importance: None known	
Presence of SPA/SAC/SSSI/SINC/SANG local wildlife designation/Semi-Natural Ancient Woodland: Western end of the sub-area falls within the Strategic Wildlife Corridor identified by Chichester District Council connecting from the Harbour to Southbrook Farm near West Ashling		
<i>Other information</i>		
Sensitivity score: Medium / low	Sensitivity score: Medium	Sensitivity score: Medium / low
Landscape sensitivity score: Medium / low		
Additional comments:		

Relationship with the wider landscape/townscape

<p>Adjacent settlement: Fishbourne and Broadbridge/Bosham</p>
<p>Character of the urban edge: The adjacent settlement edges are reasonably well contained by vegetation</p>
<p>Presence in a floodplain: No</p>
<p>Relationship with adjacent wider countryside and adjacent settlement: Provides relatively open eastern approach to Broadbridge/Bosham and Fishbourne contributing to their rural setting. Similar topography, settlement currently contained by railway. Large scale rural landscape typical of the wider landscape. Sub-area forms the majority of separation between Broadbridge and Fishbourne to the east.</p>
<p>Character of adjacent village(s): Fishbourne is situated directly to the west of Chichester at the head of the Fishbourne Channel. The historic core of Fishbourne lies to the south largely designated as a conservation area with the modern area extending northwards. The sub-area is adjacent to the modern built up area of Fishbourne to the east and the linear historic area (within the conservation area) of the village to the south.</p> <p>Broadbridge, often formerly referred to as 'New Bosham', was built principally after the coming of the railway, but extended again following the Second World War with the addition of Brooks Lane. Northern edge of Broadbridge is defined by the railway line</p>
<p>Historic links with the wider area if known: Roman road bounds the area to the south (along A259) extending from Chichester to the east</p>
<p>Ecological links with the wider area if known: Hedgerows link with wider network Western end of the sub-area falls within the Strategic Wildlife Corridor identified by Chichester District Council connecting from the Harbour to Southbrook Farm near West Ashling</p>
<p>Recreational links with the wider area: One PRoW runs north, connecting to the north-west National Cycle Route 2 adjacent to southern boundary</p>

Extracts from other relevant evidence (e.g VDS, NDP):Bosham Parish Neighbourhood Plan 2014– 2029

The BPNP identifies:

- Principle/significant views to the South Downs which *'provide a backdrop to the village and are prominent in views from a number of locations within the Parish'* and to the Chichester Cathedral spire
- Seeks *'to maintain the scenic beauty of the AONB and adjoining landscape areas and the integrity of the distinct settlements and the areas that separate them;'*
- *'The open agricultural land surrounding both Bosham and Broadbridge is important in providing the rural setting to the settlements and creating a visual and functional separation of these settlements and those to the east and west. 5.14.6 The CLP makes clear that actual or perceived coalescence of settlements should be avoided and the integrity of predominantly open and undeveloped land between settlements is maintained and not diminished'*
- *'Such open views and the landscape of Bosham Parish are intrinsic elements of the area that contribute to the sense of place perhaps more than in some other areas and are particularly appreciated by all those who live and work in, and visit, Bosham'*

Fishbourne Conservation Area Character Appraisal (2007)

The relevant key characteristic of the conservation area identified in the Fishbourne Conservation Area Character Appraisal include:

- *'Gently winding historic street based on 18th century turnpike road;*
- *Linear form of development with mainly detached and terraced historic buildings, usually set back from the road with small front gardens;*
- *Busy traffic is the most important negative feature.'*

The contribution the open fields in the south of the sub-area make to the separation of Fishbourne and Broadbridge is expressed in Conservation Area Character Appraisal: *'Further north, and to the west, the conservation area is contained by modern development, leading up to the railway line and Fishbourne Station, and by open fields. These provide an important break in development before Broadbridge is reached.'*

Fishbourne Neighbourhood Plan 2014-2029 (FNP)

The FNP seeks to conserve Fishbourne's separate identity as a village notably its separation from Chichester to the East and from Bosham to the West. FNP notes: *'if the latter strategic gap is not maintained there is a future risk of a Solent Suburbia stretching from Chichester to Havant.'*

CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	92 Bosham – Broadbridge Coastal Plain
Date of area survey:	31.08.2018
Surveyors:	IDT
Weather/visibility:	Sun and cloud
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA SC3 Chichester Harbour (southern part); LCA SC5 Southbourne Coastal Plain (northern part) Chichester District AONB Landscape Capacity Study – Zone 12 Chichester Harbour AONB Landscape Character Assessment: LCT / LCA I G Harbour Islands & Peninsulas / G4 Bosham Peninsula (southern part); H Lower Coastal Plain / H1 Havant to Chichester Coastal Plain (northern part)
Landscape designations:	Within Chichester Harbour AONB

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
<p>Views into the sub-area from: Open views from the PRow crossing and bounding area in the south Open views from motorists on rural lanes and the A259 along sub-area's northern boundary National Cycle Route 2 crossing area A number of properties/farms within and adjacent to sub-area including Bosham settlement edge in the south-west and Broadbridge in the north-west Possible limited views from other nearby peninsulas and the harbour however largely restricted by vegetation and settlement Eastern end visible in valued views identified in Neighbourhood Plan to the hills within the SDNP Businesses Possible views from the hills within the SDNP to the north</p>	<p>Types of viewers: People within AONB – including tourists and visitors Users of rural PRow Drivers Residents Cyclists People at work</p>	<p>Opportunities for mitigation and landscape compatibility of mitigation: The area is open in character with some existing structure of hedgerows, deGraded in places, and treelines on which mitigation planting could build upon</p>
<p>Views out of the sub-area to: To Chichester Cathedral spire To the hills of the SDNP including valued views identified in Neighbourhood Plan to the hills within the SDNP from northern edge along A259 Bosham Channel to the west, with intervisibility between the two through gaps in intervening vegetation along the western edge of the character area only</p>	<p>Magnitude of viewers (level of use and popularity): A number of properties PRow connecting across the AONB and to the nearby settlements Quiet lanes and busy A259 Popular harbour for recreation including watersports Promoted national cycle route</p>	<p>Impacts of mitigation: Loss of predominantly open character Opportunities to restore lost field boundaries Impact on characteristic views</p>
<p>Does the sub-area form part of a skyline? No</p>	<p>Visual perceptions (activity and expectations of local visual receptors): Rural area within AONB with high expectations of scenic beauty. Some influence from nearby settlement and A259.</p>	
<p>Panoramic views: Characteristic panoramic views to the hills of the SDNP in the north</p>		

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Landmark features: None within area however views to landmark spire of Chichester Cathedral		
Sensitivity score: High	Sensitivity score: High	Sensitivity score: Medium
Visual sensitivity score: Medium / high		
Additional comments:		

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LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Low lying gently sloping landform	Boundary features other than vegetation: Post and wire Timber post and rail Some low stone retaining walls along garden ditches Various to garden boundaries	Tranquillity – Noise levels: Some road noise experienced locally particular along A259
Geological features: None noted	Historic landscapes: Predominantly parliamentary fields Sunken lanes Historically significant settlement of ‘Old Bosham’, dating from Roman times, adjacent to the south. King Canute had a palace at Bosham, likely to be where the Manor House now stands, to the southwest of the village. King Harold II depicted at Bosham on Bayeux Tapestry. Saxon and early Norman Church tower to the southwest of Bosham near Bosham Quay still stands. Former medieval park on the Bosham peninsular Evidence of a cluster of Roman buildings at Broadbridge Farm	Tranquillity – Visual intrusion / detractors: Some suburbanising influences from settlement and roads Artificial landform around reservoirs although not widely visible Incongruent evergreen shelterbelts
Soil quality: Predominantly Grade 1 with some Grade 2 in the north-east	Parkland features: None noted	Tranquillity – Light pollution/dark skies: Some limited light spill likely from nearby residential areas
Water features: Reservoirs in south associated with Walton Farm Garden ponds ditches		
Landcover and land use: Predominantly large arable fields some small pasture/grazed fields with some low density nurseries and garden centre	Conservation Area: Small part of eastern end within Fishbourne conservation area	
Tree belts, individual trees and riverside trees: Poplar and evergreen shelterbelts	Landscape features of CA: Area forms part of the flat open farmland which helps to preserve the historic linear settlement pattern of the conservation area along the characteristic winding historic street based on 18th century turnpike road (now the A259).	

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Hedgerows and hedgerow trees: Some significant hedgerows although a number have been lost particularly in the centre of the area	Built form: Attractive farm buildings and cottages including historic listed building Some modern infill Glass houses including large area at Walton Farm	Accessibility by public footpath: Yes – along southern edge and National Cycle Route 2 crosses area
Woodland and copses: Some copses in gardens	Setting of listed buildings: Open farmland contributes to setting of 1 Grade II listed buildings in the north-east and two Grade II listed buildings in the south-west	Open access areas: No
Wetland and meadow: None noted	Scheduled Monuments: None	Recreational areas: No
Common land: No	Settlement pattern: Some low density settlement along lanes and farmsteads. Some houses set back from the road in generous plots. In the east low density settlement and a small business park along Walton lane and Delling Lane lie between the settlements of Bosham and Broadbridge	
Heathland: None	Contribution of private gardens to landscape character: Mature trees and hedges in gardens contribute to landscape character	Aesthetic sensitivity - Elements of openness/enclosure: Predominantly open character Some enclosure provided by hedgerows and tree belts
Other significant vegetation cover: None noted	Cultural associations: None known	Aesthetic sensitivity – landscape pattern: Large scale fields linear boundaries with some smaller scale fields at settlement edges
Priority Habitat Inventory/Phase 1 records: None known	Features of cultural importance: None known	
Presence of SPA/SAC/SSSI/SNCI/SANG local wildlife designation/Semi-Natural Ancient Woodland: Central part of the sub-area falls within the Strategic Wildlife Corridor identified by Chichester		

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
District Council connecting from the Harbour to Southbrook Farm near West Ashling		
<i>Other information</i>		
Sensitivity score: Medium	Sensitivity score: Medium	Sensitivity score: Medium
Landscape sensitivity score: Medium		
Additional comments:		

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Relationship with the wider landscape/townscape

<p>Adjacent settlement: Bosham settlement in the south-west, Broadbridge settlement nearby to the east and north and Fishbourne to the east</p>
<p>Character of the urban edge: The adjacent settlement edges area reasonably well contained by vegetation with some more open edges</p>
<p>Presence in a floodplain: Small area in the north-west corner and at Walton Farms fall within Flood Zone 2 and 3</p>
<p>Relationship with adjacent wider countryside and adjacent settlement:</p> <p>The sub-area is partly influenced by some suburbanising features and is less distinct than the wider landscape character area of the Bosham peninsula however does contain characteristic open arable farmland and characteristic views to the hills within SDNP, and distinctive shelterbelts. It provides some positive contribution to the character of the wider landscape. These characteristics also provide some positive contribution to the rural setting of the adjacent settlements of Bosham, Broadbridge and Fishbourne.</p> <p>On similar topography to both Bosham and Broadbridge. Existing scattered settlement and small scale development contained within the character area. Floodzone to the south. On moderate rurality due to influence from scattered settlement and small scale development contained within the character area. Separates Broadbridge from Bosham. Although there is intervisibility between the two settlement, and development along roads between the two, plus wider setting to Fishbourne. Contributes to wider separation of Bosham and Fishbourne. Contribution to setting of Bosham Channel to the west, with intervisibility between the two through gaps in intervening features along the western edge of the character area only. Remoteness and tranquillity limited by influence from nurseries and small scale development along roadsides.</p>
<p>Character of adjacent village(s):</p> <p>The small historic core of Bosham is concentrated around the quayside, and Bosham Lane approaching from the north. It contains a picturesque cluster of fisherman's cottages constructed of brick, flint and timber boarding, with a few larger Georgian houses and the historic tide mill. Quay Meadow forms an attractive setting to the Church. The rest of the village comprises mainly small 20th century suburban estates of terraced and detached houses and bungalows. Mature trees within the settlement and around the edges contribute to landscape setting, although parts of the northern and eastern edges are not well screened.</p> <p>Broadbridge, often formerly referred to as 'New Bosham', was built principally after the coming of the railway, but extended again following the Second World War with the addition of Brooks Lane. Northern edge of Broadbridge is defined by the railway line.</p>
<p>Historic links with the wider area if known: Potentially part of a former medieval park</p>

<p>Ecological links with the wider area if known: Hedgerows and shelterbelts link with wider network Central part of the sub-area falls within the Strategic Wildlife Corridor identified by Chichester District Council connecting from the Harbour to Southbrook Farm near West Ashling</p>
<p>Recreational links with the wider area: PRoW cross and bound the area connect to the wider AONB network National Cycle Route 2 crosses area</p>
<p>Extracts from other relevant evidence (e.g VDS, NDP): <u>Bosham Parish Neighbourhood Plan 2014– 2029</u></p> <p>The BPNP identifies:</p> <ul style="list-style-type: none"> • Principle/significant views to the South Downs which <i>‘provide a backdrop to the village and are prominent in views from a number of locations within the Parish’</i> and to the Chichester Cathedral spire • Seeks <i>‘to maintain the scenic beauty of the AONB and adjoining landscape areas and the integrity of the distinct settlements and the areas that separate them;’</i> • <i>‘The open agricultural land surrounding both Bosham and Broadbridge is important in providing the rural setting to the settlements and creating a visual and functional separation of these settlements and those to the east and west. 5.14.6 The CLP makes clear that actual or perceived coalescence of settlements should be avoided and the integrity of predominantly open and undeveloped land between settlements is maintained and not diminished’</i> • <i>‘Such open views and the landscape of Bosham Parish are intrinsic elements of the area that contribute to the sense of place perhaps more than in some other areas and are particularly appreciated by all those who live and work in, and visit, Bosham’</i> <p><u>Fishbourne Conservation Area Character Appraisal (2007)</u></p> <p>The relevant key characteristic of the conservation area identified in the Fishbourne Conservation Area Character Appraisal include:</p> <ul style="list-style-type: none"> • <i>‘Gently winding historic street based on 18th century turnpike road;</i> • <i>Linear form of development with mainly detached and terraced historic buildings, usually set back from the road with small front gardens;</i> • <i>Busy traffic is the most important negative feature.’</i> <p>The contribution the open fields in the south of the sub-area make to the separation of Fishbourne and Broadbridge is expressed in Conservation Area Character Appraisal: <i>‘Further north, and to the west, the conservation area is contained by modern development, leading up to the railway line and Fishbourne Station, and by open fields. These provide an important break in development before Broadbridge is reached.’</i></p> <p><u>Fishbourne Neighbourhood Plan 2014-2029 (FNP)</u> The FNP seeks to conserve Fishbourne’s separate identity as a village notably its separation from Chichester to the East and from Bosham to the West. FNP notes: <i>‘if the latter strategic gap is not maintained there is a future risk of a Solent Suburbia stretching from Chichester to Havant.’</i></p>

CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	93 Bosham Southeast Coastal Plain
Date of area survey:	31.08.2018
Surveyors:	IDT
Weather/visibility:	Sun and cloud
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA SC3 Chichester Harbour Chichester District AONB Landscape Capacity Study – Zone 12 Chichester Harbour AONB Landscape Character Assessment: LCT / LCA I G Harbour Islands & Peninsulas / G4 Bosham Peninsula (southern part)
Landscape designations:	Within Chichester Harbour AONB

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VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
<p>Views into the sub-area from: Open views from the PRoW crossing and bounding area Motorists on rural lanes with visibility variable depending on vegetation National Cycle Route 2 in north-west corner A number of properties/farms within and adjacent to sub-area including Bosham settlement edge Some views from other nearby peninsulas and the harbour however partly restricted by vegetation and settlement A number of valued views identified in Neighbourhood Plan from and across the sub-area to the hills within the SDNP, Bosham Church spire and long views to Chichester Church spire and nave Possible limited views from other nearby peninsulas and the harbour however largely restricted by vegetation and settlement Possible distant views from the hills within the SDNP to the north</p>	<p>Types of viewers: People within AONB – including tourists and visitors Users of rural PRoWs Drivers Residents Cyclists</p>	<p>Opportunities for mitigation and landscape compatibility of mitigation: The area is open in character with existing structure of hedgerows, deGraded in places, woodland blocks and treelines on which mitigation planting could build upon</p>
<p>Views out of the sub-area to: Long views to Chichester Cathedral spire and nave Long views to hills of the SDNP Bosham Church spire Including valued views identified in Neighbourhood Plan Bosham Channel to the west limited by built form and vegetation Views towards the Fishbourne Channel to the east limited by vegetation</p>	<p>Magnitude of viewers (level of use and popularity): A number of properties PRoW connecting across the AONB and to the nearby settlements Quiet lanes Popular harbour for recreation including watersports Promoted national cycle route</p>	<p>Impacts of mitigation: Loss of predominantly open character Opportunities to restore lost field boundaries Impact on characteristic views</p>
<p>Does the sub-area form part of a skyline? No</p>	<p>Visual perceptions (activity and expectations of local visual receptors): Rural area within AONB with high expectations of scenic beauty. Remote and tranquil around the majority of the sub-area.</p>	

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Panoramic views: Characteristic panoramic views to the hills of the SDNP in the north		
Landmark features: None within area however views to landmark spire of Chichester Cathedral		
Sensitivity score: High	Sensitivity score: High	Sensitivity score: Medium
Visual sensitivity score: Medium / high		
Additional comments:		

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LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Low lying gently sloping landform	Boundary features other than vegetation: Post and wire Timber post and rail Flint and brick walls Various to garden boundaries	Tranquillity – Noise levels: Tranquil area some road noise experienced locally
Geological features: None noted	Historic landscapes: Sunken lanes Predominantly modern field amalgamations with some parliamentary fields in the north Former medieval park on the Bosham peninsular Historically significant settlement of 'Old Bosham', dating from Roman times, adjacent to the south. King Canute had a palace at Bosham, likely to be where the Manor House now stands, to the southwest of the village. King Harold II depicted at Bosham on Bayeux Tapestry. Saxon and early Norman Church tower to the southwest of Bosham near Bosham Quay still stands.	Tranquillity – Visual intrusion / detractors: Largely free from detractors
Soil quality: Predominantly Grade 1 with some Grade 2 in the east	Parkland features: None noted	Tranquillity – Light pollution/dark skies: Some limited light spill likely from nearby residential areas
Water features: Field ponds Ditches		
Landcover and land use: Predominantly large arable fields some small pasture/grazed fields	Conservation Area: Fishbourne conservation area nearby to the north Bosham conservation area nearby to the west	
Tree belts, individual trees and riverside trees: Poplar shelterbelts	Landscape features of CA: Part of wider landscape setting comprising farmland, hedgerows and trees lines the nearby conservation areas	
Hedgerows and hedgerow trees: Some significant lengths of continuous hedgerow. High boundary loss recorded for majority of the character area.	Built form: Attractive farm buildings and cottages including historic listed buildings	Accessibility by public footpath: Yes – crossing and bounding area National Cycle Route 2 in north-west corner

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Woodland and copses: Contains several small blocks of woodland and copses	Setting of listed buildings: Open farmland contributes to setting a number of Grade II listed buildings within and adjacent to area	Open access areas: Adjacent area of estuary to the east: 'Manorial Waste of the Manors of Bosham'
Wetland and meadow: Adjacent coastal saltmarsh and mudflats	Scheduled Monuments: None	Recreational areas: No
Common land: Adjacent area of estuary to the east: 'Manorial Waste of the Manors of Bosham'	Settlement pattern: Some low density settlement along lanes largely farmsteads and cottages.	
Heathland: None	Contribution of private gardens to landscape character: Mature trees and hedges in gardens contribute to landscape character	Aesthetic sensitivity - Elements of openness/enclosure: Predominantly open character Some enclosure provided by hedgerows and tree belts
Other significant vegetation cover: None noted	Cultural associations: None known	Aesthetic sensitivity – landscape pattern: Large scale fields with irregular and linear boundaries with some smaller scale fields at settlement/farm edges
Priority Habitat Inventory/Phase 1 records: Deciduous woodland Adjacent coastal saltmarsh and mudflats	Features of cultural importance: None known	
Presence of SPA/SAC/SSSI/SNCI/SANG local wildlife designation/Semi-Natural Ancient Woodland: 1 block of Semi-Natural Ancient Woodland within area Nearby to: <ul style="list-style-type: none"> • Chichester and Langstone Harbours SPA • Solent Maritime SAC • Chichester Harbour SSSI • Chichester Harbour RAMSAR 		
<i>Other information</i>		
Sensitivity score: Medium	Sensitivity score: Medium / high	Sensitivity score: Medium / high

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Landscape sensitivity score: Medium / high		
Additional comments:		

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Relationship with the wider landscape/townscape

<p>Adjacent settlement: Bosham settlement in the west and Fishbourne nearby to the north-east</p>
<p>Character of the urban edge: The adjacent settlement edges are reasonably well contained by vegetation with some more open edges along Taylor's Lane and Walton Lane</p>
<p>Presence in a floodplain: Area within Flood Zone 2 and 3 running north south and east-west across sub-area</p>
<p>Relationship with adjacent wider countryside and adjacent settlement:</p> <p>Provides open rural setting to the east of Bosham. Not overly dissimilar topography to settlement to the west, although becoming distant from the centre of Bosham to the west, and fairly open and exposed towards the centre of the character area. Mostly rural landscape, characteristic of the wider landscape, with limited settlement. Contributes to the setting of the Bosham Channel. Contributes to wider separation between Bosham and Fishbourne.</p>
<p>Character of adjacent village(s): The small historic core of Bosham is concentrated around the quayside, and Bosham Lane approaching from the north. It contains a picturesque cluster of fisherman's cottages constructed of brick, flint and timber boarding, with a few larger Georgian houses and the historic tide mill. Quay Meadow forms an attractive setting to the Church. The rest of the village comprises mainly small 20th century suburban estates of terraced and detached houses and bungalows. Mature trees within the settlement and around the edges contribute to landscape setting, although parts of the northern and eastern edges are not well screened.</p>
<p>Historic links with the wider area if known: Potentially part of a former medieval park</p>
<p>Ecological links with the wider area if known: Hedgerows, copses and woodland form part of wider network Adjacent to the Chichester Harbour which has numerous ecological designations</p>
<p>Recreational links with the wider area: PRoW cross and bound the area connecting to the wider AONB network including the coastal path National Cycle Route 2 crosses north-west corner</p>

Extracts from other relevant evidence (e.g VDS, NDP):Bosham Parish Neighbourhood Plan 2014– 2029

The BPNP identifies:

- Principle/significant views to the South Downs which *'provide a backdrop to the village and are prominent in views from a number of locations within the Parish'* and to the Chichester Cathedral spire
- Seeks *'to maintain the scenic beauty of the AONB and adjoining landscape areas and the integrity of the distinct settlements and the areas that separate them;'*
- *'The open agricultural land surrounding both Bosham and Broadbridge is important in providing the rural setting to the settlements and creating a visual and functional separation of these settlements and those to the east and west. 5.14.6 The CLP makes clear that actual or perceived coalescence of settlements should be avoided and the integrity of predominantly open and undeveloped land between settlements is maintained and not diminished'*
- *'Such open views and the landscape of Bosham Parish are intrinsic elements of the area that contribute to the sense of place perhaps more than in some other areas and are particularly appreciated by all those who live and work in, and visit, Bosham'*

Fishbourne Conservation Area Character Appraisal (2007)

The relevant key characteristic of the conservation area identified in the Fishbourne Conservation Area Character Appraisal include:

- *'Gently winding historic street based on 18th century turnpike road;*
- *Linear form of development with mainly detached and terraced historic buildings, usually set back from the road with small front gardens;*
- *Busy traffic is the most important negative feature.'*

The contribution the open fields in the south of the sub-area make to the separation of Fishbourne and Broadbridge is expressed in Conservation Area Character Appraisal: *'Further north, and to the west, the conservation area is contained by modern development, leading up to the railway line and Fishbourne Station, and by open fields. These provide an important break in development before Broadbridge is reached.'*

Fishbourne Neighbourhood Plan 2014-2029 (FNP)

The FNP seeks to conserve Fishbourne's separate identity as a village notably its separation from Chichester to the East and from Bosham to the West. FNP notes: *'if the latter strategic gap is not maintained there is a future risk of a Solent Suburbia stretching from Chichester to Havant.'*

CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	110 Westbourne Common Footslopes
Date of area survey:	5:09:2018
Surveyors:	LA
Weather/visibility:	Clear
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA SC6: Ashlings Upper Coastal Plain and SC5: Southbourne Coastal Plain Chichester District Landscape Capacity Study Extension 2011 (CDLCSE): Zone 12 Adjacent South Downs National Park LCT: Chalk Valley Systems and LCT Wooded Estate Downland. LCA Ems Valley and LCA Stanstead to West Dean Wooded Estate Downland
Landscape designations:	Within Westbourne Conservation Area to the south Adjacent SDNP Contains a SSSI within southern section covering cricket field, recreation ground and adjacent field back to settlement edge

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
<p>Views into the sub-area from: Monk’s Hill: Views across recreation ground, and adjacent sections of the sub-area to wooded horizons Emsworth Common Road: Intermittent views down across sub-area including the ‘The Cricketers Pub’ on northern boundary of Westbourne Long Copse Lane: Limited views due to robust framework of hedgerows North Street: Limited views due to intervening building Aldsworth Common Road: Framed views across the River Ems up to sub-area ‘The Cricketers’ pub also has open views across adjacent section of the Sub-area to the north and wooded horizons (SDNP) Covington Road: views from end of road out over recreation ground 3No PRoW: Long views across sub-area down to the northern edge of Commons (Westbourne) and the Church spire of Saint John the Baptist Views across sub-are from recreation ground and cricket pitch</p>	<p>Types of viewers: Road users including cyclists Walkers Residents Horse people and farm workers Cricketers and users of recreation ground and play area</p>	<p>Opportunities for mitigation and landscape compatibility of mitigation: Within southern area, where the more established hedgerow framework exists mitigation planting could build upon this; although within the northern area where there is less of a hedgerow framework, new planting could be out of character within the open landscape</p>
<p>Views out of the sub-area to: Long views across sub-area to wooded horizons to the east located within the SDNP From PRoW views down to the River Ems demarcated by riverside vegetation and a Saint John the Baptist Church spire</p>	<p>Magnitude of viewers (level of use and popularity): Local PRoW and local roads, however do provide access to the SDNP therefore will have higher usage Use of recreation field and play area Prolonged visits to sub-area for cricketers and spectators</p>	<p>Impacts of mitigation: Loss of open rural edge character of Westbourne Loss of open views within northern section</p>
<p>Does the sub-area form part of a skyline? Yes</p>	<p>Visual perceptions (activity and expectations of local visual receptors): Visitors visiting the SDNP would have expectation for high scenic quality Cricket field: Continues the expectation of a historic rural setting</p>	

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Panoramic views: Yes, panoramic views adjacent to the 'The Cricketers' pub and from the north there are wide views south and eastwards		
Landmark features: Cricketers pub (outside sub-area)		
Sensitivity score: Medium/high	Sensitivity score: Medium/high	Sensitivity score: Medium
Visual sensitivity score: Medium/high		
Additional comments:		

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LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Part of the valley side sloping down to the River Ems, from a height of around 40m AOD down to 15m AOD	Boundary features other than vegetation: Post and rail Flint walls with brick detailing Steel estate fencing Post and wire fencing	Tranquillity – Noise levels: Low, except local traffic
Geological features: None known	Historic landscapes: Northern section: formal parliamentary enclosures, post medieval Southern and eastern section: Post medieval regular piecemeal enclosure	Tranquillity – Visual intrusion / detractors: Poor quality agricultural buildings with exposed outer façade onto adjacent open landscape
Soil quality: Western area Grade 3 (good to moderate) with central area Grade 4 (poor) and eastern area also Grade 3 (good to moderate)	Parkland features: None	Tranquillity – Light pollution/dark skies: Low, with no street lights, although farmstead with little periphery planting will have a higher light pollution
Water features: Contains part of the River Ems within the valley bottom		
Landcover and land use: Large fields of pasture used for horse and sheep grazing Recreation ground, play area and cricket pitch Isolated farmsteads Small grass fields, large gardens adjacent the River Ems and within Conservation Area	Conservation Area: Part of Westbourne Conservation Area	
Tree belts, individual trees and riverside trees: Individual trees found within playing field and fields adjacent to Cricket field	Landscape features of CA: Water meadows adjacent to the River Ems	

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
<p>Hedgerows and hedgerow trees: To the west of Monk's Hill, there is a robust grid of hedgerows with trees evident. Further hedgerows with trees exist around the recreation ground and cricket field Around the western edge of Commonsides the roadside hedges restrict views to only short range</p>	<p>Built form: Isolated farmsteads and residential, farmsteads are characterised by a mix and cluster of barns</p>	<p>Accessibility by public footpath: Three PROW provide links up to the boundary of the SDNP One leading out of Westbourne up to the northern edge of sub-area and periphery of SDNP</p>
<p>Woodland and copses: Small woodland on western edge which forms part of Longcopse Hill</p>	<p>Setting of listed buildings: Monks Farmhouse: Grade II: Set in an open agricultural landscape</p>	<p>Open access areas: None</p>
<p>Wetland and meadow: Adjacent the River Ems with areas of wetland and meadows</p>	<p>Scheduled Monuments: None</p>	<p>Recreational areas: Cricket pitch, playing field and play area</p>
<p>Common land: None</p>	<p>Settlement pattern: Isolated farmsteads and detached properties</p>	
<p>Heathland: None, although a heathy character exists within the SDNP, beyond the northern periphery of the Sub-area</p>	<p>Contribution of private gardens to landscape character: The private gardens contribute additional areas of grassland and mature trees, in particular the ones adjacent the River Ems</p>	<p>Aesthetic sensitivity - Elements of openness/enclosure: From the northern section, long open elevated views to the south and east. Within in the southern section a more enclosed landscape adjacent the River Ems</p>
<p>Other significant vegetation cover: Areas of grassland/pasture Amenity grassland within recreation field and Cricketers field</p>	<p>Cultural associations: Cricket field location across from pub 'The cricketers' on northern edge of Westbourne</p>	<p>Aesthetic sensitivity – landscape pattern: Framework of pasture/paddock fields, more open in the east and more enclosed due to the hedgerows within the west. Isolated farmstead and properties set within this rural landscape on the edge of the SDNP</p>
<p>Priority Habitat Inventory/Phase 1 records: None</p>	<p>Features of cultural importance: None known</p>	

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
<p>Presence of SPA/SAC/SSSI/SNCI/SANG local wildlife designation/Semi-Natural Ancient Woodland: Ancient and Semi-Natural Woodland: adjacent woodlands at Three Corner Piece, on the north eastern corner, Gunter's Copse and on the western periphery Longcopse Hill SNCI within southern section (recreation ground, Cricket field and field to south). Part of the Strategic Wildlife Corridor to the east.</p>		
<i>Other information</i>		
Sensitivity score: Medium/high	Sensitivity score: Medium	Sensitivity score: Medium/high
Landscape sensitivity score: Medium/high		
Additional comments:		

Relationship with the wider landscape/townscape

<p>Adjacent settlement: Westbourne</p>
<p>Character of the urban edge: Mixed character, with stretches of garden boundary hedgerow and rear garden trees creating a softer edge compared to 'The Cricketers Pub' which is oriented to have an open aspect to the Sub-area with the facade of the pub also visible from a wide area within the Sub-area. New buildings on Long Copse Lane also overlook the adjacent open field. An area of allotments also lies adjacent the urban edge boundary</p>
<p>Presence in a floodplain: Lower section adjacent the River Ems</p>
<p>Relationship with adjacent wider countryside: Continues to the north and into the SDNP, east across the River Ems to the other side of the river valley and west across into areas of woodland at Longcopse Hill</p>
<p>Character of adjacent village(s): N/A</p>
<p>Historic links with the wider area if known: None known</p>
<p>Ecological links with the wider area if known: Hedgerow/tree belt/woodlands network provide local wildlife sites which link with wider network</p>
<p>Recreational links with the wider area: PRoW within the Sub-area provide links to the SDNP beyond the northern periphery and into Westbourne</p>
<p>Extracts from other relevant evidence (e.g. VDS, NDP): Westbourne Neighbourhood Plan 2014-2129 Western area adjacent the River Ems identified as a 'Green Corridor', which then extends into a 'Gap', which includes 4 fields along and inside the western boundary of the sub-area Panoramic viewpoint shown just north of the recreation ground on Monks Hill, with views south, east and north-east</p> <p>Westbourne Village Design Statement: The parishioners consider it very important that where green pastures reach into the villages these should be preserved The Villagers would like to see those glimpses / passive views and breaks (a list is provided) such as fields, greens, recreation areas, triangles and paths defended. The retention of the rural environment and appearance is of immense importance to the Parish</p>

CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	112 Westbourne Western Settlement Edge
Date of area survey:	5:09:2018
Surveyors:	LA
Weather/visibility:	Clear
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA SC5: Southbourne Coastal Plain Chichester District Landscape Capacity Study Extension 2011 (CDLCSE): Zone 12
Landscape designations:	South west corner set within Westbourne Conservation Area Adjacent SDNP on northern edge

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VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the sub-area from: Cemetery Lane: Views to either side across sub-area Foxbury Lane: Limited views due to intervening roadside hedgerows Whitechimney Row: Some short views to adjacent properties on edge of sub-area Old Farm Lane: Views across sub-area 114 to edge of sub-area Cemetery Local Green Space	Types of viewers: Road users including cyclists Walkers Cemetery users Residents Visitors to adjacent	Opportunities for mitigation and landscape compatibility of mitigation: Framework of hedgerows with tree belt on southern edge could accommodate mitigation planting
Views out of the sub-area to: SDNP and wooded horizons New residential development to the north of Foxbury Lane Vegetated edge of Conservation Area	Magnitude of viewers (level of use and popularity): Foxbury Lane is on the boundary of the SDNP, therefore would expect use as access to SDNP Valued Local Green Space	Impacts of mitigation: Any proposed mitigation planting within or adjacent the Conservation Area will have an impact on its landscape character and setting Proposed mitigation planting away from the CA would have less of an adverse effect
Does the sub-area form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): Expectation of scenic quality due to proximity of SDNP Also, high expectations of scenic quality within Conservation Areas	
Panoramic views: None		
Landmark features: None		
Sensitivity score: Medium/low	Sensitivity score: Medium	Sensitivity score: Medium/low
Visual sensitivity score: Medium/low		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Gently sloping coastal plateau around the 15m AOD contour	Boundary features other than vegetation: Flint and stone walls Timber close boarded fencing Chestnut cleft fencing	Tranquillity – Noise levels: Quiet, in particular away from adjacent roads
Geological features: None known	Historic landscapes: North of Cemetery Lane: Post Medieval to modern regular piecemeal enclosure	Tranquillity – Visual intrusion / detractors: Overhead pylons
Soil quality: Grade 1 (excellent)	Parkland features: None	Tranquillity – Light pollution/dark skies: Some glow from adjacent Westbourne, no street lights
Water features: None		
Landcover and land use: Paddocks/grass fields Cemetery Large detached set in grounds Mobile home site (Ten Acre Compound)	Conservation Area: Westbourne Conservation Area	
Tree belts, individual trees and riverside trees: Tree belt along southern boundary and across gardens within Conservation Area Individual trees within cemetery, grounds of large houses in particular within the Conservation Area	Landscape features of CA: Large detached residential properties within designed grounds and gardens characterised by mature trees	
Hedgerows and hedgerow trees: Hedgerows as field boundaries Conifer hedge on western edge of Ten Acres (Caravan site) Boxed clipped high non-native hedgerow around compound area adjacent Foxbury Lane	Built form: Mobile home site Retirement gated high density development with a mix of two storey properties New terrace houses in cul-de-sac Large detached in mature grounds	Accessibility by public footpath: PRow along Cemetery Lane

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
<p>Woodland and copses: Small woodland copses within gardens of some of the large properties</p>	<p>Setting of listed buildings: Three listed properties as follows (within Conservation Area in south western corner): Westbourne Court: Grade II The Lawn: Grade II Foxbury House: Grade II The adjacent undeveloped area of fields within the sub-area contributes to their rural setting</p>	<p>Open access areas: None</p>
<p>Wetland and meadow: None</p>	<p>Scheduled Monuments: None</p>	<p>Recreational areas: None Although the Cemetery Local Green Space falls within sub-area</p>
<p>Common land: None</p>	<p>Settlement pattern: A mix of different types of residential development often isolated from each other: Isolated area of mobile homes, with central access road with mobile homes on either side Isolated group of properties within the northern section Edge of conservation Area contains large detached (4No) within mature gardens New development (Chantry Hall) of terrace properties within a gated community</p>	
<p>Heathland: None</p>	<p>Contribution of private gardens to landscape character: Mature trees, open areas of grass not only provide a soft edge to Westbourne but contribute to the character of this sub-area as well as the Conservation Area</p>	<p>Aesthetic sensitivity - Elements of openness/enclosure: Semi openness with local views from Cemetery Lane across adjacent sections of sub-area and longer views to wooded horizons within SDNP</p>
<p>Other significant vegetation cover: Fields of grass and amenity grass within cemetery Gardens of large properties</p>	<p>Cultural associations: None known</p>	<p>Aesthetic sensitivity – landscape pattern: A patchwork of fields with grass alongside some sub-urban influences</p>
<p>Priority Habitat Inventory/Phase 1 records: None</p>	<p>Features of cultural importance: N/A</p>	

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Presence of SPA/SAC/SSSI/SNCI/SANG local wildlife designation/Semi-Natural Ancient Woodland: Part of a Strategic Wildlife Corridor		
<i>Other information</i>		
Sensitivity score: Medium	Sensitivity score: Medium	Sensitivity score: Medium/low
Landscape sensitivity score: Medium		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: Westbourne
Character of the urban edge: Mixed edge character with detached properties set in large grounds with a soft vegetated edge contrasting with an area of high-density blocks of terraces with short rear gardens, with a rawer settlement edge. On the opposite side of Foxbury Road further high-density development exists.
Presence in a floodplain: No
Relationship with adjacent wider countryside: Open landscape character across to the south, east and north provides a rural setting to Westbourne and separation from Woodmancote
Character of adjacent village(s): N/A
Historic links with the wider area if known: None known

Ecological links with the wider area if known:

Part of the Strategic Wildlife Corridor
Hedgerow/tree belt/woodlands network provide local wildlife sites which link with wider network

Recreational links with the wider area:

Part of a rural network which includes lanes, and footpaths (PRoW) linking across to Woodmancote

Extracts from other relevant evidence (e.g. VDS, NDP):

Westbourne Neighbourhood Plan 2014-2129

A Single Direction View is shown from the adjacent Foxbury Lane across the sub-area
Policy LGS1 identifies the Cemetery as a Local Green Space

Westbourne Village Design Statement:

The parishioners consider it very important that where green pastures reach into the villages these should be preserved
The Villagers would like to see those glimpses / passive views and breaks (a list is provided) such as fields, greens, recreation areas, triangles and paths defended. The retention of the rural environment and appearance is of immense importance to the Parish

CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	113 Westbourne – Emsworth Upper Coastal Plain
Date of area survey:	5:09:2018
Surveyors:	LA
Weather/visibility:	Clear
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA SC5: Southbourne Coastal Plain Chichester District Landscape Capacity Study Extension 2011 (CDLCSE): Zone 12
Landscape designations:	Partly within and adjacent Westbourne Conservation Area

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VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the sub-area from: Mill Lane: Some framed views between overgrown streamside trees and shrubs across sub-area, partly restricted at northern end due to dense adjacent trees and woodland PRow from southern edge of Westbourne: Views of River Ems tributary within rural setting PRow beyond western boundary and River Ems: Framed short views across meadows into sub-area New Road (within Conservation Area): Framed short-range views south into sub-area across a field with some mature trees	Types of viewers: Walkers Visitors Residents	Opportunities for mitigation and landscape compatibility of mitigation: A strong framework of riverside vegetation, hedgerows and small woodland copses which mitigation planting could build upon
Views out of the sub-area to: Edge of Westbourne	Magnitude of viewers (level of use and popularity): Local residents, with easy access from adjacent Westbourne increases level of use	Impacts of mitigation: Loss of open undeveloped rural character of Conservation Area, as well as rural setting of Westbourne Loss of rural views from Mill Lane, New Road and PRow along District boundary
Does the sub-area form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): A contrast from the built environment of Westbourne with water features and contained local views	
Panoramic views: No		
Landmark features: No		
Sensitivity score: Medium/high	Sensitivity score: Medium/high	Sensitivity score: Medium/high
Visual sensitivity score: Medium/high		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Lower section of gentle sloping river valley down to the River Ems with the 10m AOD contour circling around western, northern and eastern periphery	Boundary features other than vegetation: Post and rail Post and wire Brick walls Chestnut cleft fencing Flint walling with brick detailing	Tranquillity – Noise levels: Becoming quieter away from Westbourne Southern end aligns the A27
Geological features: None known	Historic landscapes: Medieval irregular piecemeal enclosure with Mill Ponds	Tranquillity – Visual intrusion / detractors: Some poor quality field boundaries around paddocks
Soil quality: Grade 4 (poor)	Parkland features: None	Tranquillity – Light pollution/dark skies: No street lights Gentle light glow from Westbourne
Water features: River Ems with side tributaries Large pond in northern section (watercress Bed)		
Landcover and land use: Pasture fields/paddocks and large gardens Residential properties set in gardens	Conservation Area: Westbourne Conservation Area	
Tree belts, individual trees and riverside trees: Tree belt adjacent A27 Individual trees within gardens and paddock area to the south of Westbourne The River Ems and its tributaries is edged with riverside trees Trees adjacent pond	Landscape features of CA: Small paddocks Flint walls Mature trees	
Hedgerows and hedgerow trees: Hedgerows as garden boundaries with trees Hedgerow aligns Mill Lane with trees	Built form: Semi-detached, large detached, cottages and converted barns on southern edge of Westbourne	Accessibility by public footpath: PRoW along Mill Lane on eastern periphery of sub-area

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Woodland and copses: Small woodland copse in northern section adjacent PRow	Setting of listed buildings: Little Thatch Marsh Cottage: Grade II: located on southern edge of Westbourne within Conservation Area Church of Saint John the Baptist: Grade I: located outside sub-area on the periphery 3No Grade II properties listed on eastern edge on Whitechimney Row The open character of the adjacent sub-area contributes to their rural setting	Open access areas: None
Wetland and meadow: Adjacent River Ems Adjacent large pond (water cress beds)	Scheduled Monuments: None	Recreational areas: None
Common land: None	Settlement pattern:	
Heathland: None	Contribution of private gardens to landscape character: Large gardens with mature trees and vegetated garden boundaries contribute to an enclosed well hedged/wooded landscape character typical of this sub-area The gardens of the properties on Whitechimney Row and New Road contribute a soft edge to the built form within the adjacent settlement boundary of Westbourne	Aesthetic sensitivity - Elements of openness/enclosure: Semi enclosed with some short-framed views, formed by hedgerows, woodlands and tree belts
Other significant vegetation cover: Gardens/grounds provide large areas of grass	Cultural associations: None known	Aesthetic sensitivity – landscape pattern: Established vegetation framework characterised by linear fields adjacent the River Ems and small paddocks/fields/gardens on the periphery of Westbourne
Priority Habitat Inventory/Phase 1 records: Priority Habitat Inventory - Coastal and Floodplain Grazing Marsh: Two areas; one to the north adjacent Westbourne, the second within the south western area adjacent the River Ems	Features of cultural importance: N/A	

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Presence of SPA/SAC/SSSI/SNCI/SANG local wildlife designation/Semi-Natural Ancient Woodland: Part of a Strategic Wildlife Corridor		
<i>Other information</i>		
Sensitivity score: Medium/high	Sensitivity score: High	Sensitivity score: Medium/high
Landscape sensitivity score: Medium/high		
Additional comments:		

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Relationship with the wider landscape/townscape

Adjacent settlement: Westbourne
Character of the urban edge: Irregular with large gardens and small paddocks creating a soft well vegetated edge for a mix of properties (including listed) set within the adjacent Conservation Area
Presence in a floodplain: Mainly, with eastern side not within
Relationship with adjacent wider countryside: Open to the east, with long views, which are contained to the south by the woodland planting adjacent the A27
Character of adjacent village(s): N/A
Historic links with the wider area if known: None known
Ecological links with the wider area if known: Part of the Strategic Wildlife Corridor Hedgerow/tree belt/woodlands network provide local wildlife sites which link with wider network
Recreational links with the wider area: PRoW along Mill Lane extends beyond the A27 providing a footpath link to Hermitage
Extracts from other relevant evidence (e.g. VDS, NDP): Westbourne Neighbourhood Plan 2014-2129 Identified as a Green Corridor Westbourne Village Design Statement: The parishioners consider it very important that where green pastures reach into the villages these should be preserved The Villagers would like to see those glimpses / passive views and breaks (a list is provided) such as fields, greens, recreation areas, triangles and paths defended. The retention of the rural environment and appearance is of immense importance to the Parish

CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	114 Westbourne – Woodmancote Upper Coastal Plain
Date of area survey:	5:09:2018
Surveyors:	LA
Weather/visibility:	Clear
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA SC5: Southbourne Coastal Plain Chichester District Landscape Capacity Study Extension 2011 (CDLCSE): Zone 12 Adjacent South Downs National Park LCT: Chalk Valley Systems and LCA: Ems Valley
Landscape designations:	None, however adjacent SDNP on northern edge Adjacent Westbourne Conservation Area

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
<p>Views into the sub-area from: Cemetery Lane (PRoW): Views across to the north and south (under the overhead pylons) to sections within the sub-area Foxbury Lane (adjacent the SDNP): Limited views into sub-area due to robust intervening roadside hedgerow Old Farm Lane: Some views across to south east edge and southern edge (adjacent A27) over hedgerow and between gaps into sub-area Mill Lane: Views across sub-area to woodland planting adjacent the A27 Woodmancote Lane: Limited views into sub-area due to intervening hedgerows Large detached properties (Whitechimney Row) to the east are orientated to overlook sub-area</p>	<p>Types of viewers: Road users Walkers on PRoW Visitors to SDNP Residents</p>	<p>Opportunities for mitigation and landscape compatibility of mitigation: Medium to large scale arable fields provide a poor vegetation framework for mitigation planting to build upon</p>
<p>Views out of the sub-area to: Racton Monument (Grade II listed) a folly within the SDNP Long views across to hills within SDNP</p>	<p>Magnitude of viewers (level of use and popularity): A number of adjacent properties Visitors to the SDNP would be high</p>	<p>Impacts of mitigation: Loss of open rural character and setting of Westbourne as well as entrance/gateways into Westbourne</p>
<p>Does the sub-area form part of a skyline? No</p>	<p>Visual perceptions (activity and expectations of local visual receptors): Rural character with high expectations of scenic quality due to proximity of SDNP and Westbourne Conservation Area</p>	
<p>Panoramic views: No</p>		
<p>Landmark features: No</p>		
<p>Sensitivity score: Medium</p>	<p>Sensitivity score: Medium/high</p>	<p>Sensitivity score: High</p>
<p>Visual sensitivity score: Medium/high</p>		
<p>Additional comments:</p>		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Gently sloping landform, from northern edge at around 20m AOD down to southern edge at around the 10m AOD contour. The sub-area forms part of the upper coastal plateau	Boundary features other than vegetation: Flint walls	Tranquillity – Noise levels: Traffic noise within sections adjacent A27
Geological features: None known	Historic landscapes: Post-medieval planned private enclosure	Tranquillity – Visual intrusion / detractors: Overhead pylons
Soil quality: Grade 1 (excellent) Grade 3 (good to moderate)	Parkland features: None	Tranquillity – Light pollution/dark skies: No street lights Glow from adjacent Westbourne
Water features: None, except field ditches		
Landcover and land use: Arable Grassland A few residential properties	Conservation Area: Westbourne Conservation Area	
Tree belts, individual trees and riverside trees: Tree belt along southern edge (Old Farm Lane) Some individual trees within the fields in south western section	Landscape features of CA: Flint and brick walls	
Hedgerows and hedgerow trees: Intermittent hedgerows as boundaries to arable fields Hedgerows partly align some of the roads/lanes	Built form: Linear/ribbon development of two residential properties along Woodmancote Lane Cluster of two properties on Old Farm Lane	Accessibility by public footpath: One PRoW transects sub-area along Cemetery Lane and other along the south western boundary (Mill Lane)
Woodland and copses: None	Setting of listed buildings: On the edge of Westbourne (periphery of sub-area): Homelands: Grade II: Overlooks sub-area, while sub-area provides a rural aspect and open setting	Open access areas: None
Wetland and meadow: None	Scheduled Monuments: None	Recreational areas: None

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Common land: None	Settlement pattern: Isolated in groups of two residential properties on edge of field	
Heathland: None	Contribution of private gardens to landscape character: Gardens make up a small section of the sub-area and subsequently only have a small contribution	Aesthetic sensitivity - Elements of openness/enclosure: Large arable fields with a strong sense of openness, with some views northwards towards the hills within the SDNP
Other significant vegetation cover: Area of rough grassland north of Cemetery Lane	Cultural associations: None known	Aesthetic sensitivity – landscape pattern: Open landscape with strong rural character contrasting with the built-up settlement of Westbourne. Also provides open aspect for historic properties on Whitechimney Row
Priority Habitat Inventory/Phase 1 records: None	Features of cultural importance: N/A	
Presence of SPA/SAC/SSSI/SNCI/SANG local wildlife designation/Semi-Natural Ancient Woodland: Adjacent Var Cottage Wood: Ancient and Semi-natural woodland located on the northern edge of the sub-area		
<i>Other information</i>		
Sensitivity score: Medium/low	Sensitivity score: Medium/high	Sensitivity score: Medium/high
Landscape sensitivity score: Medium		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: Westbourne
Character of the urban edge: The character of the adjacent settlement edge of Westbourne is as follows: Open settlement edge with large detached properties on Whitechimney Row overlooking the sub-area across to the east Other large detached properties within grounds/gardens with vegetated boundaries including trees create a soft edge to the wider sub-area

Presence in a floodplain: No
Relationship with adjacent wider countryside: Extends across to the SDNP to the north, west and across to the east and beyond the A27 to the south
Character of adjacent village(s): Woodmancote is a low-density dispersed village, characterised by mainly detached properties in gardens interlinked with small paddocks/fields
Historic links with the wider area if known: None known
Ecological links with the wider area if known: Part of the Strategic Wildlife Corridor Hedgerow/tree belt/woodlands network provide local wildlife sites which link with wider network
Recreational links with the wider area: Part of a rural network which includes lanes, and footpaths (PRoW) leading across to the SDNP
Extracts from other relevant evidence (e.g. VDS, NDP): Westbourne Village Design Statement: The parishioners consider it very important that where green pastures reach into the villages these should be preserved The Villagers would like to see those glimpses / passive views and breaks (a list is provided) such as fields, greens, recreation areas, triangles and paths defended. The retention of the rural environment and appearance is of immense importance to the Parish

CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	115 Woodmancote Foothills
Date of area survey:	5:09:2018
Surveyors:	LA
Weather/visibility:	Clear
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA SC6: Ashlings Upper Coastal Plain Chichester District Landscape Capacity Study Extension 2011 (CDLCSE): Zone 12 Adjacent South Downs National Park LCT: Chalk Valley Systems and LCA: Ems Valley
Landscape designations:	None, however adjacent SDNP

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VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
<p>Views into the sub-area from: Common Road: Long views only through gate entrances across sub-area, while the roadside hedgerow screens the rests Marlpit Lane: Limited views out across sub-area due to dense roadside vegetation Foxbury Lane: Open roadside permits views to adjacent section of sub-area, with some framed longer views between wooded copses Woodmancote Lane: Occasional view through gateways up across southern section of sub-area 4No PRow: Provide a mix of views, within the northern section the views are more elevated allowing long views southwards across the sub-area. The central PRow is enclosed by hedgerows, which restricts views to adjacent sections of the sub-area. PRow to the east provides open views across adjacent paddocks. PRow to the east adjacent Quarry, there are a mix of views across this post quarried landscape.</p>	<p>Types of viewers: Road users include cyclists Walkers Residents farm workers Quarry workers</p>	<p>Opportunities for mitigation and landscape compatibility of mitigation: A sub-area with sections of a contrasting landscape and vegetation pattern. To the west mitigation planting could build on the existing framework of hedgerows and small woodlands. Within the centre the landscape is more open characterised by fenced paddocks. To the east, the landscape is more enclosed, partly quarried with the northern area covered with young trees</p>
<p>Views out of the sub-area to: From the PRow within the northern elevated section, there are long views to the SDNP (north west) and wooded horizons to the south on the coastal plain</p>	<p>Magnitude of viewers (level of use and popularity): A number of adjacent residential properties Four local PRow cross sub-area providing links to the adjacent SDNP, therefore high levels of popularity and usage</p>	<p>Impacts of mitigation: Within the more open sections, mitigation planting would create a loss of the open character and open rural setting of Woodmancote</p>
<p>Does the sub-area form part of a skyline? Yes, mainly the northern area</p>	<p>Visual perceptions (activity and expectations of local visual receptors): Visitors visiting the SDNP would have expectation for high scenic quality</p>	
<p>Panoramic views: Elevated views south and west to wooded horizons</p>		
<p>Landmark features: None</p>		
<p>Sensitivity score: High</p>	<p>Sensitivity score: Medium/high</p>	<p>Sensitivity score: Medium</p>

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Visual sensitivity score: Medium/high		
Additional comments: A sub-area with a mix of landscape types		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Slight plateau within northern area around 35m AOD contour, which then slopes down, and undulates with a number of dry valleys to around the 25m AOD contour to the east, south and west	Boundary features other than vegetation: Close boarded fencing Post and rail	Tranquillity – Noise levels: Background noise from quarry traffic
Geological features: None Known	Historic landscapes: North western section and then across along northern edge of Woodmancote: Parliamentary enclosure	Tranquillity – Visual intrusion / detractors: In places poor quality boundary treatment, especially on northern edge Visibility of quarry and quarry traffic
Soil quality: Grade 3 (good to moderate)	Parkland features: None	Tranquillity – Light pollution/dark skies: No street lights Slight glow from adjacent village
Water features: Pond on western edge adjacent Woodmancote Lane and within the Quarry		
Landcover and land use: Mainly pasture/horse grazing An area of rough ground to the north Quarry Plantation A number mobile home compounds	Conservation Area: None	
Tree belts, individual trees and riverside trees: Tree belt on southern edge in between quarry and Woodmancote Lane Part of southern edge, adjacent Common Road	Landscape features of CA: N/A	
Hedgerows and hedgerow trees:	Built form:	Accessibility by public footpath:

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Within the western section a framework of hedgerows and hedgerow trees exists	Isolated residential and farmsteads Small clusters of Mobile homes and caravans	Three PRoW. One provides access into the adjacent SDNP. Mainly link into surrounding PRoW network while providing local walks from Woodmancote
Woodland and copses: A number of small woodland copses as follows: Dell Croft Coppice, Shaw Wood and Var Cottage Wood	Setting of listed buildings: Woodmancote Farm: Grade II: sub-area provides open undeveloped rural setting	Open access areas: None
Wetland and meadow: None	Scheduled Monuments: None	Recreational areas: None
Common land: None	Settlement pattern: Isolated properties including residential and farmsteads	
Heathland: None	Contribution of private gardens to landscape character: Small contribution from a few small gardens with mature trees	Aesthetic sensitivity - Elements of openness/enclosure: Elevated areas across the middle to the northern section provide a strong sense of openness with long view to the west, south and east Areas around the quarry to the east are primarily enclosed with limited views to the rest of the sub-area
Other significant vegetation cover: Rows of tree/plantation within north eastern corner Rough grassland/scrub within quarry area	Cultural associations: None known	Aesthetic sensitivity – landscape pattern: Mixed quality and intactness with three areas of contrast. To the west (adjacent SDNP) a strong hedgerow framework with small woodland copses; the middle section contains a large area sub-divided by post and rail fencing for horse paddocks and to the east: a quarry and an area to the north with a plantation with pockets of mobile homes and ancillary buildings
Priority Habitat Inventory/Phase 1 records: Priority Habitat Inventory - Deciduous Woodland: three woodlands throughout area	Features of cultural importance: None known	

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Presence of SPA/SAC/SSSI/SNCI/SANG local wildlife designation/Semi-Natural Ancient Woodland: Var Cottage Wood: Ancient and Semi-natural woodland		
<i>Other information</i>		
Sensitivity score: High	Sensitivity score: High	Sensitivity score: Medium/high
Landscape sensitivity score: High		
Additional comments: Although the sub-area contains a quarry, its influence on the rest of the sub-area is limited		

Relationship with the wider landscape/townscape

Adjacent settlement: Woodmancote - village
Character of the urban edge: N/A
Presence in a floodplain: No
Relationship with adjacent wider countryside: Much of sub-area feels strongly rural and part of the wider countryside. The structure of the landscape to the west is more intact and relates in character to the adjacent SDNP The sub-area forms an open setting for the village of Woodmancote and an open undeveloped area between the village and the SDNP
Character of adjacent village(s): Small hedged fields of grass, alongside an irregular edge formed by the grounds/gardens of mainly detached properties and farmsteads, including the Grade II listed Woodmancote Farm and a line of bungalows Woodmancote is a part linear and nuclear settlement with the centre of village centred around the chapel and pub at the crossing point of a PRoW with Woodmancote Lane. It contains a mix of properties of varying ages and styles
Historic links with the wider area if known: None known
Ecological links with the wider area if known: Hedgerow/tree belt/woodlands network provide local wildlife sites which link with wider network
Recreational links with the wider area: Part of a rural network which includes lanes, bridleways and footpaths (PRoW) which provide links into the adjacent SDNP
Extracts from other relevant evidence (e.g VDS, NDP):

CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	116 Woodmancote – Hambrook Footslopes
Date of area survey:	5:09:2018
Surveyors:	LA
Weather/visibility:	Clear
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA SC5: Southbourne Coastal Plain Chichester District Landscape Capacity Study Extension 2011 (CDLCSE): Zone 12
Landscape designations:	None

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VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the sub-area from: South Lane: Long open views east across sub-area across to Devil's Copse Woodmancote Lane: Intermittent views through roadside hedgerow across sub-area to Devil's Copse 2No PRow: Open views across sub-area, which are also contained to the south by the roadside planting of the A27, includes views of Devil's Copse	Types of viewers: Walkers on PRow Residents Road users including cyclists	Opportunities for mitigation and landscape compatibility of mitigation: An open arable landscape to the west with a more enclosed landscape to the east. Mitigation planting could build upon the hedgerow framework to the west
Views out of the sub-area to: South over the roadside planting of the A27 to wooded horizons beyond including overhead powerlines Southern edge of Woodmancote Village, which is raw in places	Magnitude of viewers (level of use and popularity): Local walkers and road users	Impacts of mitigation: Loss of open character of arable and pasture farmland Loss of rural views from PRow and adjacent lanes/roads over open farmland
Does the sub-area form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): Local users would be used to a rural landscape around Woodmancote	
Panoramic views: From the north across the sub-area to the south to wooded horizons beyond the A27		
Landmark features: Devil's Copse		
Sensitivity score: High	Sensitivity score: Medium/high	Sensitivity score: Medium
Visual sensitivity score: Medium/high		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Sloping south from a high point around 26m AOD down to adjacent the A27 below 15m AOD	Boundary features other than vegetation: Post and wire Post and rail Close boarded timber fencing	Tranquillity – Noise levels: A27 to the south
Geological features: None known	Historic landscapes: Eastern section : Parliamentary enclosures	Tranquillity – Visual intrusion / detractors: A27 is screened by roadside vegetation, generally free from other visual detractors
Soil quality: Grade 2 (good) tip of south western corner Grade 3 (good to moderate) rest of sub-area	Parkland features: None known	Tranquillity – Light pollution/dark skies: No streetlights, slight glow from adjacent village of Woodmancote
Water features: Field ditches		
Landcover and land use: Mainly medium size arable fields to the west and pasture to the east	Conservation Area: None	
Tree belts, individual trees and riverside trees: Adjacent A27, with additional belts branching off linking across to Nightingale Lane	Landscape features of CA: N/A	
Hedgerows and hedgerow trees: Hedgerow are mainly within the eastern section, including roadside hedgerows adjacent Woodmancote Lane and Nightingale Lane, where there are also a number of mature hedgerow trees	Built form: None, except field stable on southern edge	Accessibility by public footpath: Two PRoW aligning loosely N/S providing access to Hambrook to the south (over A27) and Woodmancote to the north and then beyond into a wider network
Woodland and copses: Devil's Copse	Setting of listed buildings: Newell House: Grade II: Located beyond the southern boundary of the sub-area, however the adjacent open landscape character of the sub-area contributes to its rural setting	Open access areas: None
Wetland and meadow:	Scheduled Monuments: None	Recreational areas: None

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Narrow margins adjacent ditches within arable field section		
Common land: None	Settlement pattern: No settlements within sub-area Adjacent area characterised by lengths of residential ribbon development and isolated farmsteads on boundaries	
Heathland: None	Contribution of private gardens to landscape character: No gardens	Aesthetic sensitivity - Elements of openness/enclosure: To the south of Woodmancote, the landscape is very open due to lack of hedgerows Southern/eastern section (south of A27) is more enclosed with the presence of robust hedgerows/tree belts and woodland planting associated with the A27
Other significant vegetation cover: Grassland to the south of the A27 and north within the eastern corner and on the western edge	Cultural associations: None known	Aesthetic sensitivity – landscape pattern: Simple open arable fields, with boundaries marked by ditches. Associated woodland and woodland planting adjacent A27 creates a contained landscape which collectively provides a rural setting for Woodmancote
Priority Habitat Inventory/Phase 1 records: Priority Habitat Inventory - Deciduous Woodland: Devil's Copse	Features of cultural importance: None Known	
Presence of SPA/SAC/SSSI/SNCI/SANG local wildlife designation/Semi-Natural Ancient Woodland: Ancient and Semi-Natural Woodland and Ancient replanted woodland: Devil's Copse		
<i>Other information</i>		
Sensitivity score: Medium/high	Sensitivity score: Medium/low	Sensitivity score: Medium
Landscape sensitivity score: Medium		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: Woodmancote - village
Character of the urban edge: N/A
Presence in a floodplain: No
Relationship with adjacent wider countryside: Much of sub-area feels strongly rural and part of the wider countryside. Sub-area forms open setting for village of Woodmancote and creates separation between Woodmancote and Hambrook (to the south)
Character of adjacent village(s): Woodmancote is a part linear and nuclear settlement with centre of village centred around Church and pub at the crossing point of a PRoW with Woodmancote Lane Large and medium sized detached residential properties within gardens with a mix of boundary treatments including hedgerows and post and rail fencing
Historic links with the wider area if known: None known
Ecological links with the wider area if known: Hedgerow/tree belt/woodlands network provide local wildlife sites which link with wider network
Recreational links with the wider area: Part of a rural network which includes lanes, bridleways and footpaths (PRoW)
Extracts from other relevant evidence (e.g. VDS, NDP):

CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	117 Hambrook Northern Footslopes
Date of area survey:	5:09:2018
Surveyors:	LA
Weather/visibility:	Clear
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA SC6: East Downs and SC5: Southbourne Coastal Plain Chichester District Landscape Capacity Study Extension 2011 (CDLCSE): Zone 12
Landscape designations:	None

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VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
<p>Views into the sub-area from: Local views from adjacent road network as follows: Cheesemans Lane West Ashling Road Newels Lane Scant Road East Woodmancote Lane Hambrook Lane: views across to ribbon development on West Ashling Road Nightingale Lane: These views are varied, glimpsed, framed and open with some more prominent views from the higher ground (West Ashling Road) across to the south, over the sub-area, A27 to far horizons. 1No PRoW cuts diagonally across a small section of the sub-area, where there are views up to West Ashling Road.</p>	<p>Types of viewers: Road users Residents cyclists Users of PRoW</p>	<p>Opportunities for mitigation and landscape compatibility of mitigation: Small scale established framework of hedgerows and tree belts which mitigation planting could build upon</p>
<p>Views out of the sub-area to: Limited due to strong vegetation framework and buildings. Some views from northern boundary towards the wooded hill of the SDNP</p>	<p>Magnitude of viewers (level of use and popularity): High density of roads with scattering of residential properties, provide views for local users</p>	<p>Impacts of mitigation: Mitigation planting could build on the existing hedgerow framework, although would create loss of undeveloped rural character and could obscure key views south and other local views</p>
<p>Does the sub-area form part of a skyline? No</p>	<p>Visual perceptions (activity and expectations of local visual receptors): Overall expectations of an established rural landscape with a low density of development</p>	
<p>Panoramic views: Long views south from Woodmancote Lane and West Ashling Road across paddocks to wooded horizons</p>		

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Landmark features: None		
Sensitivity score: High	Sensitivity score: Medium	Sensitivity score: Medium/low
Visual sensitivity score: Medium/high		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Sloping landform from around the 30m AOD contour (northern edge) down to the 10m AOD contour towards the south	Boundary features other than vegetation: Post and rail Chestnut cleft post and rail	Tranquillity – Noise levels: Adjacent the A27
Geological features: None	Historic landscapes: Western section and south eastern section: there are areas of Parliamentary enclosure East of Cheesemans Lane: Areas of Parkland	Tranquillity – Visual intrusion / detractors: Some poor-quality fencing and boundary treatment throughout
Soil quality: Grade 3 (good to moderate)	Parkland features: To the east of Cheesemans Lane (part of Hambrook) isolated and groups of trees are set within an area of open grassland	Tranquillity – Light pollution/dark skies: Low level from residential properties, although mature wooded framework reduces the impact No streetlights
Water features: Field ditches		
Landcover and land use: Residential, small business units, small holdings, Travellers site, small paddocks and grazing farmland	Conservation Area: None	
Tree belts, individual trees and riverside trees:	Landscape features of CA:	

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Mix of tree belts throughout, including highway planting adjacent the A27 Large gardens and parkland areas with individual trees	N/A	
Hedgerows and hedgerow trees: Good framework across sub-area although larger areas of multiple paddocks tend to be fenced Good number of hedgerow trees	Built form: Large detached, detached, caravans, farm buildings, and field stables	Accessibility by public footpath: One PRoW across an area of paddocks
Woodland and copses: Two small woodlands to the east, with smaller copses at field junctions/gardens throughout	Setting of listed buildings: The Lodge of Hambrook House, West Ashling: Grade II: Set within an undeveloped rural landscape of small fields and woodlands	Open access areas: None
Wetland and meadow: None	Scheduled Monuments: None	Recreational areas: None
Common land: None	Settlement pattern: Low density development, with sections of ribbon development including detached, detached with paddocks along a grid of country lanes and roads	
Heathland: None	Contribution of private gardens to landscape character: Mature trees, garden hedges and open areas of grassland cover a large area of this sub-area, providing an important contribution to the well treed landscape character	Aesthetic sensitivity - Elements of openness/enclosure: Generally enclosed, except for a few vantage points which provide open views south across the sub-area and northwards out towards the SDNP
Other significant vegetation cover: orchards	Cultural associations: None known	Aesthetic sensitivity – landscape pattern: Low density development connected by well treed oak lined lanes
Priority Habitat Inventory/Phase 1 records: Priority Habitat Inventory - Good quality semi-improved grassland: One area within the southern section Priority Habitat Inventory - Deciduous Woodland: One area associated with the listed building	Features of cultural importance: None Known	

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Hambrook House and another south of Scant Road east Priority Habitat Inventory - Traditional Orchards: two areas		
Presence of SPA/SAC/SSSI/SNCI/SANG local wildlife designation/Semi-Natural Ancient Woodland: None		
<i>Other information</i>		
Sensitivity score: High	Sensitivity score: Medium/high	Sensitivity score: Medium/high
Landscape sensitivity score: Medium/high		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: Hambrook - village
Character of the urban edge: N/A
Presence in a floodplain: No
Relationship with adjacent wider countryside: This sub-area is slightly more developed with a number of properties, as well as being set within a framework of hedgerows, woodlands, gardens and small paddocks, compared to the surrounding wider countryside partly to the north, east and west which is more open in character
Character of adjacent village(s): Separated by A27, and a further area of small fields/paddocks. However south of the A27 the edge of Hambrook, is characterised by linear roadside development with some rear infill housing development
Historic links with the wider area if known: None known
Ecological links with the wider area if known: Hedgerow/tree belt/woodlands network provide local wildlife sites which link with a wider network
Recreational links with the wider area: Part of a rural lane network which includes bridleways and footpaths (PRoW)
Extracts from other relevant evidence (e.g. VDS, NDP):

CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	118 Hambrook Upper Coastal Plan
Date of area survey:	29.08.2018
Surveyors:	IDT
Weather/visibility:	Sun and cloud
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA SC5 Southbourne Coastal Plain Chichester District AONB Landscape Capacity Study – Zone 12 Chichester Harbour AONB Landscape Character Assessment (CHAONBLCA): LCT / LCA I H Lower Coastal Plain / H1 Havant to Chichester Coastal Plain
Landscape designations:	Nearby to Chichester Harbour AONB

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VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the sub-area from: PRoWs bounding area in the east and west Motorists on rural lanes A few properties/farms within and adjacent and with to the sub-area	Types of viewers: Users of rural PRoWs Drivers Residents	Opportunities for mitigation and landscape compatibility of mitigation: The area has a good existing structure of hedgerows and trees on which mitigation planting could build upon
Views out of the sub-area to: Across pasture/grazed fields bound by hedgerows with mature oak trees	Magnitude of viewers (level of use and popularity): A few properties 2 PRoW Quiet rural roads, busier along Broad Road	Impacts of mitigation: Appropriate mitigation would be compatible
Does the sub-area form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): Rural area within setting of Hambrook with some suburbanising influences including A27 adjacent to north. Close to the AONB with high expectations of scenic beauty.	
Panoramic views: No		
Landmark features: None noted		
Sensitivity score: Medium	Sensitivity score: Medium	Sensitivity score: Medium / low
Visual sensitivity score: Medium		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Low lying flat coastal plain	Boundary features other than vegetation: Post and wire Post and rail Various to garden boundaries Brick walls	Tranquillity – Noise levels: Road noise from A27 and locally from Broad Road
Geological features: None noted	Historic landscapes: Sub-area comprises an area of parliamentary enclosure which appears reasonably well intact Farmsteads including historic dispersed farmsteads Watercress beds Adjacent to local Historic Parkscape to the north	Tranquillity – Visual intrusion / detractors: Some suburbanising influences associated with equestrian uses and mobile homes in east
Soil quality: Grade 3 in north and Grade 2 in south	Parkland features: None noted	Tranquillity – Light pollution/dark skies: Some light spill from residential areas Some street lighting
Water features: Ham Brook and Watercress beds in west Pond in west		
Landcover and land use: Pasture/grazed fields, some limited settlement	Conservation Area: None	
Tree belts, individual trees and riverside trees: Some treelines including along A27	Landscape features of CA: N/A	
Hedgerows and hedgerow trees: Good hedgerow structure of native hedgerows with mature oak hedgerow trees	Built form: Mixed aged housing with some attractive vernacular cottages Barns and field shelters Mobile homes in east	Accessibility by public footpath: PRoWs bounding area in the east and west
Woodland and copses: Copses Woodland in west Woodland strips along A27	Setting of listed buildings: 1 Grade II listed building in west	Open access areas: None
Wetland and meadow: Water meadows	Scheduled Monuments: None	Recreational areas: None
Common land: None	Settlement pattern: Low density settlement	

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
	Some historic dispersed farmsteads	
Heathland: None	Contribution of private gardens to landscape character: Mature trees and hedges in gardens contribute to landscape character	Aesthetic sensitivity - Elements of openness/enclosure: Significant boundary vegetation provides enclosure
Other significant vegetation cover: None noted	Cultural associations: None known	Aesthetic sensitivity – landscape pattern: Medium to small scale field pattern with largely linear boundaries
Priority Habitat Inventory/Phase 1 records: Good quality semi-improved grassland in east	Features of cultural importance: None known	
Presence of SPA/SAC/SSSI/SNCI/SANG local wildlife designation/Semi-Natural Ancient Woodland: Small area of Semi-Natural Ancient Woodland in west Newells Lane Pond and Meadows SNCI at eastern end Western end of the sub-area falls within the Strategic Wildlife Corridor identified by Chichester District Council connecting from the Harbour to West Ashling Road Eastern part of the sub-area falls within the Strategic Wildlife Corridor identified by Chichester District Council connecting from the Harbour to Southbrook Road		
<i>Other information</i>		
Sensitivity score: Medium / high	Sensitivity score: Medium	Sensitivity score: Medium / low
Landscape sensitivity score: Medium		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: Adjacent to main area of Hambrook
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Character of the urban edge: Settlement edges are generally well contained by vegetation.
Presence in a floodplain: No
Relationship with adjacent wider countryside and adjacent settlement: Part of the rural setting to Hambrook, separating the settlement from the A27 to the north. Inconsistent with main N-S orientation of settlement to the south. Eastern end of character area is removed from the main settlement of Hambrook. Start of wider rural area to the east, relatively low urban influence from settlement to the south due to screening by vegetation.
Character of adjacent village(s): Hambrook contains a high proportion of modern settlement with some older properties in the west and a well treed landscape setting.
Historic links with the wider area if known: None known
Ecological links with the wider area if known: Hedgerows and tree belts link with wider network Western end of the sub-area falls within the Strategic Wildlife Corridor identified by Chichester District Council connecting from the Harbour to West Ashling Road Eastern part of the sub-area falls within the Strategic Wildlife Corridor identified by Chichester District Council connecting from the Harbour to Southbrook Road
Recreational links with the wider area: PRoWs bounding area connect south and east

Extracts from other relevant evidence (e.g VDS, NDP):Chidham and Hambrook Neighbourhood Plan 2015

CHNP notes that the NP area is semi-rural in nature and describes how:

- *'the main north-south roads and lanes afford distant views over low lying agricultural land, and this feature of the area is much valued by residents, although this will be diminished by the recently (2014) approved housing developments on the west side of Broad Road. Again, outside the settlement boundaries housing development has been small scale. Housing estates are not a feature of the landscape, although this again will change with the planned developments on Broad Road.'*
- *'Residents and visitors value the open views across agricultural land east towards Chichester, north to the South Downs, south to the Harbour area, and west towards Portsmouth. Kingley Vale, the Spinnaker Tower, the Isle of Wight and the spire of Chichester Cathedral are all visible from within the Parish.'*

CHNP notes the importance of maintaining the individual identity of settlements and conserving: the landscape and scenic beauty of the AONB, trees/woods/orchards green corridors, natural streams and ponds and any areas of habitat supporting a high level of biodiversity.

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CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	122 Tangmere Western Upper Coastal Plain
Date of area survey:	23.08.18
Surveyors:	KB
Weather/visibility:	Cloudy
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA SC9 Chichester to Yapton Coastal Plain
Landscape designations:	Eastern part of sub-area comprises Strategic Housing Location Policy 18 This report assesses remaining western portion

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VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
<p>Views into the sub-area from: Local roads and busy A27 Settlement edge of Tangmere/ Proposed Tangmere Strategic Housing Location Copse Farm SDNP Westbourne House School/Shopwyke Park</p>	<p>Types of viewers: Local residents Walkers on PRoW Motorists Visitors to SDNP Pupils and staff at Westbourne House School</p>	<p>Opportunities for mitigation and landscape compatibility of mitigation: Limited existing structure of hedgerows to build on</p>
<p>Views out of the sub-area to: SDNP including long views northwards to the Downs Halnaker Windmill Lake/former gravel pit at Shopwyke Park Parish Church of St Andrew, Oving Parish Church of St Andrew, Tangmere</p>	<p>Magnitude of viewers (level of use and popularity): Local roads A27 busy Few local residents Few PRoW</p>	<p>Impacts of mitigation: Loss of field patterns, loss of open views where they exist</p>
<p>Does the sub-area form part of a skyline? No</p>	<p>Visual perceptions (activity and expectations of local visual receptors): A rural area with moderate expectations of scenic beauty, but reduced around settlement edge and along road corridor</p>	
<p>Panoramic views: Yes, to SDNP and Halnaker Windmill</p>		
<p>Landmark features: None</p>		
<p>Sensitivity score: Medium</p>	<p>Sensitivity score: Medium</p>	<p>Sensitivity score: Medium/high</p>
<p>Visual sensitivity score: Medium</p>		
<p>Additional comments:</p>		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Sloping gently from approx. 14m AOD in south-west to approx. 18m AOD in north-east	Boundary features other than vegetation: Post and rail fence Post and wire	Tranquillity – Noise levels: Traffic noise associated with A27
Geological features: None noted	Historic landscapes: Parliamentary enclosure to north	Tranquillity – Visual intrusion / detractors:
Soil quality: Predominantly Grade 1 agricultural with some Grade 3 in middle	Parkland features: None noted	Tranquillity – Light pollution/dark skies: Some locally associated with A27 and settlements but roads generally without street lamps
Water features: Chichester Flood Relief Channel lies along western boundary		
Landcover and land use: Arable	Conservation Area: No	
Tree belts, individual trees and riverside trees: Few individual trees	Landscape features of CA: No	
Hedgerows and hedgerow trees: Yes, few	Built form: Copse Farm and associated agricultural buildings	Accessibility by public footpath: No
Woodland and copses: None noted	Setting of listed buildings: Grade II East Lodge lies to south-west corner	Open access areas: None noted
Wetland and meadow: None noted	Scheduled Monuments: None	Recreational areas: None noted
Common land: None noted	Settlement pattern:	
Heathland: None noted	Contribution of private gardens to landscape character:	Aesthetic sensitivity - Elements of openness/enclosure: Generally open landscape
Other significant vegetation cover:	Cultural associations:	Aesthetic sensitivity – landscape pattern:

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
		Generally simple and large scale.
Priority Habitat Inventory/Phase 1 records: None	Features of cultural importance: As above	
Presence of SPA/SAC/SSSI/SNCI/SANG local wildlife designation/Semi-Natural Ancient Woodland: None noted		
<i>Other information</i>		
Sensitivity score: Medium/low	Sensitivity score: Medium/low	Sensitivity score: Medium/low
Landscape sensitivity score: Medium/low		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: None (Proposed Tangmere Strategic Housing Location)
Character of the urban edge:
Presence in a floodplain: Some associated with channel to western edge
Relationship with adjacent wider countryside: Connects quite well with wider countryside to the south. Good visual links to Down in north
Character of adjacent village(s):
Historic links with the wider area if known: None known
Ecological links with the wider area if known:
Recreational links with the wider area:
Extracts from other relevant evidence (e.g VDS, NDP): Sub-area outside proposed Tangmere Strategic Housing Location is also outside NP area <u>Tangmere Neighbourhood Plan (2016) area</u> <i>Policy 10:Design</i> <ul style="list-style-type: none">Development proposals that obstruct key public views of the spires of St.Andrew's Church at Tangmere, of the Parish Church of St. Andrew at Oving, of Chichester Cathedral and of Halnaker Windmill will be resisted

CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	123 Tangmere South and Eastern Edge (West)
Date of area survey:	23.08.18
Surveyors:	KB
Weather/visibility:	Cloudy
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA SC9 Chichester to Yapton Coastal Plain
Landscape designations:	

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VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
<p>Views into the sub-area from: Local roads Settlement edge of Tangmere Tangmere Airfield Nursery Tangmere Military Aviation Museum PRoW Former Tangmere Airfield Tangmere Strategic Housing Location Allotments Gardeners</p>	<p>Types of viewers: Local residents Walkers on PRoW Visitors to Tangmere Military Aviation Museum Allotmenters</p>	<p>Opportunities for mitigation and landscape compatibility of mitigation: Very limited existing structure of hedgerows to build on</p>
<p>Views out of the sub-area to: Potentially to SDNP including long views northwards to the Downs including, potentially Goodwood House, Goodwood Grandstand Parish Church of St Andrew, Oving Tangmere Airfield Nursery Tangmere Strategic Housing Location Settlement edge of Tangmere Former Tangmere Airfield</p>	<p>Magnitude of viewers (level of use and popularity): Moderate number of local residents (potentially more at Tangmere Strategic Housing Location) Few PRoW Tangmere Military Aviation Museum is a popular attraction Moderate number of allotments</p>	<p>Impacts of mitigation: Loss of open views where they exist Opportunities to mitigate views of horticultural development</p>
<p>Does the sub-area form part of a skyline? No</p>	<p>Visual perceptions (activity and expectations of local visual receptors): A rural fringe area with moderate expectations of scenic beauty but reduced around former airfield and horticultural development</p>	
<p>Panoramic views: Yes, across former airfield</p>		
<p>Landmark features: None</p>		
<p>Sensitivity score: Medium/low</p>	<p>Sensitivity score: Medium</p>	<p>Sensitivity score: Low</p>
<p>Visual sensitivity score: Medium/low</p>		
<p>Additional comments: Access was not possible to all of sub-area</p>		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Sloping level at approx. 15m AOD	Boundary features other than vegetation: Post and wire	Tranquillity – Noise levels: Generally peaceful
Geological features: None noted	Historic landscapes: Former airfield	Tranquillity – Visual intrusion / detractors: Tangmere Airfield Nursery to east
Soil quality: Classified as non-agricultural.	Parkland features: None noted	Tranquillity – Light pollution/dark skies: Some locally associated with settlements (and potentially in Tangmere Strategic Housing Location north) roads with street lamps
Water features: None noted		
Landcover and land use: Allotments Museum Informal parking for museum Grassland	Conservation Area: Tangmere Conservation Area to west of sub-area	
Tree belts, individual trees and riverside trees: Few trees noted	Landscape features of CA:	
Hedgerows and hedgerow trees: None noted	Built form: Museum/ aircraft hangars	Accessibility by public footpath: Yes, via PRoW or admission to museum
Woodland and copses: None noted	Setting of listed buildings: No	Open access areas: None noted
Wetland and meadow: None noted	Scheduled Monuments: None	Recreational areas: None noted
Common land: None noted	Settlement pattern: N/A	
Heathland: None noted	Contribution of private gardens to landscape character: Some contribution of mature trees from properties to west of sub-area	Aesthetic sensitivity - Elements of openness/enclosure: Generally open landscape to east, more enclosed against settlement

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Other significant vegetation cover: None noted	Cultural associations: Former Tangmere Airfield/Tangmere Military Aviation Museum	Aesthetic sensitivity – landscape pattern: Generally small-scale and fairly regular
Priority Habitat Inventory/Phase 1 records: None noted	Features of cultural importance: Tangmere Military Aviation Museum	
Presence of SPA/SAC/SSSI/SNCI/SANG local wildlife designation/Semi-Natural Ancient Woodland: None noted		
<i>Other information</i>		
Sensitivity score: Low	Sensitivity score: Medium/high	Sensitivity score: Medium
Landscape sensitivity score: Medium		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: Tangmere
Character of the urban edge: Generally well-vegetated
Presence in a floodplain: No
Relationship with adjacent wider countryside: Connects quite well with wider countryside to the east and south although influence of former use as airfield
Character of adjacent village(s): Tangmere has an historic core but considerable modern expansion including Tangmere Strategic Housing Location
Historic links with the wider area if known: None known
Ecological links with the wider area if known:
Recreational links with the wider area: Museum
Extracts from other relevant evidence (e.g VDS, NDP): Tangmere Neighbourhood Plan (2016) <ul style="list-style-type: none"> • <i>Policy 6: Tangmere Aviation Museum</i> <i>Proposals to extend the existing museum use on to land shown on the Policies Map will be supported, provided that:</i> <ol style="list-style-type: none"> <i>i. The current allotments on the site are relocated to land, of at least the same area and in a convenient location for the local community, prior to the planning consent being implemented;</i> <i>ii. The extension scheme comprises buildings of a similar scale than the existing museum buildings;</i> <i>iii. Additional car parking spaces are provided and retained in accordance with adopted car parking standards; and</i> <i>iv. The scheme makes provision for contributing to creating and sustaining the Tangmere Green Infrastructure Network of Policy 8.</i>

CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	124 Tangmere Former Airfield
Date of area survey:	23.08.18
Surveyors:	KB
Weather/visibility:	Cloudy
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA SC9 Chichester to Yapton Coastal Plain
Landscape designations:	

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VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the sub-area from: Local roads Settlement edges of Oving and Tangmere Tangmere Airfield Nursery Tangmere Military Aviation Museum Potentially edge of Oving Conservation Area Tangmere Conservation Area PRoW SDNP Tangmere Strategic Housing Location	Types of viewers: Local residents Walkers on PRoW Motorists Visitors to SDNP and Tangmere and Oving Conservation Areas Visitors to Tangmere Military Aviation Museum Visitors to SDNP	Opportunities for mitigation and landscape compatibility of mitigation: Limited existing structure of hedgerows to build on
Views out of the sub-area to: SDNP including long views northwards to the Downs including Halnaker Mill, potentially Goodwood House, Goodwood Grandstand Parish Church of St Andrew, Oving Parish Church of St Andrew, Tangmere Chichester Cathedral spire Tangmere Airfield Nursery Tangmere Strategic Housing Location	Magnitude of viewers (level of use and popularity): Local roads Moderate number of local residents (potentially more at Tangmere Strategic Housing Location) Few PRoW Tangmere Military Aviation Museum is a popular attraction	Impacts of mitigation: Loss of field patterns, loss of open views where they exist Opportunities to restore field patterns
Does the sub-area form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): A rural area with high expectations of scenic beauty, including long views out to the SDNP but reduced around settlement edges, former airfield and horticultural development	
Panoramic views: Yes, including to SDNP and Goodwood		
Landmark features: None		
Sensitivity score: Medium/high	Sensitivity score: Medium/high	Sensitivity score: Medium/high

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Visual sensitivity score: Medium/high		
Additional comments:		

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LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Sloping gently from approx. 14m AOD in west to approx. 12m AOD in south-east	Boundary features other than vegetation: Post and wire	Tranquillity – Noise levels: Generally peaceful
Geological features: None noted	Historic landscapes: Parliamentary enclosures to north	Tranquillity – Visual intrusion / detractors: Tangmere Airfield Nursery to east
Soil quality: Predominantly classified as non-agricultural. Small area of Grade 2 agricultural in north-east	Parkland features: None noted	Tranquillity – Light pollution/dark skies: Some locally associated with roads and settlements (and potentially in Tangmere Strategic Housing Location north) but roads generally without street lamps
Water features: None noted		
Landcover and land use: Arable	Conservation Area: Oving Conservation Area to south of sub-area Tangmere Conservation Area to north of sub-area	
Tree belts, individual trees and riverside trees: Few trees noted	Landscape features of CA:	
Hedgerows and hedgerow trees: Yes, but generally sparse	Built form: None noted within sub-area	Accessibility by public footpath: Yes
Woodland and copses: None noted	Setting of listed buildings: No	Open access areas: None noted
Wetland and meadow: None noted	Scheduled Monuments: None	Recreational areas: None noted
Common land: None noted	Settlement pattern: N/A	
Heathland: None noted	Contribution of private gardens to landscape character:	Aesthetic sensitivity - Elements of openness/enclosure: Generally open landscape

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
	Some contribution of mature trees from properties along south of sub-area	
Other significant vegetation cover: None noted	Cultural associations: Former Tangmere Airfield; north-east of sub-area is adjacent to Tangmere Military Aviation Museum	Aesthetic sensitivity – landscape pattern: Generally medium--scale and regular
Priority Habitat Inventory/Phase 1 records: Small area deciduous woodland adjacent to south-east boundary	Features of cultural importance: Adj. Tangmere Military Aviation Museum	
Presence of SPA/SAC/SSSI/SNCI/SANG local wildlife designation/Semi-Natural Ancient Woodland: None noted		
<i>Other information</i>		
Sensitivity score: Medium/low	Sensitivity score: Medium	Sensitivity score: Medium
Landscape sensitivity score: Medium		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: Tangmere (and Tangmere Strategic Housing Location)
Character of the urban edge: Generally well-vegetated
Presence in a floodplain: No
Relationship with adjacent wider countryside: Connects quite well with wider countryside to the east and west. Good visual links to Downs in north
Character of adjacent village(s): Tangmere has an historic core but considerable modern expansion including Tangmere Strategic Housing Location
Historic links with the wider area if known: None known
Ecological links with the wider area if known:
Recreational links with the wider area:
Extracts from other relevant evidence (e.g VDS, NDP): <u>Tangmere Neighbourhood Plan (2016)</u> <ul style="list-style-type: none"> <i>Policy 10: Design</i> Development proposals will be supported, provided that their design reflects the local character of the village in its scale, density, massing, height, landscape design, layout and materials. Development proposals that obstruct key public views of the spires of St. Andrew's Church at Tangmere, of the Parish Church of St. Andrew at Oving, of Chichester Cathedral and of Halnaker Windmill will be resisted.

CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	125 East Hampnett Upper Coastal Plain
Date of area survey:	23.08.18
Surveyors:	KB
Weather/visibility:	Overcast
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA SC9 Chichester to Yapton Coastal Plain,
Landscape designations:	Adjacent to SDNPA in north-east of sub-area

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VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the sub-area from: SDNPA Local roads and busy A27 PRow Chichester Business Park Farms Sewage Works Tangmere Airfield Nursery	Types of viewers: Visitors to SDNPA Local residents Walkers on PRow Motorists Workers in business park Tangmere Airfield Nursery	Opportunities for mitigation and landscape compatibility of mitigation: Limited existing structure of hedgerows to build on
Views out of the sub-area to: SDNPA including long views northwards to the Downs SDNPA Local roads and busy A27 PRow Chichester Business Park Tangmere Airfield Nursery	Magnitude of viewers (level of use and popularity): Local roads A27 busy Few local residents Few PRow	Impacts of mitigation: Further loss of field patterns, loss of open views Opportunities to mitigate impact of highways and commercial premises Opportunity to restore historic field boundaries
Does the sub-area form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): A rural area with expectations of scenic beauty, particularly near to the national park but reduced along road corridors and close to commercial premises	
Panoramic views: Yes, to SDNP in the north but with A27 in foreground		
Landmark features: None noted		
Sensitivity score: Medium/low	Sensitivity score: Medium	Sensitivity score: Medium/low
Visual sensitivity score: Medium/low		

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Additional comments:		

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LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Sloping gently from approx. 10m AOD in south-east to approx. 26m AOD in north-west	Boundary features other than vegetation: Post and rail fence Post and wire Some brick walls and closeboard fences associated with dwellings Chainlink	Tranquillity – Noise levels: Some traffic noise associated with A27
Geological features: None noted	Historic landscapes: Parliamentary enclosures to north Historic core to settlement (post medieval) Airfield to south-west Area of informal fieldscape (Medieval) to south-east	Tranquillity – Visual intrusion / detractors: Sewage Farm A27 Business Park Glasshouses
Soil quality: Predominantly Grade 2 agricultural in north, non-agricultural in the south-east	Parkland features: None noted	Tranquillity – Light pollution/dark skies: Some locally associated with A27 and settlements but roads generally without street lamps
Water features: Pond south of Chestnut Farm, streams/ drainage ditches in south-east		
Landcover and land use: Arable Sewage works, Grazing Private gardens	Conservation Area: None	
Tree belts, individual trees and riverside trees: None noted	Landscape features of CA: N/A	
Hedgerows and hedgerow trees: Yes, few but in generally good condition	Built form: Few individual houses and agricultural buildings along East Hampnett Lane Sewage works in east	Accessibility by public footpath: No, PRoW to eastern boundary

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Woodland and copses: None noted	Setting of listed buildings: 2no. Grade II listed within sub-area. Sub area also contributes to setting of Grade II listed Oldbury Cottage adj to eastern boundary	Open access areas: None noted
Wetland and meadow: Some small areas of grazing, potentially wet adjacent to Aldinbourne Rife	Scheduled Monuments: None noted	Recreational areas: None noted
Common land: None noted	Settlement pattern: Historic linear development along East Hampnett Lane and scattered farmsteads	
Heathland: None noted	Contribution of private gardens to landscape character: Some contribution of garden trees to landscape character	Aesthetic sensitivity - Elements of openness/enclosure: More enclosed adjacent to settlements and in south-east. Larger more open fields to north of sub-area
Other significant vegetation cover: None noted	Cultural associations: None noted	Aesthetic sensitivity – landscape pattern: Generally simple and larger scale to north and smaller scale and more complex in south-east
Priority Habitat Inventory/Phase 1 records: None noted	Features of cultural importance: As above	
Presence of SPA/SAC/SSSI/SNCI/SANG local wildlife designation/Semi-Natural Ancient Woodland: None noted		
<i>Other information</i>		
Sensitivity score: Medium	Sensitivity score: Medium	Sensitivity score: Medium/low
Landscape sensitivity score: Medium		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: None
Character of the urban edge: N/A
Presence in a floodplain: Small amount in south-east
Relationship with adjacent wider countryside: Connects well with wider countryside to the south-east and to the horticultural landscape to the south. Some connection retained with wider landscape to north but A27 bisects this
Character of adjacent village(s): N/A
Historic links with the wider area if known: Airfield to south
Ecological links with the wider area if known:
Recreational links with the wider area:
Extracts from other relevant evidence (e.g VDS, NDP): <u>Tangmere Neighbourhood Plan (2016)</u> <ul style="list-style-type: none"> <i>Policy 10: Design</i> Development proposals will be supported, provided that their design reflects the local character of the village in its scale, density, massing, height, landscape design, layout and materials. Development proposals that obstruct key public views of the spires of St. Andrew's Church at Tangmere, of the Parish Church of St. Andrew at Oving, of Chichester Cathedral and of Halnaker Windmill will be resisted.

CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	127 Oving Eastern Upper Coastal Plain
Date of area survey:	23.08.18
Surveyors:	KB
Weather/visibility:	Cloudy
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA SC9 Chichester to Yapton Coastal Plain
Landscape designations:	

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VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
<p>Views into the sub-area from: Local roads Settlement edge of Oving Tangmere Airfield Nursery Oving Conservation Area PRow SDNP Railway line Woodhorn Farm Business Centre Oakham Farm Industrial Estate</p>	<p>Types of viewers: Local residents Walkers on PRow Motorists Visitors to SDNP and Oving Conservation Area Passengers on railway Visitors and workers at Woodhorn Farm Business Centre and Oakham Farm Industrial Estate</p>	<p>Opportunities for mitigation and landscape compatibility of mitigation: Some existing structure of hedgerows to build on</p>
<p>Views out of the sub-area to: SDNP including long views northwards to the Downs including Goodwood House, Goodwood Grandstand Parish Church of St Andrew, Oving Parish Church of St Andrew, Tangmere Chichester Cathedral spire Solar farm Scrap metal yard in south-east Tangmere Airfield Nursery</p>	<p>Magnitude of viewers (level of use and popularity): Local roads A27 busy Few local residents Few PRow</p>	<p>Impacts of mitigation: Loss of field patterns, loss of open views where they exist</p>
<p>Does the sub-area form part of a skyline? No</p>	<p>Visual perceptions (activity and expectations of local visual receptors): A rural area with high expectations of scenic beauty, but reduced slightly around settlement edge and along road corridor</p>	
<p>Panoramic views: Yes, including to SDNP and Goodwood</p>		
<p>Landmark features: None</p>		
<p>Sensitivity score: Medium/high</p>	<p>Sensitivity score: Medium/high</p>	<p>Sensitivity score: Medium</p>

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Visual sensitivity score: Medium/high		
Additional comments:		

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LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Sloping gently from approx. 8m AOD in south-west to approx. 12m AOD in north	Boundary features other than vegetation: Post and rail fence Post and wire Weldmesh to solar farm	Tranquillity – Noise levels: Generally peaceful
Geological features: None noted	Historic landscapes: Irregular piecemeal enclosure in north-west (medieval to post medieval) Consolidated fieldstrips to centre, north and south (medieval to post medieval) Parliamentary enclosures to east	Tranquillity – Visual intrusion / detractors: Railway line/occasional trains
Soil quality: Predominantly Grade 1 agricultural	Parkland features: None noted	Tranquillity – Light pollution/dark skies: Some locally associated with roads and settlements but roads generally without street lamps
Water features: Several small streams		
Landcover and land use: Arable Grazing Industrial estate Solar farm	Conservation Area: Oving Conservation Area to west of sub-area	
Tree belts, individual trees and riverside trees: Few individual trees along probable former hedgelines Treebelt along south-western boundary	Landscape features of CA:	
Hedgerows and hedgerow trees: Yes	Built form: Oakham Farm Industrial Estate	Accessibility by public footpath:
Woodland and copses: None noted	Setting of listed buildings: Group of Grade II listed buildings within Oving Conservation Area	Open access areas: None noted
Wetland and meadow: None noted	Scheduled Monuments: None	Recreational areas: None noted

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Common land: None noted	Settlement pattern:	
Heathland: None noted	Contribution of private gardens to landscape character: Provide soft edge to settlement	Aesthetic sensitivity - Elements of openness/enclosure: Generally open landscape
Other significant vegetation cover: None noted	Cultural associations: None noted	Aesthetic sensitivity – landscape pattern: Generally medium--scale and somewhat irregular
Priority Habitat Inventory/Phase 1 records: Traditional orchard west of Woodhorn Lane Small areas of deciduous woodland north and south of Topsy Barn	Features of cultural importance: None noted	
Presence of SPA/SAC/SSSI/SNCI/SANG local wildlife designation/Semi-Natural Ancient Woodland: None noted		
<i>Other information</i>		
Sensitivity score: Medium	Sensitivity score: Medium	Sensitivity score: Medium
Landscape sensitivity score: Medium		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: Oving
Character of the urban edge: Generally well-vegetated
Presence in a floodplain: Some associated with channel to western edge
Relationship with adjacent wider countryside: Connects quite well with wider countryside to the north and south. Good visual links to downs in north
Character of adjacent village(s): Oving is nucleated with an historic core
Historic links with the wider area if known: None known
Ecological links with the wider area if known:
Recreational links with the wider area:

Extracts from other relevant evidence (e.g VDS, NDP):

Oving Conservation Area Character Appraisal and Management Proposals (2006)- Appendices updated March 2012 to reflect legislative changes

Church Lane – key characteristics:

- *Curving, narrow country lane defined by flint or stone walls;*
- *Strong tree belts or hedges in several places, further enclosing the street;*
- *Irregular plots with large gardens often concealed by planting or walls;*
- *Graveyard on east side leading to open fields;*

Tangmere Neighbourhood Plan (2016)

- *Policy 10: Design*

Development proposals will be supported, provided that their design reflects the local character of the village in its scale, density, massing, height, landscape design, layout and materials.

Development proposals that obstruct key public views of the spires of St. Andrew's Church at Tangmere, of the Parish Church of St. Andrew at Oving, of Chichester Cathedral and of Halnaker Windmill will be resisted.

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CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	128 Oving Western Coastal Plain
Date of area survey:	23.08.18
Surveyors:	KB
Weather/visibility:	Cloudy
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA SC9 Chichester to Yapton Coastal Plain
Landscape designations:	

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VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the sub-area from: Local roads Settlement edge of Oving Tangmere Strategic Housing Location Oving Conservation Area PRoW SDNP Railway line School Gribble Inn	Types of viewers: Local residents Walkers on PRoW Motorists Visitors to SDNP and Oving Conservation Area Passengers on railway Visitors to Gribble Inn	Opportunities for mitigation and landscape compatibility of mitigation: Limited existing structure of hedgerows to build on due to relatively large field size away from settlement. Better structure closer to existing settlements
Views out of the sub-area to: SDNP including long views northwards to the Downs including Goodwood House, Goodwood Grandstand Halnaker Windmill Parish Church of St Andrew, Oving Parish Church of St Andrew, Tangmere Chichester Cathedral spire	Magnitude of viewers (level of use and popularity): Local roads A27 busy Few local residents Few PRoW	Impacts of mitigation: Loss of field patterns, loss of open views where they exist
Does the sub-area form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): A rural area with high expectations of scenic beauty, but reduced around settlement edge and along road corridor	
Panoramic views: Yes, 360° including to SDNP and Halnaker Windmill		
Landmark features: None		
Sensitivity score: Medium/high	Sensitivity score: Medium/high	Sensitivity score: Medium/high

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Visual sensitivity score: Medium/high		
Additional comments:		

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LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Sloping gently from approx. 6m AOD in south-east to approx. 15m AOD in north	Boundary features other than vegetation: Post and rail fence Post and wire	Tranquillity – Noise levels: Generally peaceful
Geological features: None noted	Historic landscapes: Regular piecemeal enclosure in north-west (post medieval) Modern field amalgamation (post medieval to modern) to north and west	Tranquillity – Visual intrusion / detractors: Railway line/occasional trains
Soil quality: Predominantly Grade 1 agricultural	Parkland features: None noted	Tranquillity – Light pollution/dark skies: Some locally associated with roads and settlements but roads generally without street lamps
Water features: Chichester Flood Relief Channel lies along western boundary Some small streams		
Landcover and land use: Arable	Conservation Area: Yes, Oving Conservation Area	
Tree belts, individual trees and riverside trees: Few individual trees along probable former hedgelines Tree belt along south-eastern boundary	Landscape features of CA:	
Hedgerows and hedgerow trees: Yes	Built form: School (and mixed businesses) Scattered farm and cottages	Accessibility by public footpath: Yes, limited network
Woodland and copses: None noted	Setting of listed buildings: Group of Grade II listed buildings within Oving East Lodge adjacent to north-west boundary	Open access areas: None noted
Wetland and meadow: None noted	Scheduled Monuments: None	Recreational areas: None noted

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Common land: None noted	Settlement pattern:	
Heathland: None noted	Contribution of private gardens to landscape character: Provide soft edge to settlement	Aesthetic sensitivity - Elements of openness/enclosure: Generally open landscape
Other significant vegetation cover: None noted	Cultural associations: None noted	Aesthetic sensitivity – landscape pattern: Generally simple and large scale.
Priority Habitat Inventory/Phase 1 records: None	Features of cultural importance: None noted	
Presence of SPA/SAC/SSSI/SNCI/SANG local wildlife designation/Semi-Natural Ancient Woodland: None noted		
<i>Other information</i>		
Sensitivity score: Medium	Sensitivity score: Medium/high	Sensitivity score: Medium/high
Landscape sensitivity score: Medium/high		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: Oving
Character of the urban edge: Generally well-vegetated
Presence in a floodplain: Some associated with channel to western edge
Relationship with adjacent wider countryside: Connects quite well with wider countryside to the north and south. Good visual links to downs in north
Character of adjacent village(s): Oving is nucleated with an historic core
Historic links with the wider area if known: None known
Ecological links with the wider area if known:
Recreational links with the wider area:

Extracts from other relevant evidence (e.g VDS, NDP):

Oving Conservation Area Character Appraisal and Management Proposals (2006)- Appendices updated March 2012 to reflect legislative changes

Gibble Lane - key characteristics:

- *Glimpses through gaps in hedges over fields towards Chichester and South Downs;*

Church Lane – key characteristics:

- *Curving, narrow country lane defined by flint or stone walls;*
- *Strong tree belts or hedges in several places, further enclosing the street;*
- *Irregular plots with large gardens often concealed by planting or walls;*

High Street – key characteristics:

Flint walls form the front boundary to many properties;

Mature trees and hedging gives rural feel;

Grassy verges and traditional sign post create “village green” at eastern end;

Sub-area lies outside Tangmere Neighbourhood Plan (2016) area however the following is thought relevant

Policy 10:Design

- *....Development proposals that obstruct key public views of the spire(s) of the Parish Church of St. Andrew at Oving...will be resisted*

CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	129 Drayton Eastern Coastal Plain
Date of area survey:	23.08.18
Surveyors:	KB
Weather/visibility:	Fair
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA SC9 Chichester to Yapton Coastal Plain
Landscape designations:	

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VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the sub-area from: Local roads Busy A259 Settlement edge of Oving Possibly Tangmere Strategic Housing Location Oving Conservation Area PRow SDNP Railway line Nurseries/Garden Centre Offices adj Whitewhyke House	Types of viewers: Local residents Walkers on PRow Motorists Visitors to SDNP and Oving Conservation Area Passengers on railway Visitors to nurseries Office workers	Opportunities for mitigation and landscape compatibility of mitigation: Fairly good existing structure of hedgerows to build upon
Views out of the sub-area to: SDNP including long views northwards to the Downs including Goodwood House, Goodwood Grandstand Halnaker Windmill Parish Church of St Andrew, Oving Chichester Cathedral spire Glasshouses to north	Magnitude of viewers (level of use and popularity): Local roads A259 is busy Few local residents Few PRow	Impacts of mitigation: Loss of field patterns, loss of open views where they exist Opportunities to reinstate historic field boundaries
Does the sub-area form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): A rural area with moderate expectations of scenic beauty, but somewhat reduced around commercial properties and along transport corridors	
Panoramic views: Yes, including to SDNP and Halnaker Windmill		
Landmark features: None		
Sensitivity score: Medium/high	Sensitivity score: Medium/high	Sensitivity score: Medium

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Visual sensitivity score: Medium/high		
Additional comments:		

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LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Sloping gently from approx. 8m AOD in south-east to approx. 16m AOD in north	Boundary features other than vegetation: Post and rail fence Post and wire Heavy duty girder fence Close board fencing and brick walls associated with dwellings and offices	Tranquillity – Noise levels: Generally peaceful away from main roads
Geological features: None noted	Historic landscapes: Modern field amalgamation (post medieval to modern)	Tranquillity – Visual intrusion / detractors: Railway line/occasional trains
Soil quality: Grade 1 and Grade 2 agricultural	Parkland features: None noted	Tranquillity – Light pollution/dark skies: Some locally associated with roads and settlements but roads generally without street lamps
Water features: Chichester Flood Relief Channel and Shopwyke Lake lies along eastern boundary Some small streams and ponds		
Landcover and land use: Arable Small area of pasture in north-east	Conservation Area: No	
Tree belts, individual trees and riverside trees: Few individual trees along probable former hedgelines Trees associated with Chichester Flood Relief Channel	Landscape features of CA:	
Hedgerows and hedgerow trees: Yes, particularly in north-east	Built form: Nurseries Few residential properties Small office unit	Accessibility by public footpath: Yes, limited network of PRow

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Woodland and copses: None noted	Setting of listed buildings: None	Open access areas: None noted
Wetland and meadow: None noted	Scheduled Monuments: None	Recreational areas: None noted
Common land: None noted	Settlement pattern: Scattered	
Heathland: None noted	Contribution of private gardens to landscape character: Partially screen built form	Aesthetic sensitivity - Elements of openness/enclosure: Generally open landscape
Other significant vegetation cover: None noted	Cultural associations: None noted	Aesthetic sensitivity – landscape pattern: Generally simple and large scale.
Priority Habitat Inventory/Phase 1 records: None	Features of cultural importance: None noted	
Presence of SPA/SAC/SSSI/SNCI/SANG local wildlife designation/Semi-Natural Ancient Woodland: None noted		
<i>Other information</i>		
Sensitivity score: Medium	Sensitivity score: Medium/low	Sensitivity score: Medium
Landscape sensitivity score: Medium		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: Oving
Character of the urban edge: Generally well-vegetated
Presence in a floodplain: Some associated with channel to western edge
Relationship with adjacent wider countryside: Connects quite well with wider countryside to the north and south. Good visual links to downs in north
Character of adjacent village(s): Oving is nucleated with an historic core
Historic links with the wider area if known: None known
Ecological links with the wider area if known:
Recreational links with the wider area:

Extracts from other relevant evidence (e.g VDS, NDP):

Oving Conservation Area Character Appraisal and Management Proposals (2006)- Appendices updated March 2012 to reflect legislative changes

Gibble Lane - key characteristics:

- *Glimpses through gaps in hedges over fields towards Chichester and South Downs;*

Church Lane – key characteristics:

- *Curving, narrow country lane defined by flint or stone walls;*
- *Strong tree belts or hedges in several places, further enclosing the street;*
- *Irregular plots with large gardens often concealed by planting or walls;*

High Street – key characteristics:

Flint walls form the front boundary to many properties;

Mature trees and hedging gives rural feel;

Grassy verges and traditional sign post create “village green” at eastern end;

Sub-area lies outside Tangmere Neighbourhood Plan (2016) area however the following is thought relevant

Policy 10:Design

- *....Development proposals that obstruct key public views of the spire(s) of the Parish Church of St. Andrew at Oving...will be resisted*

CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	130 Runcton Horticulture (West)
Date of area survey:	23.08.18
Surveyors:	KB
Weather/visibility:	Cloudy
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA SC9 Chichester to Yapton Coastal Plain
Landscape designations:	

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VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the sub-area from: Local roads Busy B2166 Runcton Conservation Area Residential properties Vinneterow Farm PRow	Types of viewers: Few local residents Motorists on B2166 Visitors and workers at nurseries Visitors to Conservation Area Walkers on PRow	Opportunities for mitigation and landscape compatibility of mitigation: Limited structure of hedgerows to build upon, more in south
Views out of the sub-area to: Glasshouses Marsh Farmhouse Runcton Conservation Area South Downs where built form allows	Magnitude of viewers (level of use and popularity): Local roads A259 is busy Few local residents Few PRow	Impacts of mitigation: Loss of open views where they exist Opportunities to mitigate impact of glasshouses
Does the sub-area form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): A rural area with moderate expectations of scenic beauty, but somewhat reduced around commercial premises and along transport corridors	
Panoramic views: No		
Landmark features: None		
Sensitivity score: Medium/high	Sensitivity score: Medium	Sensitivity score: Medium/low
Visual sensitivity score: Medium		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Generally flat and low-lying at approx. 5m AOD	Boundary features other than vegetation: Post and rail fence Post and wire Closeboard fences and brick walls associated with residential properties	Tranquillity – Noise levels: Generally peaceful away from main road
Geological features: None noted	Historic landscapes: Horticulture (post-medieval to modern)	Tranquillity – Visual intrusion / detractors: Glasshouses to north and west of sub-area
Soil quality: Predominantly Grade 1 agricultural	Parkland features: None noted	Tranquillity – Light pollution/dark skies: Some locally associated with roads and commercial premises but roads generally without street lamps
Water features: None noted		
Landcover and land use: Arable Small areas of pasture associated with Farmhouses	Conservation Area: Runcton Conservation Area lies adj to south-west boundary	
Tree belts, individual trees and riverside trees: Trees associated with residential properties Tree belt to west of 'Wheatlands'	Landscape features of CA:	
Hedgerows and hedgerow trees: Yes, some.	Built form: 'Wheatlands'	Accessibility by public footpath: PRoW to south-western boundary
Woodland and copses: None noted	Setting of listed buildings: Contributes to setting of Grade II Runcton Manor	Open access areas: None noted
Wetland and meadow: None noted	Scheduled Monuments: None	Recreational areas: None noted
Common land:	Settlement pattern:	

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
None noted	N/a	
Heathland: None noted	Contribution of private gardens to landscape character: Partially screen built form, mature trees	Aesthetic sensitivity - Elements of openness/enclosure: Generally open landscape, more enclosed adjacent to settlement
Other significant vegetation cover: None noted	Cultural associations: None noted	Aesthetic sensitivity – landscape pattern: Moderately simple and mid-scale, more complex and small-scale adjacent to settlement
Priority Habitat Inventory/Phase 1 records: None	Features of cultural importance: None noted	
Presence of SPA/SAC/SSSI/SNCI/SANG local wildlife designation/Semi-Natural Ancient Woodland: None noted		
<i>Other information</i>		
Sensitivity score: Medium	Sensitivity score: Medium/high	Sensitivity score: Medium
Landscape sensitivity score: Medium		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: Runcton
Character of the urban edge: Generally well-vegetated
Presence in a floodplain: Some associated with rife in south and along Marsh Lane in north
Relationship with adjacent wider countryside: Connects quite well with wider countryside/horticultural premises to the east, north and south.
Character of adjacent village(s): Runcton is a small nucleated village with an historic core in the south
Historic links with the wider area if known: None known
Ecological links with the wider area if known:
Recreational links with the wider area:
Extracts from other relevant evidence (e.g VDS, NDP): Runcton Conservation Area Character Appraisal and Management Proposals (2007)- Appendices updated March 2012 to reflect legislative changes <ul style="list-style-type: none"> • <i>Pagham Rife runs through the village, and with the ponds and streams, provides a habitat for wildlife;</i> • <i>Runcton Manor and its grounds dominate the southern part of the conservation area with glimpses of the building through the surrounding trees;</i> • <i>Footpaths provide views out of the village over surrounding fields.</i>

CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	132 Merston Eastern Coastal Plain
Date of area survey:	23.08.18
Surveyors:	KB
Weather/visibility:	Cloudy
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA SC9 Chichester to Yapton Coastal Plain
Landscape designations:	

DRAFT

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the sub-area from: Local roads Busy A259 PRoW SDNP Farms and nurseries Settlement of Merston	Types of viewers: Local residents Walkers on PRoW Motorists on A259 and local roads Visitors to SDNP Visitors and workers at nurseries	Opportunities for mitigation and landscape compatibility of mitigation: Limited structure of hedgerows to build upon
Views out of the sub-area to: SDNP including long views northwards to the Downs possibly including Goodwood House and Goodwood Grandstand Halnaker Windmill Church of St Giles Glasshouses and poly tunnels	Magnitude of viewers (level of use and popularity): Local roads A259 is busy Few local residents Few PRoW	Impacts of mitigation: Loss of field patterns, loss of open views where they exist Opportunities to reinstate historic field boundaries where lost
Does the sub-area form part of a skyline? In some views within the sub-area	Visual perceptions (activity and expectations of local visual receptors): A rural area with moderate expectations of scenic beauty, but somewhat reduced around commercial premises and along transport corridors	
Panoramic views: Yes, including to SDNP and Halnaker Windmill		
Landmark features: None		
Sensitivity score: Medium/high	Sensitivity score: Medium	Sensitivity score: Medium
Visual sensitivity score: Medium		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Sloping very gently from approx. 3m AOD in south-west to approx. 6m AOD in north	Boundary features other than vegetation: Post and rail fence Post and wire	Tranquillity – Noise levels: Generally peaceful away from main roads
Geological features: None noted	Historic landscapes: Formal enclosure (medieval to post medieval) in west Informal fieldscapes/ modern filed amalgamation (post-medieval to modern) in east	Tranquillity – Visual intrusion / detractors: Poly tunnels and glasshouses
Soil quality: Predominantly Grade 2 agricultural	Parkland features: None noted	Tranquillity – Light pollution/dark skies: Some locally associated with roads and settlements but roads generally without street lamps
Water features: Chichester Flood Relief Channel flood plain lies along part of western boundary Some small streams		
Landcover and land use: Arable and market gardening Small area of pasture in north-west	Conservation Area: No	
Tree belts, individual trees and riverside trees: Trees associated with Chichester Flood Relief Channel and streams	Landscape features of CA:	
Hedgerows and hedgerow trees: Yes, limited due to field size	Built form: Nurseries Few residential properties Small office unit	Accessibility by public footpath: Yes, limited network of PRoW

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Woodland and copses: None noted	Setting of listed buildings: Contributes to rural setting of 2 no. listed buildings within Merston and wider setting of Grade II St Giles' Church	Open access areas: None noted
Wetland and meadow: None noted	Scheduled Monuments: None	Recreational areas: None noted
Common land: None noted	Settlement pattern: Scattered farmsteads	
Heathland: None noted	Contribution of private gardens to landscape character: Partially screen built form	Aesthetic sensitivity - Elements of openness/enclosure: Generally open landscape
Other significant vegetation cover: None noted	Cultural associations: Crossed by line of former Arundel to Chichester Canal	Aesthetic sensitivity – landscape pattern: Moderately simple and large scale.
Priority Habitat Inventory/Phase 1 records: None	Features of cultural importance: None noted	
Presence of SPA/SAC/SSSI/SNCI/SANG local wildlife designation/Semi-Natural Ancient Woodland: None noted		
<i>Other information</i>		
Sensitivity score: Medium/low	Sensitivity score: Medium/high	Sensitivity score: Medium/low
Landscape sensitivity score: Medium		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: Merston
Character of the urban edge: Not relevant
Presence in a floodplain: Some associated with channel to western edge
Relationship with adjacent wider countryside: Connects quite well with wider countryside to the north. Good visual links to Downs in north
Character of adjacent village(s): Merston is a small hamlet with an historic core
Historic links with the wider area if known: None known PRoW on former canal route
Ecological links with the wider area if known: None
Recreational links with the wider area: None
Extracts from other relevant evidence (e.g VDS, NDP):

CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	133 Runcton Eastern Coastal Plain
Date of area survey:	23.08.18
Surveyors:	KB
Weather/visibility:	Fine
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA SC9 Chichester to Yapton Coastal Plain
Landscape designations:	

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VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the sub-area from: Local roads Busy B2166 SDNP where vegetation and built form do not obscure Nurseries Saltham House	Types of viewers: Few local residents Motorists on B2166 Visitors to SDNP Visitors and workers at nurseries	Opportunities for mitigation and landscape compatibility of mitigation: Limited structure of hedgerows to build upon, more in vicinity of Saltham House
Views out of the sub-area to: SDNP including long views northwards to the Downs where not obscured by built form Glasshouses	Magnitude of viewers (level of use and popularity): Local roads A259 is busy Few local residents Few PRoW	Impacts of mitigation: Loss of field patterns, loss of open views where they exist Opportunities to reinstate historic field boundaries where lost and to mitigate impact of glasshouses
Does the sub-area form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): A rural area with moderate expectations of scenic beauty, but somewhat reduced around commercial premises and along transport corridors	
Panoramic views: Some panoramic views across open farmland		
Landmark features: None		
Sensitivity score: Medium/low	Sensitivity score: Medium/low	Sensitivity score: Medium/low
Visual sensitivity score: Medium/low		
Additional comments: Sub-area inaccessible		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Generally flat and low-lying at approx. 5m AOD	Boundary features other than vegetation: Post and rail fence Post and wire	Tranquillity – Noise levels: Generally peaceful away from main road
Geological features: None noted	Historic landscapes: Informal fieldscapes/ modern filed amalgamation (post-medieval to modern)	Tranquillity – Visual intrusion / detractors: Glasshouses to north of sub-area
Soil quality: Predominantly Grade 1 agricultural	Parkland features: None noted	Tranquillity – Light pollution/dark skies: Some locally associated with roads and commercial premises but roads generally without street lamps
Water features: Pagham Rife lies outside the sub-area adjacent to the western boundary		
Landcover and land use: Arable Small areas of pasture associated with Saltham House	Conservation Area: No	
Tree belts, individual trees and riverside trees: Trees associated adjacent rife and Saltham House	Landscape features of CA:	
Hedgerows and hedgerow trees: Yes, limited quantity due to field size, more in the south of sub-area	Built form: None noted	Accessibility by public footpath: No
Woodland and copses: None noted	Setting of listed buildings: No	Open access areas: None noted
Wetland and meadow: None noted	Scheduled Monuments: None	Recreational areas: None noted
Common land: None noted	Settlement pattern: N/a	

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Heathland: None noted	Contribution of private gardens to landscape character: Partially screen built form	Aesthetic sensitivity - Elements of openness/enclosure: Generally open landscape, more enclosed adjacent to Saltham House
Other significant vegetation cover: None noted	Cultural associations: None noted	Aesthetic sensitivity – landscape pattern: Moderately simple and large scale, mores complex and small-scale adjacent to Saltham House
Priority Habitat Inventory/Phase 1 records: None	Features of cultural importance: None noted	
Presence of SPA/SAC/SSSI/SNCI/SANG local wildlife designation/Semi-Natural Ancient Woodland: None noted		
<i>Other information</i>		
Sensitivity score: Medium/low	Sensitivity score: Medium/low	Sensitivity score: Medium
Landscape sensitivity score: Medium/low		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: Not applicable
Character of the urban edge: Not relevant
Presence in a floodplain: Some associated with rife, outside western boundary of sub-area
Relationship with adjacent wider countryside: Connects quite well with wider countryside to the east, west and south. Some visual connection to downs in north
Character of adjacent village(s): Not applicable
Historic links with the wider area if known: None known
Ecological links with the wider area if known:
Recreational links with the wider area:
Extracts from other relevant evidence (e.g VDS, NDP):

CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	134 Upper Pagham Rife
Date of area survey:	23.08.18
Surveyors:	KB
Weather/visibility:	Cloudy
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA SC9 Chichester to Yapton Coastal Plain
Landscape designations:	

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VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the sub-area from: Runcton Lane Runcton Conservation Area Residential properties Nursery PRoW	Types of viewers: Few local residents Local motorists Workers at nurseries Walkers on PRoW Visitors to conservation area	Opportunities for mitigation and landscape compatibility of mitigation: Limited structure of hedgerows to build upon, more in north of sub-area
Views out of the sub-area to: Runcton Conservation Area Settlement Glasshouses	Magnitude of viewers (level of use and popularity): Local roads Few local residents Few local PRoW	Impacts of mitigation: Opportunities to reinstate historic field boundaries where lost
Does the sub-area form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): A rural area with moderately high expectations of scenic beauty	
Panoramic views: No		
Landmark features: None		
Sensitivity score: Medium/high	Sensitivity score: Medium	Sensitivity score: Medium/low
Visual sensitivity score: Medium		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Low-lying valley between approx 3m and 5m AOD	Boundary features other than vegetation: Post and rail fence Post and wire	Tranquillity – Noise levels: Generally peaceful away from main road
Geological features: None noted	Historic landscapes: Informal fieldscapes/ modern filed amalgamation (post-medieval to modern) In south and north 'Brooks innings' - informal fieldscape (post medieval)	Tranquillity – Visual intrusion / detractors: Glasshouses to north of sub-area
Soil quality: Predominantly Grade 3 agricultural	Parkland features: None noted	Tranquillity – Light pollution/dark skies: Some locally associated with roads and commercial premises but roads generally without street lamps
Water features: Pagham Rife runs north-south through the sub-area. Pond in south-east		
Landcover and land use: Pasture	Conservation Area: Adjacent to northern boundary	
Tree belts, individual trees and riverside trees: Trees associated with Pagham Rife	Landscape features of CA:	
Hedgerows and hedgerow trees: Yes, but limited quantity due to field and sub-area size	Built form: None noted	Accessibility by public footpath: No
Woodland and copses: None noted	Setting of listed buildings: Contributes to setting of Grade II* Severels which lies north of northern boundary of sub-area	Open access areas: None noted
Wetland and meadow: None noted	Scheduled Monuments: None	Recreational areas: None noted
Common land: None noted	Settlement pattern: N/a	

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Heathland: None noted	Contribution of private gardens to landscape character: Partially screen built form and enclose landscape	Aesthetic sensitivity - Elements of openness/enclosure: Generally more enclosed in the north, and more open in the south
Other significant vegetation cover: None noted	Cultural associations: None noted	Aesthetic sensitivity – landscape pattern: Generally more small scale and complex in the north.
Priority Habitat Inventory/Phase 1 records: None	Features of cultural importance: 'Brooks innings' are historic 'wet fences' or ditches to drain or enclose marshland	
Presence of SPA/SAC/SSSI/SNCI/SANG local wildlife designation/Semi-Natural Ancient Woodland: None noted		
<i>Other information</i>		
Sensitivity score: Medium	Sensitivity score: Medium/high	Sensitivity score: Medium
Landscape sensitivity score: Medium		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: Runcton (to north of sub-area)
Character of the urban edge: Not relevant
Presence in a floodplain: Most of area within floodplain
Relationship with adjacent wider countryside: Connects quite well with wider countryside to the east, west and south.
Character of adjacent village(s): Runcton is a small nucleated village with an historic core in the south
Historic links with the wider area if known: None known
Ecological links with the wider area if known:
Recreational links with the wider area:
Extracts from other relevant evidence (e.g VDS, NDP): Runcton Conservation Area Character Appraisal and Management Proposals (2007)- Appendices updated March 2012 to reflect legislative changes <ul style="list-style-type: none"> • <i>Pagham Rife runs through the village, and with the ponds and streams, provides a habitat for wildlife;</i> • <i>Runcton Manor and its grounds dominate the southern part of the conservation area with glimpses of the building through the surrounding trees;</i> • <i>Footpaths provide views out of the village over surrounding fields.</i>

CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	135 North Mundham – South Mundham Coastal Plain
Date of area survey:	23.08.18
Surveyors:	KB
Weather/visibility:	Cloudy
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA SC9 Chichester to Yapton Coastal Plain
Landscape designations:	

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VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the sub-area from: Local roads Runcton Conservation Area Residential properties Nursery PRow National Route 2	Types of viewers: Few local residents Local motorists Workers at nurseries Walkers on PRow Visitors to conservation area Cyclists on National Route 2	Opportunities for mitigation and landscape compatibility of mitigation: Generally good structure of hedgerows to build upon, more in north of sub-area adjacent to settlement
Views out of the sub-area to: Runcton Conservation Area Settlement Glasshouses Chichester Cathedral spire Occasional long views to SDNP where vegetation permits	Magnitude of viewers (level of use and popularity): Local roads Few local residents Few local PRow	Impacts of mitigation: Opportunities to reinstate some historic field boundaries where lost
Does the sub-area form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): A rural area with moderately high expectations of scenic beauty	
Panoramic views: Yes, within sub-area		
Landmark features: None		
Sensitivity score: Medium/high	Sensitivity score: Medium	Sensitivity score: Medium/ low
Visual sensitivity score: Medium		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Low-lying and gently sloping between approx 3m in the east and 6m AOD in the west.	Boundary features other than vegetation: Post and rail fence Post and wire	Tranquillity – Noise levels: Generally peaceful
Geological features: None noted	Historic landscapes: Informal fieldscapes/ modern field amalgamation (post-medieval to modern) in south Regular piecemeal enclosures (post medieval) to the north and west	Tranquillity – Visual intrusion / detractors: Overhead cables
Soil quality: Predominantly Grade 1 agricultural in the west and Grade 2 in the east	Parkland features: None noted	Tranquillity – Light pollution/dark skies: Some locally associated with roads and commercial premises but roads generally without street lamps
Water features: Some small streams Pagham Rife runs north-south beyond the eastern edge of the sub-area.		
Landcover and land use: Arable with some pasture in the north	Conservation Area: Lies outside north-eastern boundary	
Tree belts, individual trees and riverside trees:	Landscape features of CA:	
Hedgerows and hedgerow trees: Yes, but limited quantity due to field size	Built form: Small row of houses on Hop Garden Lane Single house on Runcton Lane	Accessibility by public footpath: Crossed by footpath in south-west
Woodland and copses: None noted	Setting of listed buildings: No	Open access areas: None noted
Wetland and meadow: None noted	Scheduled Monuments: None	Recreational areas: None noted
Common land: None noted	Settlement pattern: N/a	

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Heathland: None noted	Contribution of private gardens to landscape character:	Aesthetic sensitivity - Elements of openness/enclosure: Generally more enclosed in the north, and more open in the south
Other significant vegetation cover: None noted	Cultural associations: None noted	Aesthetic sensitivity – landscape pattern: Generally more small scale and complex in the north.
Priority Habitat Inventory/Phase 1 records: None	Features of cultural importance:	
Presence of SPA/SAC/SSSI/SNCI/SANG local wildlife designation/Semi-Natural Ancient Woodland: None noted		
<i>Other information</i>		
Sensitivity score: Medium	Sensitivity score: Medium	Sensitivity score: Medium/low
Landscape sensitivity score: Medium		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: Runcton (to north of sub-area)
Character of the urban edge: Not relevant
Presence in a floodplain: Most of area within floodplain
Relationship with adjacent wider countryside: Connects quite well with wider countryside to the east, west and south.
Character of adjacent village(s): Runcton is a small nucleated village with an historic core in the south
Historic links with the wider area if known: None known
Ecological links with the wider area if known:
Recreational links with the wider area: National route 2 follows part of western boundary
Extracts from other relevant evidence (e.g VDS, NDP):

CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	169 West of Funtington
Date of area survey:	5:09:2018
Surveyors:	LA
Weather/visibility:	Clear
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA SC6 Ashlings Upper Coastal Plain Chichester District Landscape Capacity Study Extension 2011 (CDLCSE): LCA Zone 12,
Landscape designations:	Adjacent South Downs National Park

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
<p>Views into the sub-area from: Hares Lane(B2146): Views from an elevated position in a south direction, across farmland down to Common Lane and the Research Establishment Southern edge of South Downs National Park: Lack of hedgerows allows views into sub-area Common Road: View to the north across sub-area to the edge of the SDNP and beyond Cheesemans Lane: Open views to the west across farmland and parkland, become more limited to the south West Ashling Road: Short views to edge of sub-area PRoW: To the north of Common Road, there are two PRoW which align the boundary of this sub-area, which permit a range of views, depending on intervening vegetation. The eastern PRoW at its northern end becomes more enclosed Towards the southmost section the views from the PRoW become more enclosed by the mature woodland and vegetation character</p>	<p>Types of viewers: Vehicle users Walkers Horse riders Residents Workers</p>	<p>Opportunities for mitigation and landscape compatibility of mitigation: To the north of Common Road, the landscape is an open arable landscape with no hedgerow structure (permitting long views up to the SDNP), therefore there is no existing vegetation structure for mitigation planting to build on,</p>
<p>Views out of the sub-area to: South Downs National Park</p>	<p>Magnitude of viewers (level of use and popularity): Busy roads with vehicle users Workers at Research Establishment</p>	<p>Impacts of mitigation: General loss of rural character throughout</p>

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Areas of open countryside (Sub-area 65 (north east) and sub-area 67 (east))	Local residents and visitors to the SDNP	North of Common Road: Loss of open character and open setting of SDNP South of Common Road: Loss of open parkland
Does the sub-area form part of a skyline? Yes	Visual perceptions (activity and expectations of local visual receptors): Adjacent SDNP high expectation of scenic beauty	
Panoramic views: From the north, long open views down to the south and beyond		
Landmark features: None		
Sensitivity score: High	Sensitivity score: Medium/high	Sensitivity score: Medium/high
Visual sensitivity score: Medium/high		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
<p>Topography and landform: Sloping landform from 45m AOD contour southwards down to contour 20m AOD Flatter towards the south, before increasing in gradient especially beyond the northern boundary (also boundary of SDNP) where the landform sharply rises</p>	<p>Boundary features other than vegetation: Mesh security fence around Research Establishment Post and rail Low close boarded timber fencing Mixture of suburban garden boundary treatment including low brick walls and close boarded timber fences</p>	<p>Tranquillity – Noise levels: Noise from busy Common Road and adjacent Gravel pit</p>
<p>Geological features: None</p>	<p>Historic landscapes: Research Facility: contains Parliamentary Enclosure Medieval Assart wood (ancient semi natural)</p>	<p>Tranquillity – Visual intrusion / detractors: Research Establishment open aspect with buildings and tall structures Pig shelters visible in adjacent sub-area 67</p>
<p>Soil quality: Grade 3 (good to moderate)</p>	<p>Parkland features: The grounds of Hambrook Hall have a parkland character with individual trees set within open grassland</p>	<p>Tranquillity – Light pollution/dark skies: No street lights, some light pollution from residential properties within the south although minimal due to semi wooded character</p>
<p>Water features: None</p>		
<p>Landcover and land use: Arable farmland Research Facility characterised by a large area of open amenity style grassland with areas of hardstanding, buildings/structures, enclosed by a high chain link fence with lines of barbed wire Southern section includes a business park characterised by a compact arrangement of business buildings and areas for car parking; an enclosed area of grassland, large detached properties with mature gardens, parkland, woodland and a row of residential properties aligning West Ashling Road</p>	<p>Conservation Area: None</p>	
<p>Tree belts, individual trees and riverside trees: North of the Research Facility (along the boundary of the sub-area), which then narrows to another</p>	<p>Landscape features of CA: N/A</p>	

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
<p>belt of trees which encompass a PRoW which aligns northwards</p> <p>Within the southern section a series of tree belts encompass areas of grassland creating pockets of enclosure</p> <p>Individual trees are found within the southern section</p>		
<p>Hedgerows and hedgerow trees:</p> <p>Generally, within the northern section there are a lack of hedgerows as field boundaries</p> <p>At the western end of Common Road there are roadside hedgerows, whilst at the eastern section they are generally absent</p> <p>Lower half of Cheesemans Lane is characterised by hedgerows</p> <p>A wide hedgerow forms a boundary along the western edge with the adjacent quarry</p>	<p>Built form:</p> <p>North of Common Road is an isolated house set in open arable farmland</p> <p>The Research Facility is characterised by a range of structure/buildings/antennae, with a high security chain link fence</p> <p>To the south is a compact area of business units, a large detached house and on the southern edge a line of ribbon development of mainly detached residential properties</p>	<p>Accessibility by public footpath:</p> <p>Two PRoW (bridleways) ascend the slope from Common Road, with another PRoW leading south along 'The Bridle Lane'</p>
<p>Woodland and copses:</p> <p>West and east of Bridle Lane are a number of small interlinked woodlands</p> <p>North of the Research Facility a long triangular shaped woodland</p>	<p>Setting of listed buildings:</p> <p>None</p>	<p>Open access areas:</p> <p>None</p>
<p>Wetland and meadow:</p> <p>None</p>	<p>Scheduled Monuments:</p> <p>None</p>	<p>Recreational areas:</p> <p>None</p>
<p>Common land:</p> <p>None</p>	<p>Settlement pattern:</p> <p>Concentrated towards the south, with ribbon development along Ashling Road, with also some larger isolated detached residential properties set within the wooded landscape south of Common Lane</p>	
<p>Heathland:</p> <p>None</p>	<p>Contribution of private gardens to landscape character:</p> <p>The gardens of the residential properties within the southern section contribute to a semi wooded character</p>	<p>Aesthetic sensitivity - Elements of openness/enclosure:</p> <p>The northern section has a very open character, with long views across the sub-area contrasting with the southern section which is characterised by woodland, tree</p>

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
		belts, garden boundaries collectively creating numerous small pockets of enclosure
Other significant vegetation cover: Amenity grass within the Research Facility	Cultural associations: None	Aesthetic sensitivity – landscape pattern: Two contrasting sections, to the north a wide-open arable landscape with long views which contrasts with the south which has a more complex wooded character with small paddocks and gardens, set within a framework of woodlands and tree belts
Priority Habitat Inventory/Phase 1 records: Priority Habitat Inventory - Deciduous Woodland: Southern area contains a network of woodlands	Features of cultural importance: None known	
Presence of SPA/SAC/SSSI/SNCI/SANG local wildlife designation/Semi-Natural Ancient Woodland: Ancient and semi natural Woodland: woodland to the north of the Research Facility		
<i>Other information</i>		
Sensitivity score: Medium/high	Sensitivity score: Medium/high	Sensitivity score: Medium
Landscape sensitivity score: Medium/high		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: No main settlement
Character of the urban edge: N/A
Presence in a floodplain: No

Relationship with adjacent wider countryside: Forms part of the open landscape character which continues west and northwards into the adjacent SDNP. Also, open countryside character continues across to the east
Character of adjacent village(s): Hambrook: Northern end of settlement (adjacent Sub-area) has a low density of intermittent ribbon development of mainly detached properties within a framework of small woodlands and hedgerows and open areas of paddocks
Historic links with the wider area if known: None known
Ecological links with the wider area if known: Woodlands and hedgerows form part of local wildlife sites which link across with the wider area
Recreational links with the wider area: Adjacent SDNP
Extracts from other relevant evidence (e.g. VDS, NDP):

CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	171 South Donnington
Date of area survey:	23.08.18 /04.09.18
Surveyors:	KB
Weather/visibility:	Cloudy/fine
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA SC9 Chichester to Yapton Coastal Plain Adjacent to SC3 Chichester Harbour
Landscape designations:	

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VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the sub-area from: Residential properties in Hunston Bridge Farm, Tennessee Farm, nursery PRoW New Lipchis Way/ Chichester Canal (where vegetation permits) B2201/ B2145 Donnington Conservation Area Old Selsey Tram Way allotments	Types of viewers: Local residents and farm workers Walkers on PRoW/Lipchis Way Visitors to conservation area Motorists Allotmenters	Opportunities for mitigation and landscape compatibility of mitigation: Generally good structure of hedgerows to build upon.
Views out of the sub-area to: Settlement edge of Hunston Donnington Conservation Area B2145/ B2201 New Lipchis Way/ Chichester Canal (where vegetation permits)	Magnitude of viewers (level of use and popularity): Moderate number of local residents Local PRoW and regional footpath B2145 locally busy Small number of allotments	Impacts of mitigation: Loss of openness Further loss of historic field patterns Opportunity to restore historic field boundaries
Does the sub-area form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): A rural area with moderately high expectations of scenic beauty, especially near New Lipchis Way, canal and conservation area although partly reduced against the settlement edge	
Panoramic views: Some wide views across sub-area, although generally nor far-reaching		
Landmark features: None		
Sensitivity score: Medium/high	Sensitivity score: Medium/high	Sensitivity score: Medium
Visual sensitivity score: Medium/high		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Falls gently from approx. 7m AOD in west to approx. 5m AOD in east	Boundary features other than vegetation: Post and rail fence Post and wire Close board fencing and brick and flint walls associated with housing	Tranquillity – Noise levels: Generally peaceful away from B2145
Geological features: None noted	Historic landscapes: Informal fieldscapes, modern field amalgamation (post medieval to modern) in north and west Formal enclosure, consolidated strip fields (medieval to post-medieval) in south	Tranquillity – Visual intrusion / detractors: B2145
Soil quality: Grade 2 agricultural soil.	Parkland features: None noted	Tranquillity – Light pollution/dark skies: Some locally associated with settlement and highways
Water features: None noted		
Landcover and land use: Arable Grazing Allotments Nursery	Conservation Area: Donnington Conservation Area partly within and adjacent to sub-area	
Tree belts, individual trees and riverside trees: Trees belts associated with nursery (Riverside trees along canal, outside sub-area)	Landscape features of CA:	
Hedgerows and hedgerow trees: Some hedgerows with trees	Built form: Farms, nursery, houses on Selsey Road, Donnington and Selsey Road, Hunston	Accessibility by public footpath: PRow crosses sub-area. New Lipschis way bounds sub-area to north

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Woodland and copses: None	Setting of listed buildings: Contributes to setting of 3 no. Grade II properties on Selsey Road, Donnington. Limited contribution to setting of buildings to north of canal, due to intervening vegetation	Open access areas: None noted
Wetland and meadow:	Scheduled Monuments: None	Recreational areas: None noted
Common land: None noted	Settlement pattern: N/a	
Heathland: None noted	Contribution of private gardens to landscape character: Some contribution in softening adjacent built form	Aesthetic sensitivity - Elements of openness/enclosure: Generally open
Other significant vegetation cover: None noted	Cultural associations: None noted	Aesthetic sensitivity – landscape pattern: Mid-large scale and simple, especially in the north and west
Priority Habitat Inventory/Phase 1 records: Traditional orchard to east of Tennessee Farm	Features of cultural importance:	
Presence of SPA/SAC/SSSI/SNCI/SANG local wildlife designation/Semi-Natural Ancient Woodland: Chichester Canal SNCI lies north of sub-area boundary		
<i>Other information</i>		
Sensitivity score: Medium	Sensitivity score: Medium/high	Sensitivity score: Medium/high
Landscape sensitivity score: Medium		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: Hunston
Character of the urban edge: Somewhat harsh in places due to height and colour of some buildings
Presence in a floodplain: Very small area of south-east lies within flood plan
Relationship with adjacent wider countryside: Connects well with wider countryside to the south and west
Character of adjacent village(s): Hunston has a historic core around the Manor House, Church Farm and St Leodgar's Church but the village itself dates from mid-20 th century Donnington is a small historic hamlet, mostly located to the north of the canal
Historic links with the wider area if known:
Ecological links with the wider area if known: Chichester Canal SNCI
Recreational links with the wider area: New Lipchis Way runs along northern boundary of sub-area
Extracts from other relevant evidence (e.g VDS, NDP): <u>Donnington Conservation Area Character Appraisal and Management Proposals (2006)- Appendices updated March 2012 to reflect legislative changes</u> <ul style="list-style-type: none"> • <i>Small linear rural village crossing the Chichester Canal, surrounded by open fields</i> • <i>Northern section of Selsey Road is more enclosed with many mature trees and hedging;</i> • <i>Southern section is less enclosed with views outwards;</i> • <i>Attractive views along the Chichester Canal, currently being restored.</i> • <i>Important view eastwards from Blacksmiths Cottages, Selsey Road towards Hunston shown on Townscape Analysis Map</i>

CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	172 Bremere Rife
Date of area survey:	23.08.18
Surveyors:	KB
Weather/visibility:	Overcast
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA SC9 Chichester to Yapton Coastal Plain
Landscape designations:	

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VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the sub-area from: Residential properties in Hunston and North Mundham Nurseries PRoW National Route 2 B2145 Hunston Conservation Area Recreation ground	Types of viewers: Local residents Walkers on PRoW Visitors to conservation area Motorists Workers at nurseries Visitors to recreation ground Cyclists on National Route 2	Opportunities for mitigation and landscape compatibility of mitigation: Generally good structure of hedgerows to build upon, less so in the centre of the sub-area away from the settlements
Views out of the sub-area to: Settlement edge of Hunston Hunston Conservation Area B2145	Magnitude of viewers (level of use and popularity): Few local residents Local PRoW B2145 locally busy	Impacts of mitigation: Loss of openness Further loss of historic field patterns Opportunity to restore historic field boundaries
Does the sub-area form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): A rural area with moderately high expectations of scenic beauty, especially near the conservation area although partly reduced against the road and settlement edge	
Panoramic views: Some wide views across sub-area, although generally nor far-reaching		
Landmark features: None		
Sensitivity score: Medium/high	Sensitivity score: Medium/high	Sensitivity score: Medium
Visual sensitivity score: Medium/high		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Rise gently from approx. 4m AOD in west to approx. 6m AOD in east	Boundary features other than vegetation: Post and rail fence Post and wire Close board fencing and brick and flint walls associated with housing	Tranquillity – Noise levels: Generally peaceful away from B2145
Geological features: None noted	Historic landscapes: Informal fieldscapes, modern field amalgamation (post medieval to modern) in north and east Formal enclosure, consolidated strip fields (post-medieval) in south of sub-area around Manor House; (medieval to post medieval) to south-west Informal fieldscapes, regular piecemeal enclosure (post medieval) to north and south-east	Tranquillity – Visual intrusion / detractors: B2145
Soil quality: Grade 1 agricultural soil to centre of sub-area with Grade 2 to east and small area of Grade 3 to west	Parkland features: None noted	Tranquillity – Light pollution/dark skies: Some locally associated with settlement and highways
Water features: Pond in conservation area, other small ponds and drainage ditches Bremere Rife in west Moat to Manor house		
Landcover and land use: Arable Grazing Woodland Nursery	Conservation Area: Hunston Conservation Area largely within sub-area	
Tree belts, individual trees and riverside trees: Some individual trees Riverside trees along Bremere Rife	Landscape features of CA: Medieval moated site surrounded by fields The rural character reinforced by the duck pond and mature trees.	
Hedgerows and hedgerow trees: Some hedgerows with trees	Built form:	Accessibility by public footpath:

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
	Farms, nursery, houses on Selsey Road, Donnington and Selsey Road, Hunston	Several local PRoW cross and bound sub-area.
Woodland and copses: Hunston Copse	Setting of listed buildings: Contributes to setting of 3 no. properties in conservation area including 1 no Grade II* and 2 no. Grade II. Grade II* North Mundham House. North east contributes to setting of Grade II Pigeon House Limited contribution to setting of buildings to north of canal, due to intervening vegetation	Open access areas: None noted
Wetland and meadow: None noted but floodplain in west	Scheduled Monuments: None	Recreational areas: None noted
Common land: None noted	Settlement pattern: Historic moated cluster within conservation area	
Heathland: None noted	Contribution of private gardens to landscape character: Some contribution in softening adjacent built form. Trees within conservation area are especially noticeable within this agricultural landscape	Aesthetic sensitivity - Elements of openness/enclosure: Generally open
Other significant vegetation cover: None noted	Cultural associations: None noted	Aesthetic sensitivity – landscape pattern: Mid-large scale and simple, especially in the north and west
Priority Habitat Inventory/Phase 1 records:	Features of cultural importance:	
Presence of SPA/SAC/SSSI/SNCI/SANG local wildlife designation/Semi-Natural Ancient Woodland: Hunston Copse SNCI/ Ancient and Semi-natural woodland		
<i>Other information</i>		
Sensitivity score: Medium/high	Sensitivity score: Medium/high	Sensitivity score: Medium

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Landscape sensitivity score: Medium/high		
Additional comments:		

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Relationship with the wider landscape/townscape

Adjacent settlement: Hunston
Character of the urban edge: Somewhat harsh in places due to height and colour of some buildings
Presence in a floodplain: Very small area of south-east lies within flood plan
Relationship with adjacent wider countryside: Connects well with wider countryside to the south and west
Character of adjacent village(s): Hunston has a historic core around the Manor House, Church Farm and St Leodgar's Church but the village itself dates from mid-20 th century Donnington is a small historic hamlet, mostly located to the north of the canal
Historic links with the wider area if known:
Ecological links with the wider area if known: Chichester Canal SNCI
Recreational links with the wider area: New Lipchis Way runs along northern boundary of sub-area
Extracts from other relevant evidence (e.g VDS, NDP): <u>Hunston Conservation Area Character Appraisal and Management Proposals (2006)</u> - Appendices updated March 2012 to reflect legislative changes <ul style="list-style-type: none"> • <i>Medieval moated site surrounded by fields;</i> • <i>The rural character reinforced by the duck pond and mature trees.</i>

Manhood Peninsula Record sheets**Sub-areas:**

- 94 - Birdham Western Coastal Plain
- 96 - Birdham Pool Coastal Plain
- 97 - Birdham Eastern Nurseries
- 98 - Whitestone – Woodhorn Coastal Plain
- 99 - Almodington Nurseries
- 100 - Somerley – Almodington Coastal Plain
- 101 - Birdham – Somerley Settled Coastal Plain
- 102 - Ella Nore Coastal Plain
- 103 - Rookwood Coastal Plain
- 104 - Walnut Tree Coastal Plain
- 105 - West Wittering Eastern Settlement Edge
- 106 - Furze field Western Coastal Plain
- 107 - West Wittering Southern Coastal Plain
- 108 - Cockbush Common Coastal Plain
- 109 - Roman Landing Coastal Plain
- 136 - Sidlesham – Street End Coastal Plain
- 137 - Sidlesham Eastern Coastal Plain
- 138 - Sidlesham Quay Northern Coastal Plain
- 139 - Sidlesham Quay Western Coastal Plain
- 140 - Sidlesham – Highleigh Coastal Plain
- 141 - Almodington – Somerley Coastal Plain
- 142 - Almodington Eastern Coastal Plain
- 143 - Almodington – Bracklesham Coastal Plain
- 144 - Bracklesham Coastal Plain
- 145 - Earnley Western Matrix
- 146 - East Wittering Northern Coastal Plain
- 147 - Broad Rife
- 148 - Selsey Western Mosaic
- 149 - Selsey Western Leisure and Recreation
- 150 - Selsey Western Coastal Plain
- 151 - Norton Coastal Plain
- 152 - Church Norton Coastal Plain
- 153 - Selsey Northern Coastal Plain
- 170 - Somerley - East Wittering Coastal Plain

CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	94 Birdham Western Coastal Plain
Date of area survey:	20.8.18
Surveyors:	AG
Weather/visibility:	Partly cloudy
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA) LCA SC3 Chichester Harbour Chichester District AONB Landscape Capacity Study – Zone 13 Chichester Harbour AONB Landscape Character Assessment: LCT / LCA I Coastal Peninsula; I1 Manhood Peninsula
Landscape designations:	North part within Chichester Harbour AONB

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VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the sub-area from: Local footpath network – some within AONB West Wittering Cycle Route – local promoted route (along northern and north-western edges) Somerley Conservation Area – some views into southern part of sub-area Scattered listed buildings B2179 – along edge of AONB – glimpses through gaps in hedgerows Houses – small number within sub-area and western edge of Birdham and Somerley	Types of viewers: Drivers Walkers Cyclists AONB visitors Residents, including in listed buildings and conservation area	Opportunities for mitigation and landscape compatibility of mitigation: Relatively strong hedgerow structure provides good opportunities to build upon Little woodland
Views out of the sub-area to: Views out often limited by strong hedgerow / tree framework Open south-western edge of Birdham Possible distant views to South Downs	Magnitude of viewers (level of use and popularity): Promoted cycle route within AONB (affects northern part) Localised views from road and houses – therefore relatively small number	Impacts of mitigation: Some loss of openness, particularly if extensive woodland were introduced
Does the sub-area form part of a skyline? Yes where there is an absence of taller vegetation or landform forming a backdrop	Visual perceptions (activity and expectations of local visual receptors): Walkers and cyclists with high expectations of scenic beauty Drivers also have high expectations due to high level of tourist traffic and driving along edge of AONB	
Panoramic views: No		
Landmark features: None		
Sensitivity score: Medium	Sensitivity score: Medium / high	Sensitivity score: Medium / low
Visual sensitivity score: Medium		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Perceptibly flat and low-lying – all between the 5m and 10m contours	Boundary features other than vegetation: Post and wire fence Various fences to gardens	Tranquillity – Noise levels: Peaceful landscape except adjacent to B2179
Geological features: None	Historic landscapes: Much of area north and just south of B2179 made up of consolidated strip fields, medieval to post-medieval; Larger fields south of road more modern enclosures; Possible Roman road route in south-east of sub-area	Tranquillity – Visual intrusion / detractors: Largely unspoiled
Soil quality: Grade 2	Parkland features: None known	Tranquillity – Light pollution/dark skies: Generally relatively dark Street lighting along B2179
Water features: Numerous drainage ditches, particularly north of B2179		
Landcover and land use: Mostly arable farming Some pasture fields in north-east and around Lippering Farm Some garden areas (Lippering Farm and in north-east)	Conservation Area: Somerley CA adjacent to south-east	
Tree belts, individual trees and riverside trees: Some trees along drainage ditches Characteristic belt of poplars east of Holt Place Tree belts to edge of Somerley CA	Landscape features of CA: Significant tree groups, particularly at southern end Wide grass verges along southern section of Bell Lane Houses often hidden by tall hedges and trees	
Hedgerows and hedgerow trees: Frequent hedgerows, often with trees	Built form: Lippering Farm in centre of northern area Scattered houses at northern edge and along north side of B2179	Accessibility by public footpath: Area north of B2179 accessible only at north-western edge Parts of southern area accessible by footpath

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Woodland and copses: Small area of young deciduous woodland in north-east	Setting of listed buildings: Farmland north of B2179 forms setting for Grade II Lippering Farm and Chaffinches Farm on north side of B2179	Open access areas: None
Wetland and meadow: None known	Scheduled Ancient Monuments: None	Recreational areas: None
Common land: None	Settlement pattern: Largely unsettled Isolated farmhouses	
Heathland: None	Contribution of private gardens to landscape character: Strong vegetation within gardens in Somerley CA Some to rear gardens in Birdham	Aesthetic sensitivity - Elements of openness/enclosure: Semi-enclosure, created by strong hedgerow / tree belt framework
Other significant vegetation cover: None known	Cultural associations: None known	Aesthetic sensitivity – landscape pattern: Medium scale, somewhat regular landscape north of B2179 – larger scale, less regular to the south
BAP/Phase 1 records: Deciduous woodland	Features of cultural importance: None known	
Presence of SPA/SAC/SSSI/SNCI/SANG local wildlife designation/Semi-Natural Ancient Woodland: None		
<i>Other information</i>		
Sensitivity score: Medium	Sensitivity score: Medium / high	Sensitivity score: Medium / high
Landscape sensitivity score: Medium / high		
Additional comments:		

Relationship with the wider landscape/townscape

<p>Adjacent settlement: Birdham adjacent to north-east Shipton Green to west Somerley to south-east</p>
<p>Character of the urban edge: Largely well-vegetated – more open along south-western edge of Birdham (north of B2179)</p>
<p>Presence in a floodplain: Small area to south-east within flood zones 2 and 3</p>
<p>Relationship with adjacent wider countryside: Much of sub-area feels strongly rural and part of the wider countryside and separate from built up areas; forms separation between Birdham and Shipton Green</p>
<p>Character of adjacent village(s): Birdham is a linear settlement with a very small historic core centred around the Church. The rest of the settlement comprises undistinguished modern terrace/detached house development, together with small commercial buildings along the A259. Westlands (adjacent to north) is a small coastal estate of large detached houses in well treed plots Somerley is a smaller linear, loosely developed village with no centre but a number of listed buildings</p>
<p>Historic links with the wider area if known: None known</p>
<p>Ecological links with the wider area if known: None known</p>
<p>Recreational links with the wider area: Cycle route links Chichester with West Wittering</p>
<p>Extracts from other relevant evidence (e.g VDS, NDP): Somerley Conservation Area Appraisal: Trees and particularly hedges are very important and define most property boundaries. The hedges tend to be straggly rather than clipped. Trees include several groups of willow, confirming the wet and boggy nature of the land. Views out of the conservation area, over the flat surrounding land, are therefore limited to glimpses through gateways. Long views along Bell Lane, as it curves gently, are important. Birdham Parish Neighbourhood Plan: Policy 4, Maintain open views / enhance viewpoint access around the Harbour and the interior farmland of the Manhood; including from Court Barn Lane, south from Westlands and north from Shipton Green Lane</p>

CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	96 Birdham Pool Coastal Plain
Date of area survey:	20.8.18
Surveyors:	AG
Weather/visibility:	Partly cloudy
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA) LCA SC3 Chichester Harbour Chichester District AONB Landscape Capacity Study – Zone 13 Chichester Harbour AONB Landscape Character Assessment: LCT / LCA I Coastal Peninsula; I1 Manhood Peninsula
Landscape designations:	Within Chichester Harbour AONB

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VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the sub-area from: New Lipchis Way long-distance footpath and local footpath network – within AONB West Wittering Cycle Route – local promoted route Scattered listed buildings A286 – along edge of AONB – and rural lanes glimpses through gaps in hedgerows Houses – small number within sub-area and edge of Birdham and around marina Northern edge visible from Chichester Channel	Types of viewers: Walkers Cyclists People on boats AONB visitors Drivers Residents, including in listed buildings	Opportunities for mitigation and landscape compatibility of mitigation: Relatively strong vegetation structure provides good opportunities to build upon Little woodland
Views out of the sub-area to: Views to Church from New Lipchis Way Distant views to South Downs	Magnitude of viewers (level of use and popularity): Promoted long-distance footpath and local cycle route within AONB Localised views from road and houses – therefore relatively small number	Impacts of mitigation: Views of Church and to South Downs could be lost
Does the sub-area form part of a skyline? Yes where there is an absence of taller vegetation or landform forming a backdrop	Visual perceptions (activity and expectations of local visual receptors): Walkers and cyclists with high expectations of scenic beauty Drivers also have high expectations due to high level of tourist traffic and driving along edge of AONB	
Panoramic views: Generally no, but possibly from shoreline to north		
Landmark features: None		
Sensitivity score: Medium / high	Sensitivity score: High	Sensitivity score: Medium / low
Visual sensitivity score: Medium / high		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Perceptibly flat and low-lying – just above the 5m contour, falling to water level in Birdham Pool and the marina, and the tidal shoreline of the Chichester Channel	Boundary features other than vegetation: Post and wire fences Various fences to gardens Post and rail fence around Birdham Pool	Tranquillity – Noise levels: Mostly a peaceful landscape with more activity around marina area South-eastern part somewhat affected by road and industrial yard
Geological features: None	Historic landscapes: Post-medieval to modern in west Planned private enclosure and informal fieldscapes, medieval to post-medieval in centre and east	Tranquillity – Visual intrusion / detractors: Largely unspoiled South-eastern part locally affected by industrial buildings and extensive newly erected fencing to traveller site to west of industrial estate
Soil quality: Grade 2	Parkland features: None known	Tranquillity – Light pollution/dark skies: Generally dark – glow of settlement and industrial buildings Limited street lighting along A286 No street lighting along rural lanes
Water features: Birdham Pool (saline lagoon) and the marina, and the tidal shoreline of the Chichester Channel Drainage ditches and tributaries		
Landcover and land use: Arable fields Pasture fields Garden areas Birdham Pool, marina, shoreline Small industrial site in south-east	Conservation Area: None	
Tree belts, individual trees and riverside trees: Trees along watercourses Some tree belts	Landscape features of CA: N/A	
Hedgerows and hedgerow trees: Hedgerows between fields and along lanes, generally with trees	Built form: Houses along canal and in northern part, with other scattered farm / residential / industrial buildings	Accessibility by public footpath: New Lipchis Way West Wittering Cycle Route Local footpaths in some areas

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Woodland and copses: 2 small areas of deciduous woodland in north western part and inland of Birdham Pool	Setting of listed buildings: Grade 2 Harbour Meadow, Birdham Mill, Wellhouse, Manhoodend Farm Cottage	Open access areas: None
Wetland and meadow: Coastal and floodplain grazing marsh next to Birdham Pool and small area on northern shoreline	Scheduled Ancient Monuments: None	Recreational areas: Marina
Common land: None	Settlement pattern: Linear arrangement of low density houses along canal Cluster of low density houses in large plots to north Small number of other scattered / isolated farm / residential / industrial buildings	
Heathland: None	Contribution of private gardens to landscape character: Strong vegetation within most gardens within sub-area and along eastern edge of adjacent Westlands estate	Aesthetic sensitivity - Elements of openness/enclosure: Semi-enclosure, created by strong hedgerow / tree belt framework Larger fields in west are more open
Other significant vegetation cover: Grazing marsh	Cultural associations: None known	Aesthetic sensitivity – landscape pattern: Except for the larger fields in the west the sub-area is a landscape of small scale, irregular fields, with the lagoon and shoreline creating some complexity
BAP/Phase 1 records: Saline lagoon Coastal and floodplain grazing marsh Deciduous woodland	Features of cultural importance: Tide mill at Birdham Pool Disused Chichester Ship Canal and lockgates	
Presence of SPA/SAC/SSSI/SNCI /SANG local wildlife designation/Semi-Natural Ancient Woodland: Birdham Pool and Chichester Canal SNCIs		
<i>Other information</i>		

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Sensitivity score: Medium/ high	Sensitivity score: Medium / high	Sensitivity score: Medium / high
Landscape sensitivity score: Medium / high		
Additional comments:		

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Relationship with the wider landscape/townscape

<p>Adjacent settlement: Birdham (including Westlands and marina to west and north)</p>
<p>Character of the urban edge: Largely well-vegetated</p>
<p>Presence in a floodplain: Strip around shore and lagoon is within flood zones 2 and 3</p>
<p>Relationship with adjacent wider countryside: Most of sub-area feels strongly rural and contiguous with the wider countryside to the east and south-west The landscape feels separate from built up areas, and forms part of separation between Birdham and settlement around the marina to the north</p>
<p>Character of adjacent village(s): Birdham is a linear settlement with a very small historic core centred around the Church. The rest of the settlement comprises undistinguished modern terrace/detached house development, together with small commercial buildings along the A259. Westlands (adjacent to west) is a small coastal estate of large detached houses in well treed plots</p>
<p>Historic links with the wider area if known: None known</p>
<p>Ecological links with the wider area if known: Birdham Pool links to SSSI of Chichester Channel / Harbour</p>
<p>Recreational links with the wider area: Long-distance footpath, New Lipchis Way, links to Chichester and north to Liphook</p>
<p>Extracts from other relevant evidence (e.g VDS, NDP): Birdham Parish Neighbourhood Plan: Policy 4, Maintain open views / enhance viewpoint access around the Harbour and the interior farmland of the Manhood; including on either side of Lock Lane, Court Barn Lane; Westlands.</p>

CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	97 Birdham Eastern Nurseries
Date of area survey:	20.8.18
Surveyors:	AG
Weather/visibility:	Partly cloudy
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA) LCA SC3 Chichester Harbour Chichester District AONB Landscape Capacity Study – Zone 13 Chichester Harbour AONB Landscape Character Assessment: LCT / LCA Coastal Peninsula; I1 Manhood Peninsula
Landscape designations:	Within setting of Chichester Harbour AONB

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VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the sub-area from: Local footpath network – within setting of AONB A286 – along edge of AONB – and rural Sidlesham Lane glimpses through gaps in hedgerows Houses – small number within sub-area and edge of Birdham	Types of viewers: Walkers AONB visitors Drivers Residents, including in listed building	Opportunities for mitigation and landscape compatibility of mitigation: Relatively strong vegetation structure provides good opportunities to build upon – including some woodland
Views out of the sub-area to: Distant views to South Downs	Magnitude of viewers (level of use and popularity): Local footpaths Busy tourist road Localised views from houses –relatively small number	Impacts of mitigation: Views to South Downs could be lost
Does the sub-area form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): Walkers with high expectations of scenic beauty Drivers also have high expectations due to high level of tourist traffic and driving along edge of AONB	
Panoramic views: No		
Landmark features: None		
Sensitivity score: Medium	Sensitivity score: Medium	Sensitivity score: Medium / low
Visual sensitivity score: Medium		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Perceptibly flat and low-lying – around the 7m contour	Boundary features other than vegetation: Post and wire and post and rail fences to fields Various fences to gardens Some security fencing to nurseries	Tranquillity – Noise levels: Somewhat affected by road and horticultural uses
Geological features: None	Historic landscapes: Post-medieval parliamentary enclosures with some modern field amalgamation	Tranquillity – Visual intrusion / detractors: Some suburban style entrances Some views of glass houses and large buildings
Soil quality: Grade 2	Parkland features: None known	Tranquillity – Light pollution/dark skies: Likely glow of glass houses Limited street lighting along A286 No street lighting along Sidlesham Lane
Water features: Roadside and drainage ditches		
Landcover and land use: Horse paddocks Gardens Nurseries / glass houses Camp site	Conservation Area: None	
Tree belts, individual trees and riverside trees: Some tree belts and individual trees in gardens	Landscape features of CA: N/A	
Hedgerows and hedgerow trees: Hedgerows between fields and along lanes, generally with trees	Built form: Houses along Alandale Road and scattered across rest of sub-area; glass houses	Accessibility by public footpath: Local footpath crosses sub-area
Woodland and copses: None	Setting of listed buildings: Grade II Mill House Farmhouse (off of Sidlesham Lane)	Open access areas: None
Wetland and meadow: None	Scheduled Ancient Monuments: None	Recreational areas: None known
Common land: None	Settlement pattern:	

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
	Linear arrangement of houses along Alandale Road Dispersed arrangement of buildings and glasshouses across most of area	
Heathland: None	Contribution of private gardens to landscape character: Some vegetation within most gardens within sub-area and southern edge of Birdham	Aesthetic sensitivity - Elements of openness/enclosure: Largely enclosed by a combination of built form, tree belts and woodland
Other significant vegetation cover: None	Cultural associations: None known	Aesthetic sensitivity – landscape pattern: Sub-area is a landscape of small scale, irregular fields, with complexity created by different land uses
BAP/Phase 1 records: None	Features of cultural importance: None known	
Presence of SPA/SAC/SSSI/SINC/SANG local wildlife designation/Semi-Natural Ancient Woodland: None		
<i>Other information</i>		
Sensitivity score: Medium/ low	Sensitivity score: Medium / low	Sensitivity score: Medium / low
Landscape sensitivity score: Medium / low		
Additional comments:		

Relationship with the wider landscape/townscape

<p>Adjacent settlement: Birdham</p>
<p>Character of the urban edge: Largely well-vegetated</p>
<p>Presence in a floodplain: No</p>
<p>Relationship with adjacent wider countryside: Some sense of rurality and somewhat representative of the wider landscape. The landscape feels separate from the main built up area of Birdham.</p>
<p>Character of adjacent village(s): Birdham is a linear settlement with a very small historic core centred around the Church. The rest of the settlement comprises undistinguished modern terrace/detached house development, together with small commercial buildings along the A259.</p>
<p>Historic links with the wider area if known: None known</p>
<p>Ecological links with the wider area if known: None known</p>
<p>Recreational links with the wider area: None known</p>
<p>Extracts from other relevant evidence (e.g VDS, NDP): Birdham Parish Neighbourhood Plan: Policy 4, Maintain open views / enhance viewpoint access around the Harbour and the interior farmland of the Manhood.</p>

CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	98 Whitestone – Woodhorn Coastal Plain
Date of area survey:	20.8.18
Surveyors:	AG
Weather/visibility:	Partly cloudy
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA) LCA SC3 Chichester Harbour Chichester District AONB Landscape Capacity Study – Zone 13 Chichester Harbour AONB Landscape Character Assessment: LCT / LCA Coastal Peninsula; I1 Manhood Peninsula
Landscape designations:	Within setting of Chichester Harbour AONB

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VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the sub-area from: Local footpath network – within setting of AONB A286 – along edge of AONB – and rural Sidlesham Lane - glimpses through gaps in hedgerows, but north-eastern part prominent in views from roads Houses – small number within sub-area and edge of Birdham	Types of viewers: Walkers AONB visitors Drivers Residents	Opportunities for mitigation and landscape compatibility of mitigation: Some loss of boundary hedgerows with field amalgamation – provides opportunity to reinstate historic boundaries Relatively strong vegetation on remaining boundaries provides some opportunities to build upon
Views out of the sub-area to: Distant views to South Downs	Magnitude of viewers (level of use and popularity): Local footpaths Busy tourist road Localised views from houses –relatively small number	Impacts of mitigation: Views to South Downs could be lost
Does the sub-area form part of a skyline? Yes where there is an absence of taller vegetation or landform forming a backdrop	Visual perceptions (activity and expectations of local visual receptors): Walkers with high expectations of scenic beauty Drivers also have high expectations due to high level of tourist traffic and driving along edge of AONB	
Panoramic views: No		
Landmark features: None		
Sensitivity score: Medium	Sensitivity score: Medium	Sensitivity score: Medium / low
Visual sensitivity score: Medium		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Perceptibly flat and low-lying – around the 7m contour	Boundary features other than vegetation: Post and wire and post and rail fences to fields Various fences to gardens Some security fencing to nurseries	Tranquillity – Noise levels: Somewhat affected by roads and adjacent horticultural uses
Geological features: None	Historic landscapes: Post-medieval to modern enclosures with some modern field amalgamation	Tranquillity – Visual intrusion / detractors: Generally unspoilt Some overhead cables Some views of glass houses and large buildings
Soil quality: Grade 2	Parkland features: None known	Tranquillity – Light pollution/dark skies: Generally dark Likely glow of glass houses Limited street lighting along A286 No street lighting along Sidlesham Lane
Water features: Roadside and drainage ditches		
Landcover and land use: Arable farming	Conservation Area: None	
Tree belts, individual trees and riverside trees: Distinctive poplar tree belts near Hillands Farm and around adjacent nurseries, some individual trees in gardens	Landscape features of CA: N/A	
Hedgerows and hedgerow trees: Hedgerows between fields and along lanes, sometimes with trees	Built form: Houses along Sidlesham Lane Farmhouse and barns	Accessibility by public footpath: Local footpaths cross sub-area
Woodland and copses: None	Setting of listed buildings: None	Open access areas: None
Wetland and meadow: None	Scheduled Ancient Monuments: None	Recreational areas: None known
Common land:	Settlement pattern:	

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
None	Loose linear arrangement of houses along Sidlesham Lane Dispersed / isolated farm buildings	
Heathland: None	Contribution of private gardens to landscape character: Some vegetation within most gardens within sub-area	Aesthetic sensitivity - Elements of openness/enclosure: Most of sub-area has an open character, particularly east of Sidlesham Lane
Other significant vegetation cover: Linear area of scrub south of Whitestone Farm	Cultural associations: None known	Aesthetic sensitivity – landscape pattern: Large-scale homogenous landscape, particularly east of Sidlesham Lane
BAP/Phase 1 records: None	Features of cultural importance: None known	
Presence of SPA/SAC/SSSI/SINC/SANG local wildlife designation/Semi-Natural Ancient Woodland: None		
<i>Other information</i>		
Sensitivity score: Medium/ low	Sensitivity score: Low	Sensitivity score: Medium / low
Landscape sensitivity score: Medium / low		
Additional comments:		

Relationship with the wider landscape/townscape

<p>Adjacent settlement: Birdham</p>
<p>Character of the urban edge: Largely well-vegetated</p>
<p>Presence in a floodplain: No</p>
<p>Relationship with adjacent wider countryside: A strong sense of rurality and largely representative of the wider landscape. The landscape feels separate from the main built up area of Birdham</p>
<p>Character of adjacent village(s): Birdham is a linear settlement with a very small historic core centred around the Church. The rest of the settlement comprises undistinguished modern terrace/detached house development, together with small commercial buildings along the A259.</p>
<p>Historic links with the wider area if known: None known</p>
<p>Ecological links with the wider area if known: None known</p>
<p>Recreational links with the wider area: None known</p>
<p>Extracts from other relevant evidence (e.g VDS, NDP): Birdham Parish Neighbourhood Plan: Policy 4, Maintain open views / enhance viewpoint access around the Harbour and the interior farmland of the Manhood. Views across the eastern part of the sub-area from Sidlesham Lane are noted as important.</p>

CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	99 Almodington Nurseries
Date of area survey:	20.8.18
Surveyors:	AG
Weather/visibility:	Partly cloudy
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA) LCA SC3 Chichester Harbour Chichester District AONB Landscape Capacity Study – Zone 13 Chichester Harbour AONB Landscape Character Assessment: LCT / LCA I Coastal Peninsula; I1 Manhood Peninsula
Landscape designations:	None

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VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the sub-area from: Sub-area generally difficult to view Limited views from local footpath to north and rural Batchmere Road - glimpses through gaps in hedgerows Houses – small number within sub-area Adjacent Horticultural Development Area (HDA) to south	Types of viewers: Walkers Drivers Residents Workers	Opportunities for mitigation and landscape compatibility of mitigation: Lack of boundary hedgerows but occasional tree groups in centre provide opportunities to enhance Relatively strong vegetation on remaining boundaries provides some opportunities to build upon
Views out of the sub-area to: Distant views to South Downs Polytunnels to south	Magnitude of viewers (level of use and popularity): Local footpaths Local road Localised views from houses –relatively small number	Impacts of mitigation: Views to South Downs could be lost
Does the sub-area form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): Walkers and drivers with some expectation of scenic beauty in this rural area Workers focussing on their work	
Panoramic views: No		
Landmark features: None		
Sensitivity score: Medium / low	Sensitivity score: Medium	Sensitivity score: Medium / low
Visual sensitivity score: Medium / low		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Perceptibly flat and low-lying – between the 6m and 7m contours	Boundary features other than vegetation: Brick and flint walls at Hilland House Timber picket fencing to houses on Batchmere Road Post and wire and post and rail fences to fields Various fences to gardens	Tranquillity – Noise levels: Slightly affected by roads and adjacent horticultural uses
Geological features: None	Historic landscapes: Post-medieval to modern horticulture	Tranquillity – Visual intrusion / detractors: Largely unspoilt Some views of polytunnels
Soil quality: Grade 2	Parkland features: None known	Tranquillity – Light pollution/dark skies: Likely glow of polytunnels Little lighting from houses No street lighting along Batchmere Lane
Water features: None		
Landcover and land use: Grazing paddocks Gardens Farm yard and equestrian ring at Hillands Farm	Conservation Area: None	
Tree belts, individual trees and riverside trees: Distinctive poplar tree belts near Hillands Farm and around adjacent nursery to south-east Small tree groups in paddock corners Some individual trees in gardens	Landscape features of CA: N/A	
Hedgerows and hedgerow trees: Hedgerows along lane and to outer edges, sometimes with trees Hedges absent in centre	Built form: Houses along Batchmere Road Farm complex at Hillands Small stable buildings in paddocks	Accessibility by public footpath: None
Woodland and copses: None	Setting of listed buildings: Grade II Hilland Farmhouse in north-east corner	Open access areas: None
Wetland and meadow: None	Scheduled Ancient Monuments: None	Recreational areas: None known

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Common land: None	Settlement pattern: Loose linear arrangement of houses along Batchmere Road with group of farm buildings in north-east	
Heathland: None	Contribution of private gardens to landscape character: Some vegetation within most gardens within sub-area	Aesthetic sensitivity - Elements of openness/enclosure: Enclosed character
Other significant vegetation cover: None known	Cultural associations: None known	Aesthetic sensitivity – landscape pattern: Small-medium scale homogenous landscape, particularly away from Batchmere Road
BAP/Phase 1 records: None	Features of cultural importance: None known	
Presence of SPA/SAC/SSSI/SINC/SANG local wildlife designation/Semi-Natural Ancient Woodland: None		
<i>Other information</i>		
Sensitivity score: Medium/ low	Sensitivity score: Medium / low	Sensitivity score: Medium / low
Landscape sensitivity score: Medium / low		
Additional comments:		

Relationship with the wider landscape/townscape

<p>Adjacent settlement: Detached from Birdham to the north Horticultural Development Area (HDA) to south</p>
<p>Character of the urban edge: HDA to south largely well-vegetated</p>
<p>Presence in a floodplain: No</p>
<p>Relationship with adjacent wider countryside: A strong sense of rurality and somewhat representative of the wider landscape to the east and west, and to the horticultural area to the south The landscape feels separate from the nearest built up area of Birdham</p>
<p>Character of adjacent village(s): N/A – the Horticultural Development Area (HDA) to south comprises small scale fields with polytunnels and glasshouses and the linear housing along Third Avenue</p>
<p>Historic links with the wider area if known: None known</p>
<p>Ecological links with the wider area if known: None known</p>
<p>Recreational links with the wider area: None known</p>
<p>Extracts from other relevant evidence (e.g VDS, NDP): N/A</p>

CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	100 Somerley - Aldmodington Coastal Plain
Date of area survey:	20.8.18
Surveyors:	AG
Weather/visibility:	Partly cloudy
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA) LCA SC3 Chichester Harbour Chichester District AONB Landscape Capacity Study – Zone 13 Chichester Harbour AONB Landscape Character Assessment: LCT / LCA I Coastal Peninsula; I1 Manhood Peninsula
Landscape designations:	None (north-eastern part within Horticultural Development Area)

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VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the sub-area from: Local footpath network Some views from private land and listed buildings in Somerley Conservation Area Local rural roads / lanes (Bell Lane and Somerley Lane, within Somerley Conservation Area) – glimpses through gaps in hedgerows Houses / static homes – small number within sub-area and eastern edge of Somerley	Types of viewers: Drivers Walkers Residents, including in listed buildings and conservation area	Opportunities for mitigation and landscape compatibility of mitigation: Strong hedgerow structure provides good opportunities to build upon
Views out of the sub-area to: Possible distant views to South Downs Views out often limited by trees	Magnitude of viewers (level of use and popularity): Localised views from road and houses – therefore relatively small number	Impacts of mitigation: Possible loss of views to South Downs
Does the sub-area form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): Walkers with some expectation of scenic beauty, close to AONB and conservation area	
Panoramic views: No		
Landmark features: None		
Sensitivity score: Medium	Sensitivity score: Medium	Sensitivity score: Medium / low
Visual sensitivity score: Medium		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Perceptibly flat and low-lying – all around the 5m contours	Boundary features other than vegetation: Post and wire fence	Tranquillity – Noise levels: Peaceful landscape
Geological features: None	Historic landscapes: Much of area made up of consolidated strip fields, medieval to post-medieval;	Tranquillity – Visual intrusion / detractors: Largely unspoiled
Soil quality: Grade 2	Parkland features: None known	Tranquillity – Light pollution/dark skies: Generally relatively dark
Water features: Ditch along southern edge		
Landcover and land use: Mostly arable farming Pasture fields in south-west and north-east (the latter within Horticultural Development Area) Small static caravan site in south	Conservation Area: South-western part of area is within Somerley CA	
Tree belts, individual trees and riverside trees: None	Landscape features of CA: Pasture field in south-west of sub-area is within the CA Significant tree groups, including along south-western edge of sub-area Listed cottages along Bell Lane, which is the sub-area boundary Wide grass verges along southern section of Bell Lane Houses often hidden by tall hedges and trees	
Hedgerows and hedgerow trees: Frequent hedgerows, with mature oaks	Built form: Farm cottages and static caravans in south, along Somerley Lane	Accessibility by public footpath: Footpath crosses northern part and runs along southern edge

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Woodland and copses: None	Setting of listed buildings: Pasture field in south-west (and within the CA) forms setting for Grade II cottages on Bell Lane (but limited intervisibility)	Open access areas: None
Wetland and meadow: None known	Scheduled Ancient Monuments: None	Recreational areas: None
Common land: None	Settlement pattern: Largely unsettled Isolated farm cottages and static caravan park	
Heathland: None	Contribution of private gardens to landscape character: Vegetation within gardens in Somerley CA	Aesthetic sensitivity - Elements of openness/enclosure: Semi-enclosure, created by strong hedgerow / tree framework
Other significant vegetation cover: None known	Cultural associations: None known	Aesthetic sensitivity – landscape pattern: Small / medium scale, irregular landscape
BAP/Phase 1 records: None	Features of cultural importance: None known	
Presence of SPA/SAC/SSSI/SINC/SANG local wildlife designation/Semi-Natural Ancient Woodland: None		
<i>Other information</i>		
Sensitivity score: Medium / low	Sensitivity score: Medium / high	Sensitivity score: Medium / high
Landscape sensitivity score: Medium		
Additional comments:		

Relationship with the wider landscape/townscape

<p>Adjacent settlement: Somerley to west Almodington to east – Horticultural Development Area (HDA)</p>
<p>Character of the urban edge: Largely well-vegetated</p>
<p>Presence in a floodplain: Small areas to south-west and north-east within flood zones 2 and 3</p>
<p>Relationship with adjacent wider countryside: Sub-area feels strongly rural and part of the wider countryside and separate from built up areas; forms part of conservation area and separation between Somerley and Almodington</p>
<p>Character of adjacent village(s): Somerley is a smaller linear, loosely developed village with no centre but a number of listed buildings Almodington is largely made up of horticultural nurseries with large glass houses west of Almodington Lane with houses along the road and on small roads perpendicular to that lane</p>
<p>Historic links with the wider area if known: None known</p>
<p>Ecological links with the wider area if known: None known</p>
<p>Recreational links with the wider area: None known</p>
<p>Extracts from other relevant evidence (e.g VDS, NDP): Somerley Conservation Area Appraisal: Trees and particularly hedges are very important and define most property boundaries. The hedges tend to be straggly rather than clipped. Trees include several groups of willow, confirming the wet and boggy nature of the land. Views out of the conservation area, over the flat surrounding land, are therefore limited to glimpses through gateways. Long views along Bell Lane, as it curves gently, are important.</p>

CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	101 Birdham - Somerley Settled Coastal Plain
Date of area survey:	20.8.18
Surveyors:	AG
Weather/visibility:	Partly cloudy
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA) LCA SC3 Chichester Harbour Chichester District AONB Landscape Capacity Study – Zone 13 Chichester Harbour AONB Landscape Character Assessment: LCT / LCA Coastal Peninsula; I1 Manhood Peninsula
Landscape designations:	Within setting of Chichester Harbour AONB

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VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the sub-area from: Some views from private land and listed buildings in Somerley Conservation Area Other houses Nurseries Local footpath network – within setting of AONB B2179 – along edge of AONB – and rural Sidlesham Lane – frontages of houses and nurseries Local rural roads / lanes (Bell Lane within Somerley Conservation Area) – house frontages and glimpses through gaps in hedgerows Pub on Bell Lane	Types of viewers: Drivers Walkers Residents, including in listed buildings and conservation area Nursery visitors / staff Pub visitors	Opportunities for mitigation and landscape compatibility of mitigation: Strong hedgerow structure provides good opportunities to build upon
Views out of the sub-area to: Views out often limited by trees and buildings	Magnitude of viewers (level of use and popularity): Relatively intensely used area	Impacts of mitigation: Screening of glass houses – positive impact
Does the sub-area form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): Walkers with some expectation of scenic beauty, close to AONB and conservation area – but area affected by large amount of low density settlement, nurseries and caravan park	
Panoramic views: No		
Landmark features: None		
Sensitivity score: Medium	Sensitivity score: Medium	Sensitivity score: Low
Visual sensitivity score: Medium		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Perceptibly flat and low-lying – all around the 5m contour	Boundary features other than vegetation: Post and wire fence Various garden fences Some security fencing to nurseries Some suburban entrances along road Short sections of brick / flint walls along Bell Lane	Tranquillity – Noise levels: Area affected by noise of traffic on B2179 and nursery activities Southern part within conservation area is quieter
Geological features: None	Historic landscapes: Much of area made up of post-medieval to modern horticulture with some Parliamentary enclosure	Tranquillity – Visual intrusion / detractors: Commercial / horticultural buildings and activities across northern parts Southern part within conservation area is a higher quality landscape
Soil quality: Grade 2	Parkland features: None known	Tranquillity – Light pollution/dark skies: Lights from houses and businesses Southern part within conservation area is darker
Water features: Some drainage ditches Large garden pond in south-west		
Landcover and land use: Housing Horticultural nurseries / garden centres Static caravan park	Conservation Area: Southern part of area is within Somerley CA	
Tree belts, individual trees and riverside trees: Tree belts in north-west and along Pinks Lane Some individual trees in gardens and on nurseries	Landscape features of CA: Significant tree groups, including along south-western edge of sub-area Listed cottages along Bell Lane Wide grass verges along southern section of Bell Lane Houses often hidden by tall hedges and trees	
Hedgerows and hedgerow trees: Frequent hedgerows, some with trees	Built form: Low density housing Glass houses Farm buildings	Accessibility by public footpath: Footpaths cross southern part of sub-area Much of area not publicly accessible

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Woodland and copses: Small deciduous woodland on western edge	Setting of listed buildings: Tree-lined Bell Lane forms setting for Grade II cottages on Bell Lane Large gardens in south-west of sub-area form setting for other listed buildings	Open access areas: None
Wetland and meadow: None known	Scheduled Ancient Monuments: None	Recreational areas: None
Common land: None	Settlement pattern: Settlement in large plots along roads	
Heathland: None	Contribution of private gardens to landscape character: Vegetation within gardens in Somerley CA and at southern edge of Birdham	Aesthetic sensitivity - Elements of openness/enclosure: Enclosure created by built form and hedgerow / tree framework
Other significant vegetation cover: Orchard at Northleigh Farm	Cultural associations: None known	Aesthetic sensitivity – landscape pattern: Small / medium scale, irregular landscape, with complexity created by varied land uses
BAP/Phase 1 records: Orchard at Northleigh Farm	Features of cultural importance: None known	
Presence of SPA/SAC/SSSI/SINC/SANG local wildlife designation/Semi-Natural Ancient Woodland: None		
<i>Other information</i>		
Sensitivity score: Medium / low	Sensitivity score: Medium	Sensitivity score: Medium / low
Landscape sensitivity score: Medium / low		
Additional comments: Southern part within conservation area is more sensitive		

Relationship with the wider landscape/townscape

<p>Adjacent settlement: Somerley to south, Birdham to north</p>
<p>Character of the urban edge: No clear edge to Birdham or Somerley</p>
<p>Presence in a floodplain: Small areas in south within flood zones 2 and 3</p>
<p>Relationship with adjacent wider countryside: Some sense of rurality and somewhat representative of the wider landscape. Part of conservation area and low density development between Somerley and Birdham</p>
<p>Character of adjacent village(s): Somerley is a smaller linear, loosely developed village with no centre but a number of listed buildings Birdham is a linear settlement with a very small historic core centred around the Church. The rest of the settlement (including adjacent to the sub-area) comprises undistinguished modern terrace/detached house development, together with small commercial buildings along the A259.</p>
<p>Historic links with the wider area if known: None known</p>
<p>Ecological links with the wider area if known: None known</p>
<p>Recreational links with the wider area: None known</p>
<p>Extracts from other relevant evidence (e.g VDS, NDP): Somerley Conservation Area Appraisal: Trees and particularly hedges are very important and define most property boundaries. The hedges tend to be straggly rather than clipped. Trees include several groups of willow, confirming the wet and boggy nature of the land. Views out of the conservation area, over the flat surrounding land, are therefore limited to glimpses through gateways. Long views along Bell Lane, as it curves gently, are important. Birdham Parish Neighbourhood Plan: Policy 4, Maintain open views / enhance viewpoint access around the Harbour and the interior farmland of the Manhood.</p>

CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	102 Ella Nore Coastal Plain
Date of area survey:	20.8.18
Surveyors:	AG
Weather/visibility:	Partly cloudy
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA) LCA SC1 South Coast Shoreline, SC3 Chichester Harbour Chichester District AONB Landscape Capacity Study – Zone 15 Chichester Harbour AONB Landscape Character Assessment: LCT / LCA Coastal Peninsula; I1 Manhood Peninsula
Landscape designations:	Within Chichester Harbour AONB

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VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the sub-area from: New Lipchis Way long-distance footpath Local footpath and private road along Ella Nore Lane Houses at Roman Landing, along Ella Nore Lane and at Lane End	Types of viewers: Walkers Residents	Opportunities for mitigation and landscape compatibility of mitigation: Hedgerow structure provides opportunities to build upon
Views out of the sub-area to: Views across Chichester Harbour AONB from western edge Long views to South Downs	Magnitude of viewers (level of use and popularity): Promoted long-distance footpath within AONB Localised views from road and houses – therefore relatively small number Small number of houses	Impacts of mitigation: Loss of views across harbour Loss of long views to South Downs
Does the sub-area form part of a skyline? Yes where there is an absence of taller vegetation or landform forming a backdrop	Visual perceptions (activity and expectations of local visual receptors): Expectations of scenic beauty within AONB Area has a largely rural character with minimal urban edge influence	
Panoramic views: Yes – from shoreline, across AONB harbour		
Landmark features: None		
Sensitivity score: Medium / high	Sensitivity score: High	Sensitivity score: Medium
Visual sensitivity score: Medium / high		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Gently undulating to flat and low-lying – around the 5m contour	Boundary features other than vegetation: Post and wire and post and rail fences Various fences and gates to houses	Tranquillity – Noise levels: Peaceful landscape
Geological features: None	Historic landscapes: Post-medieval to modern informal fieldscape with some modern field amalgamation Northern part salt marsh	Tranquillity – Visual intrusion / detractors: None noted
Soil quality: Grade 2	Parkland features: None known	Tranquillity – Light pollution/dark skies: Largely dark – localised lighting at houses and glow of West Wittering
Water features: Drainage ditch crossing sub-area		
Landcover and land use: Arable fields Shoreline Allotments in south-eastern corner Gardens in south-western corner	Conservation Area: Largely separated from West Wittering CA by modern housing – small adjacency in south-east	
Tree belts, individual trees and riverside trees: Short tree belt towards western edge	Landscape features of CA: N/A	
Hedgerows and hedgerow trees: Hedgerows to most boundaries (some with trees) Some gaps in hedgerows	Built form: Farm cluster at Ella Nore Farm in south-east Few houses at Lane End	Accessibility by public footpath: Long distance footpath along north-western / western edge Local footpath along eastern edge
Woodland and copses: None	Setting of listed buildings: None	Open access areas: Open access along shoreline
Wetland and meadow: Small part on western side	Scheduled Ancient Monuments: None	Recreational areas: None
Common land: None	Settlement pattern: Small number of isolated cottages	

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Heathland: None	Contribution of private gardens to landscape character: Gardens generally well-vegetated Parts of West Wittering edge open	Aesthetic sensitivity - Elements of openness/enclosure: Open and somewhat exposed in central area and along shore More enclosure in north and south-east
Other significant vegetation cover: Probable area of salt meadow towards western edge	Cultural associations: None known	Aesthetic sensitivity – landscape pattern: Largely medium scale, simple and with some regularity
BAP/Phase 1 records: None	Features of cultural importance: None known	
Presence of SPA/SAC/SSSI/SINC/SANG local wildlife designation/Semi-Natural Ancient Woodland: Small part on western side within Chichester Harbour SSSI and Ramsar		
<i>Other information</i>		
Sensitivity score: Medium / high	Sensitivity score: Medium / low	Sensitivity score: Medium / high
Landscape sensitivity score: Medium		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: West Wittering to south Rookwood hamlet to north
Character of the urban edge: Edge of housing at West Wittering partially vegetated, open in places
Presence in a floodplain: Area in north and small part of south-west within flood zone 2
Relationship with adjacent wider countryside: Integral part of open coastal plain
Character of adjacent village(s): West Wittering is made up of a historic linear core surrounded by more modern development
Historic links with the wider area if known: None known
Ecological links with the wider area if known: Western edge links to SSSI of Chichester Channel / Harbour
Recreational links with the wider area: Long-distance footpath, New Lipchis Way, links to Chichester and north to Liphook
Extracts from other relevant evidence (e.g VDS, NDP): None

CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	103 Rookwood Coastal Plain
Date of area survey:	20.8.18
Surveyors:	AG
Weather/visibility:	Partly cloudy
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA) LCA SC3 Chichester Harbour Chichester District AONB Landscape Capacity Study – Zone 15 Chichester Harbour AONB Landscape Character Assessment: LCT / LCA I Coastal Peninsula; I1 Manhood Peninsula
Landscape designations:	Within Chichester Harbour AONB

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VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the sub-area from: Private Rookwood Lane Local footpath and rural road along Sheepwash Lane West Wittering Cycle Route – local promoted route – along Sheepwash Lane Small section of B2179 Houses	Types of viewers: Drivers Walkers Residents Cyclists	Opportunities for mitigation and landscape compatibility of mitigation: Good hedgerow structure and woodland pockets provide opportunities to build upon
Views out of the sub-area to: Long views to South Downs	Magnitude of viewers (level of use and popularity): Busy road, but only small section Single, local footpath Small number of houses	Impacts of mitigation: Loss of long views to South Downs
Does the sub-area form part of a skyline? Yes where there is an absence of taller vegetation or landform forming a backdrop	Visual perceptions (activity and expectations of local visual receptors): Expectations of scenic beauty within AONB Area has a largely rural character with minimal urban edge influence	
Panoramic views: No		
Landmark features: None		
Sensitivity score: Medium	Sensitivity score: Medium / high	Sensitivity score: Medium / low
Visual sensitivity score: Medium		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Perceptibly flat and low-lying – around the 5m contour	Boundary features other than vegetation: Post and wire and post and rail fences Various fences and gates to houses	Tranquillity – Noise levels: Largely peaceful – little effect from traffic on B2179
Geological features: None	Historic landscapes: Medieval to post-medieval piecemeal enclosure	Tranquillity – Visual intrusion / detractors: None noted
Soil quality: Grade 2	Parkland features: None known	Tranquillity – Light pollution/dark skies: Largely dark – localised lighting at Rookwood road housing
Water features: Drainage ditch crossing sub-area and pond on western edge Ditches along roads		
Landcover and land use: Arable fields	Conservation Area: N/A	
Tree belts, individual trees and riverside trees: Trees around pond	Landscape features of CA: N/A	
Hedgerows and hedgerow trees: Hedgerows along B2179 (with some trees) and to internal boundaries (with trees) No hedge along northern edge / Rookwood Lane	Built form: 3 cottages	Accessibility by public footpath: Local footpath along eastern edge
Woodland and copses: Small areas of woodland north and south of pond	Setting of listed buildings: Grade II cottage in north	Open access areas: None
Wetland and meadow: None	Scheduled Ancient Monuments: None	Recreational areas: None
Common land: None	Settlement pattern: Small number of isolated cottages	
Heathland: None	Contribution of private gardens to landscape character:	Aesthetic sensitivity - Elements of openness/enclosure:

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
	Gardens well-vegetated	Open and somewhat exposed in north Some enclosure in south
Other significant vegetation cover: None	Cultural associations: None known	Aesthetic sensitivity – landscape pattern: Medium scale, simple and irregular
BAP/Phase 1 records: None	Features of cultural importance: None known	
Presence of SPA/SAC/SSSI/SINC/SANG local wildlife designation/Semi-Natural Ancient Woodland: None		
<i>Other information</i>		
Sensitivity score: Medium	Sensitivity score: Medium / low	Sensitivity score: Medium / high
Landscape sensitivity score: Medium		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: West Wittering to south – separated by open countryside Rookwood hamlet to north
Character of the urban edge: Edge of housing at West Wittering partially vegetated, open in places, but separated by countryside and trees in between
Presence in a floodplain: Central swathe within flood zone 2
Relationship with adjacent wider countryside: Integral part of open coastal plain
Character of adjacent village(s): West Wittering is made up of a historic linear core surrounded by more modern development
Historic links with the wider area if known: None known
Ecological links with the wider area if known: None known
Recreational links with the wider area: None known
Extracts from other relevant evidence (e.g VDS, NDP): None

CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	104 Walnut Tree Coastal Plain
Date of area survey:	20.8.18
Surveyors:	AG
Weather/visibility:	Partly cloudy
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA) LCA SC3 Chichester Harbour Chichester District AONB Landscape Capacity Study – Zone 15 Chichester Harbour AONB Landscape Character Assessment: LCT / LCA I Coastal Peninsula; I1 Manhood Peninsula
Landscape designations:	Within Chichester Harbour AONB

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VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the sub-area from: Local footpath and private road along Ella Nore Lane West Wittering Cycle Route – local promoted route – along Rookwood Road Eastern side visually prominent from B2179 (at edge of AONB) Houses – on northern edge of West Wittering Walnut Tree Caravan Park (within sub-area)	Types of viewers: Drivers Walkers Residents Tourists Cyclists	Opportunities for mitigation and landscape compatibility of mitigation: Good hedgerow structure provides opportunities to build upon
Views out of the sub-area to: Glimpsed long views to South Downs	Magnitude of viewers (level of use and popularity): Busy road Single, local footpath Some parts have only glimpsed views Small number of houses	Impacts of mitigation: Loss of long views to South Downs
Does the sub-area form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): Expectations of scenic beauty within AONB Area has a largely rural character with minimal urban edge influence	
Panoramic views: No		
Landmark features: None		
Sensitivity score: Medium	Sensitivity score: Medium / high	Sensitivity score: Medium / low
Visual sensitivity score: Medium		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Perceptibly flat and low-lying – around and above the 5m contour	Boundary features other than vegetation: Post and wire and post and rail fences Some brick and flint wall at Walnut Tree House Various fences and gates to houses	Tranquillity – Noise levels: Tranquillity somewhat affected by traffic on B2179 and by camp site
Geological features: None	Historic landscapes: Post medieval to modern informal fieldscapes with medieval to post-medieval piecemeal enclosure around Walnut Tree House in north-east	Tranquillity – Visual intrusion / detractors: Some detraction created by caravan park
Soil quality: Grade 2	Parkland features: None known	Tranquillity – Light pollution/dark skies: Glow of camp site and West Wittering Lighting along B2179
Water features: None		
Landcover and land use: Largely made up of pasture / horse grazing fields One arable field to east of camp site Houses and gardens at Walnut Tree House Camp site	Conservation Area: Separated from West Wittering CA by modern housing	
Tree belts, individual trees and riverside trees: Poplars along Ella Nore Lane Trees on entrance road to caravan park	Landscape features of CA: N/A	
Hedgerows and hedgerow trees: Hedgerows along part of boundary along B2179 (with trees) and to some internal boundaries (often without trees)	Built form: Camp site building and caravans Walnut Tree House and nearby houses	Accessibility by public footpath: Local footpath along western edge
Woodland and copses: None	Setting of listed buildings: Grade II Walnut Tree House in north-east	Open access areas: None
Wetland and meadow: None	Scheduled Ancient Monuments: None	Recreational areas: Caravan park

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Common land: None	Settlement pattern: Campsite in centre and group of houses at Walnut Tree House	
Heathland: None	Contribution of private gardens to landscape character: Edge of housing along northern edge of West Wittering partially vegetated Walnut Tree House well-vegetated on southern edges	Aesthetic sensitivity - Elements of openness/enclosure: Semi-enclosed by hedges and built form More open on eastern edge
Other significant vegetation cover: None	Cultural associations: None known	Aesthetic sensitivity – landscape pattern: Small-medium scale, with some regularity
BAP/Phase 1 records: None	Features of cultural importance: None known	
Presence of SPA/SAC/SSSI/SINC/SANG local wildlife designation/Semi-Natural Ancient Woodland: None		
<i>Other information</i>		
Sensitivity score: Medium / low	Sensitivity score: Medium / low	Sensitivity score: Medium / low
Landscape sensitivity score: Medium / low		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: West Wittering to south
Character of the urban edge: Edge of housing at West Wittering partially vegetated, open in places
Presence in a floodplain: No
Relationship with adjacent wider countryside: Eastern part contributes to northern approach to West Wittering along B2179 (the main tourist route) Western part links to wider coastal landscape to west Caravan park weakens link to countryside to the north
Character of adjacent village(s): West Wittering is made up of a historic linear core surrounded by more modern development
Historic links with the wider area if known: None known
Ecological links with the wider area if known: None known
Recreational links with the wider area: None known
Extracts from other relevant evidence (e.g VDS, NDP): None

CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	105 West Wittering Eastern Settlement Edge
Date of area survey:	20.8.18
Surveyors:	AG
Weather/visibility:	Partly cloudy
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA) LCA SC3 Chichester Harbour Chichester District AONB Landscape Capacity Study – Zone 15 Chichester Harbour AONB Landscape Character Assessment: LCT / LCA F Coastal Strip; F2 Wittering Coast
Landscape designations:	Within setting of Chichester Harbour AONB

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VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
<p>Views into the sub-area from: Edge of West Wittering Conservation Area West Wittering Cycle Route – local promoted route – along Rookwood Road Local footpaths B2179 (at edge of AONB) and local roads / lanes Houses – at Rookwood Nunnington Farm Caravan Park</p>	<p>Types of viewers: Drivers Walkers Residents Tourists Cyclists</p>	<p>Opportunities for mitigation and landscape compatibility of mitigation: Good hedgerow structure provides opportunities to build upon</p>
<p>Views out of the sub-area to: Glimpsed long views to South Downs</p>	<p>Magnitude of viewers (level of use and popularity): Most of sub-area locally visible, from roads and a single footpath. Some parts have only glimpsed views.</p>	<p>Impacts of mitigation: Loss of long views to South Downs</p>
<p>Does the sub-area form part of a skyline? No</p>	<p>Visual perceptions (activity and expectations of local visual receptors): Area has a largely rural character with some urban edge influence Expectations of scenic beauty at edge of and close to AONB, and edge of West Wittering CA, including important view along Elms Lane</p>	
<p>Panoramic views: No</p>		
<p>Landmark features: None</p>		
<p>Sensitivity score: Medium</p>	<p>Sensitivity score: Medium</p>	<p>Sensitivity score: Medium / low</p>
<p>Visual sensitivity score: Medium / low</p>		
<p>Additional comments:</p>		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Perceptibly flat and low-lying – around and above the 5m contour	Boundary features other than vegetation: Post and wire and post and rail fences, particularly in horse paddocks north of Elms Lane Some brick and flint wall at entrance to Nunnington Farm camp site Various fences and gates to houses High fencing around cricket ground	Tranquillity – Noise levels: Tranquillity somewhat affected by traffic on B2179 and other roads, and by camp site
Geological features: None	Historic landscapes: Post medieval to modern informal fieldscapes with minimal modern field amalgamation Southern part is medieval to post-medieval piecemeal enclosure	Tranquillity – Visual intrusion / detractors: Some detraction created by caravan park and large buildings at Nunnington Farm
Soil quality: Grade 2	Parkland features: None known	Tranquillity – Light pollution/dark skies: Glow of camp site and West Wittering Lighting along B2179
Water features: Ditches		
Landcover and land use: Largely made up of pasture fields, including fields cut for hay One arable field to east of West Wittering Houses and gardens scattered around edges Camp site at Nunnington Farm Playing field between Nunnington camp site and edge of West Wittering and at eastern end of West Wittering	Conservation Area: Adjacent to eastern edge of West Wittering CA	
Tree belts, individual trees and riverside trees: Tree belts along B2179, along entrance to Nunnington Farm camp site, around cricket ground Poplars north of Elms Lane	Landscape features of CA: Significant tree groups and grass verges along Elms Lane and view east along Elms Lane	
Hedgerows and hedgerow trees: Hedgerows along roads (with trees) and to most internal boundaries (often with trees)	Built form: Houses and farm buildings Small isolated interwar housing estate at Rookwood	Accessibility by public footpath: Local footpath adjacent to short section of eastern edge

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Woodland and copses: None	Setting of listed buildings: Grade II Nunnington Farmhouse in centre	Open access areas: None
Wetland and meadow: None	Scheduled Ancient Monuments: None	Recreational areas: Football ground Cricket ground Caravan park
Common land: None	Settlement pattern: Loose development along Elms Lane, farm complex and campsite in centre and concentration of linear houses at Rookwood Road	
Heathland: None	Contribution of private gardens to landscape character: Edge of housing at Rookwood Road and north-eastern edge of West Wittering partially vegetated	Aesthetic sensitivity - Elements of openness/enclosure: Semi-enclosed by hedges and built form More open on north-eastern edge
Other significant vegetation cover: None	Cultural associations: West Wittering was the home of Henry Royce (of Rolls Royce)	Aesthetic sensitivity – landscape pattern: Largely small-scale, with some regularity and complexity
BAP/Phase 1 records: None	Features of cultural importance: None known	
Presence of SPA/SAC/SSSI/SINC/SANG local wildlife designation/Semi-Natural Ancient Woodland: None		
<i>Other information</i>		
Sensitivity score: Medium / low	Sensitivity score: Medium	Sensitivity score: Medium / low
Landscape sensitivity score: Medium / low		
Additional comments:		

Relationship with the wider landscape/townscape

<p>Adjacent settlement: West Wittering to west Small isolated interwar housing estate at Rookwood, north of West Wittering</p>
<p>Character of the urban edge: Edge of housing at Rookwood Road and north-eastern edge of West Wittering partially vegetated Area generally feels separate from settlement</p>
<p>Presence in a floodplain: No</p>
<p>Relationship with adjacent wider countryside: Surviving small-scale field pattern either side of Elms Lane forming setting and eastern approach to West Wittering Southern section links to wider landscape to south and forms part of separation between East and West Wittering Northern section forms open, rural approach to West Wittering along B2179 (the main tourist route)</p>
<p>Character of adjacent village(s): West Wittering is made up of a historic linear core surrounded by more modern development</p>
<p>Historic links with the wider area if known: None known</p>
<p>Ecological links with the wider area if known: None known</p>
<p>Recreational links with the wider area: None known</p>

Extracts from other relevant evidence (e.g VDS, NDP):

West Wittering Conservation Area Appraisal:

- The village is surrounded by open countryside, providing an attractive setting.
- Well preserved rural village located slightly inland from the sea;
- Pound Road is the principal street and connects the Church to the village green;
- St Peter and St Paul's Church, dating to the 11th century, and listed Grade I;
- Survival of a 17th century cottage;
- Collection of 18th and 19th century listed buildings along Pound Road and Rookwood Road;
- Elmstead, Elms Lane, the home between 1917 and 1933 of Sir Henry Royce of Rolls Royce;
- Farm buildings in Elms Lane with thatched roofs;
- Proximity of Cakeham Manor House, with its 13th century undercroft;
- Wide variety of materials: thatch, handmade clay peg tiles for roofs and walls, flint - both as cobbles and knapped, red brick, white painted stone or render, some Mixen stone, some imported limestone on the Church.
- Elms Lane character area: a high concentration of modern buildings with a few, high quality historic buildings, all linked by attractive hedging and trees, including groups of individual trees of some antiquity; country lane with strong rural qualities despite much 20th century development; notable grass verges, deep drainage ditches and mature trees including willows, oaks, ash and elder; detached houses set back from the road behind hedges and flint walls; the view east along Elms Lane is an important view.

CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	106 Furzeheld Western Coastal Plain
Date of area survey:	20.8.18
Surveyors:	AG
Weather/visibility:	Partly cloudy
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA) LCA SC3 Chichester Harbour Chichester District AONB Landscape Capacity Study – Zone 15 Chichester Harbour AONB Landscape Character Assessment: LCT / LCA I Coastal Peninsula; I1 Manhood Peninsula
Landscape designations:	North part within Chichester Harbour AONB

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VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the sub-area from: Local footpaths, including within AONB West Wittering Cycle Route – local promoted route – along Sheepwash Lane B2179 (at edge of AONB) and local roads / lanes Houses – at Furzefield Nunnington Farm caravan park to east, Scotts Farm Holiday Village to south	Types of viewers: Drivers Cyclists Walkers Residents Tourists	Opportunities for mitigation and landscape compatibility of mitigation: Some hedgerow structure provides opportunities to build upon
Views out of the sub-area to: Long glimpsed views to South Downs Barns at Nunnington Farm to west	Magnitude of viewers (level of use and popularity): Most of sub-area locally visible, from roads and relatively high number of footpaths. Some parts are visually prominent.	Impacts of mitigation: Loss of long views to South Downs Loss of openness
Does the sub-area form part of a skyline? Yes where there is an absence of taller vegetation or landform forming a backdrop	Visual perceptions (activity and expectations of local visual receptors): Area has a rural character Expectations of scenic beauty at edge of and within AONB	
Panoramic views: No		
Landmark features: None		
Sensitivity score: Medium	Sensitivity score: Medium / high	Sensitivity score: Medium
Visual sensitivity score: Medium		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Perceptibly flat and low-lying – around and above the 5m contour	Boundary features other than vegetation: Post and wire and post and rail fences Some brick and flint wall along Chapel Lane Various fences and gates to houses Some chain link fencing associated with caravan parks	Tranquillity – Noise levels: Generally peaceful away from roads
Geological features: None	Historic landscapes: Post medieval to modern fieldscapes with some modern field amalgamation	Tranquillity – Visual intrusion / detractors: Largely unspoilt Some views of large barns at Nunnington Farm
Soil quality: Grade 2	Parkland features: None known	Tranquillity – Light pollution/dark skies: Generally unlit House and road lights at Furzefield
Water features: Frequent ditches		
Landcover and land use: Largely made up of arable fields Pasture fields to north-east and along Elms Lane Small number of houses and gardens at edges	Conservation Area: None	
Tree belts, individual trees and riverside trees: Some trees, mostly near houses; lack of trees in centre	Landscape features of CA: N/A	
Hedgerows and hedgerow trees: Hedgerows along most roads (some with trees) and to most internal boundaries (some with trees), hedgerow pattern stronger around smaller fields in north-east	Built form: Houses and farm buildings	Accessibility by public footpath: Multiple local footpaths cross the sub-area
Woodland and copses: None	Setting of listed buildings: Grade II cottage in north	Open access areas: None
Wetland and meadow:	Scheduled Ancient Monuments:	Recreational areas:

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
None	None	None
Common land: None	Settlement pattern: Largely undeveloped; some loose development in north	
Heathland: None	Contribution of private gardens to landscape character: Houses often enclosed with vegetation	Aesthetic sensitivity - Elements of openness/enclosure: Open character with some sense of exposure, within centre More enclosed within smaller field pattern to north-east
Other significant vegetation cover: None	Cultural associations: None known	Aesthetic sensitivity – landscape pattern: Much of the sub-area is a simple landscape with irregular field pattern Smaller-scale, more complex and regular pattern to north-east
BAP/Phase 1 records: None	Features of cultural importance: None known	
Presence of SPA/SAC/SSSI/SINC/SANG local wildlife designation/Semi-Natural Ancient Woodland: None		
<i>Other information</i>		
Sensitivity score: Medium / low	Sensitivity score: Low	Sensitivity score: Medium / high
Landscape sensitivity score: Medium / low		
Additional comments:		

Relationship with the wider landscape/townscape

<p>Adjacent settlement: East Wittering adjacent to south-eastern corner Furzeffield estate adjacent to the eastern edge</p>
<p>Character of the urban edge: Largely well vegetated Open at Furzeffield</p>
<p>Presence in a floodplain: No</p>
<p>Relationship with adjacent wider countryside: Sub-area feels strongly rural and separate from settlements, with links to the wider countryside to the north and south-west; the south-eastern part is most closely related to settlements, with East Wittering to the south and Furzeffield and the business part to the east</p>
<p>Character of adjacent village(s): East Wittering is a densely developed seaside settlement emanating from the coast. Furzeffield is an isolated interwar housing estate, with small holiday park</p>
<p>Historic links with the wider area if known: None known</p>
<p>Ecological links with the wider area if known: None known</p>
<p>Recreational links with the wider area: None known</p>
<p>Extracts from other relevant evidence (e.g VDS, NDP): None known</p>

CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	107 West Wittering Southern Coastal Plain
Date of area survey:	20.8.18
Surveyors:	AG
Weather/visibility:	Partly cloudy
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA) LCA SC1 South Coast Shoreline (west), SC3 Chichester Harbour (east) Chichester District AONB Landscape Capacity Study – Zone 15 Chichester Harbour AONB Landscape Character Assessment: LCT / LCA F Coastal Strip; F2 Wittering Coast
Landscape designations:	Within setting of Chichester Harbour AONB

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VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the sub-area from: Local footpath Cycle path along north side of Cakeham Road West Wittering Estate – beach road, car parks and general recreation areas, beach English Channel Houses along south-eastern edge of West Wittering south-western edge of West Wittering Most of sub-area visible from roads and footpaths.	Types of viewers: Drivers Walkers Residents Tourists Cyclists	Opportunities for mitigation and landscape compatibility of mitigation: Poor hedgerow structure and lack of woodland provide limited opportunities to build upon New planting could soften hard urban edges
Views out of the sub-area to: Views across English Channel and towards Chichester Harbour AONB from southern edge and south-eastern corner Views to Isle of Wight Views to Cakeham Manor House Long views to South Downs	Magnitude of viewers (level of use and popularity): Busy road Relatively high number of houses overlooking Well-used cycle path	Impacts of mitigation: Loss of views to Cakeham Manor House Loss of views across sea, towards AONB, Isle of Wight Loss of long views to South Downs Loss of open character
Does the sub-area form part of a skyline? Yes where there is an absence of taller vegetation or landform forming a backdrop	Visual perceptions (activity and expectations of local visual receptors): Area has a largely rural character with some urban edge influence Expectations of scenic beauty at edge of and close to AONB, and edge of West Wittering CA	
Panoramic views: Yes – from Cakeham Road, looking north		
Landmark features: Cakeham Manor House		
Sensitivity score: Medium / high	Sensitivity score: Medium / high	Sensitivity score: Medium
Visual sensitivity score: Medium / high		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Perceptibly flat and low-lying – around the 5m contour	Boundary features other than vegetation: Post and wire Post and rail fences, particularly along the north side of Cakeham Road Some brick and flint wall at entrance to Cakeham Manor House Various fences and gates to houses Suburban character entrance to camp site	Tranquillity – Noise levels: Tranquillity somewhat affected by traffic on Cakeham Road, and by camp site
Geological features: None	Historic landscapes: Post medieval to modern informal fieldscapes with modern field amalgamation Post medieval to modern regenerated scrub in north-west	Tranquillity – Visual intrusion / detractors: Some detraction created by caravan park and buildings at Webb's Farm and by hard urban edges, notably of East Wittering
Soil quality: Grade 2	Parkland features: None known	Tranquillity – Light pollution/dark skies: Glow of camp site and Witterings Lighting along Cakeham Road at edges of settlements only – otherwise dark
Water features: Ditches Pond in grounds of Cakeham Manor House		
Landcover and land use: Largely made up of arable fields Houses and gardens off of Cakeham Road and Berrybarn Lane Camp site at Webb's Farm Equestrian area at Cakeham Manor House	Conservation Area: Small area in central north within West Wittering CA	
Tree belts, individual trees and riverside trees: None	Landscape features of CA: Important views south and south-west from Berrybarn Lane at southern edge of CA	
Hedgerows and hedgerow trees:	Built form: Houses and farm / equestrian buildings	Accessibility by public footpath:

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Hedgerows largely absent but some along Cakeham Road	Caravans	Local footpaths – along Berrybarn Lane and 2 in eastern end Cycle route along north side of Cakeham Road
Woodland and copses: None	Setting of listed buildings: Grade II* Cakeham Manor House	Open access areas: Free pedestrian access to Wittering Estate along beach road
Wetland and meadow: Grazing marsh in north-west corner	Scheduled Ancient Monuments: None	Recreational areas: Caravan park
Common land: None	Settlement pattern: Largely undeveloped with scattered buildings off of Cakeham Road	
Heathland: None	Contribution of private gardens to landscape character: Some gardens at edge of West Wittering more vegetated than East Wittering Cakeham Manor in wooded garden Many gardens along Strands have little vegetation	Aesthetic sensitivity - Elements of openness/enclosure: Open and exposed in north-east Some enclosure in west, created by adjacent settlements to north and south
Other significant vegetation cover: None	Cultural associations: West Wittering was the home of Henry Royce (of Rolls Royce)	Aesthetic sensitivity – landscape pattern: Mostly large-scale, irregular with some homogeneity
BAP/Phase 1 records: Coastal and floodplain grazing marsh in north-west corner	Features of cultural importance: None known	
Presence of SPA/SAC/SSSI/SINC/SANG local wildlife designation/Semi-Natural Ancient Woodland: None – but south-eastern part which extends to beach is adjacent to Bracklesham Bay SSSI		
<i>Other information</i>		

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Sensitivity score: Medium / low	Sensitivity score: Medium	Sensitivity score: Medium / low
Landscape sensitivity score: Medium / low		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: West Wittering to north-west East Wittering to east Houses at West and East Strand to south-west
Character of the urban edge: Southern edge of West Wittering largely well vegetated Edge of East Wittering and the Strands more open Western part generally feels separate from main settlements (Witterings)
Presence in a floodplain: Western and north-western edges within flood zones 2 and 3
Relationship with adjacent wider countryside: Contiguous with wider landscape to west and north, and forms separation between East and West Wittering Forms open, rural approach to West Wittering from south-east
Character of adjacent village(s): West Wittering is made up of a historic linear core surrounded by more modern development
Historic links with the wider area if known: None known
Ecological links with the wider area if known: None known
Recreational links with the wider area: None known

Extracts from other relevant evidence (e.g VDS, NDP):

West Wittering Conservation Area Appraisal:

- The village is surrounded by open countryside, providing an attractive setting.
- Well preserved rural village located slightly inland from the sea;
- Pound Road is the principal street and connects the Church to the village green;
- St Peter and St Paul's Church, dating to the 11th century, and listed Grade I;
- Survival of a 17th century cottage;
- Collection of 18th and 19th century listed buildings along Pound Road and Rookwood Road;
- Elmstead, Elms Lane, the home between 1917 and 1933 of Sir Henry Royce of Rolls Royce;
- Farm buildings in Elms Lane with thatched roofs;
- Proximity of Cakeham Manor House, with its 13th century undercroft;
- Wide variety of materials: thatch, handmade clay peg tiles for roofs and walls, flint - both as cobbles and knapped, red brick, white painted stone or render, some Mixen stone, some imported limestone on the Church.
- Elms Lane character area: a high concentration of modern buildings with a few, high quality historic buildings, all linked by attractive hedging and trees, including groups of individual trees of some antiquity; country lane with strong rural qualities despite much 20th century development; notable grass verges, deep drainage ditches and mature trees including willows, oaks, ash and elder; detached houses set back from the road behind hedges and flint walls; the view east along Elms Lane is an important view, as is the view south along the beach road and western edge of the sub-area.

CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	108 Cockbush Common Coastal Plain
Date of area survey:	20.8.18
Surveyors:	AG
Weather/visibility:	Partly cloudy
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA) LCA SC1 South Coast Shoreline Chichester District AONB Landscape Capacity Study – Zone 15 Chichester Harbour AONB Landscape Character Assessment: LCT / LCA F Coastal Strip; F2 Wittering Coast
Landscape designations:	Within Chichester Harbour AONB

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VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
<p>Views into the sub-area from: Chichester Harbour Hayling Island – south-east shoreline New Lipchis Way long-distance footpath along north-western edge West Wittering Cycle Route – local promoted route – along Rookwood Road and beach road West Wittering Estate – beach road, car parks and general recreation areas, beach South-western edge of West Wittering Conservation Area Houses along south-western edge of West Wittering</p>	<p>Types of viewers: Tourists Beach visitors Walkers People on boats etc in the harbour and at sea Residents Cyclists</p>	<p>Opportunities for mitigation and landscape compatibility of mitigation: Limited vegetation network to build upon</p>
<p>Views out of the sub-area to: Views across Chichester Harbour AONB from western edge Long views to South Downs / Portsdown ridge Views to Isle of Wight</p>	<p>Magnitude of viewers (level of use and popularity): Heavily used beach road, grass parking / leisure areas Promoted long-distance footpath within AONB Small number of houses</p>	<p>Impacts of mitigation: Loss of views across harbour Loss of long views to South Downs Loss of views across Channel Loss of open, windswept character</p>
<p>Does the sub-area form part of a skyline? Yes where there is an absence of taller vegetation or landform forming a backdrop</p>	<p>Visual perceptions (activity and expectations of local visual receptors): Expectations of scenic beauty within AONB Important views identified from conservation area</p>	
<p>Panoramic views: Yes – from shoreline, across AONB harbour and English Channel</p>		
<p>Landmark features: None</p>		
<p>Sensitivity score: High</p>	<p>Sensitivity score: High</p>	<p>Sensitivity score: Medium / high</p>
<p>Visual sensitivity score: High</p>		
<p>Additional comments:</p>		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Gently undulating to flat and low-lying – at and below the 5m contour	Boundary features other than vegetation: Post and wire and post and rail fences and trip rails Timber bollards in parking area	Tranquillity – Noise levels: Beach front and parking / recreation area very busy with people and cars; quieter out of season Quiet to north-west, particularly along shoreline
Geological features: None	Historic landscapes: Medieval unimproved / unenclosed common (north) Post-medieval planned private enclosure	Tranquillity – Visual intrusion / detractors: Cars, delivery vans, signage, bins, bollards, trip rails, intense activity during summer months in particular. Relatively unspoilt in north-west, particularly along shoreline
Soil quality: Grade 2 and 3	Parkland features: None known	Tranquillity – Light pollution/dark skies: Largely dark
Water features: Inlet, water course and drainage ditches in north		
Landcover and land use: Pasture Grassland – for beach recreation	Conservation Area: Close to south-west corner of West Wittering CA	
Tree belts, individual trees and riverside trees: None	Landscape features of CA: Village is surrounded by open countryside, providing an attractive setting Significant tree groups at south-western corner Pound Road is the principal street and connects the Church to the village green;	
Hedgerows and hedgerow trees: Hedgerows to north-western edge, otherwise absent	Built form: Café, toilet and estate office buildings	Accessibility by public footpath: Long distance footpath along shoreline Much of area accessible (free on foot, charged in a vehicle)

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Woodland and copses: Small, wind-blown copse in west	Setting of listed buildings: None	Open access areas: Open access along shoreline and to much of general area (paid access for vehicles) Slipway for launching dinghies – in north-west
Wetland and meadow: Salt meadow and marsh	Scheduled Ancient Monuments: None	Recreational areas: Much of area is used for recreation
Common land: None	Settlement pattern: Largely unsettled with isolated buildings towards beach	
Heathland: None	Contribution of private gardens to landscape character: Gardens at south-western edge of West Wittering largely well vegetated Little vegetation in adjacent gardens of houses on West Strand to the south-east of the sub-area	Aesthetic sensitivity - Elements of openness/enclosure: Open and exposed in central area and along shore More enclosure towards edge of West Wittering
Other significant vegetation cover: Scrub vegetation associated with marsh inlet	Cultural associations: West Wittering was the home of Henry Royce (of Rolls Royce)	Aesthetic sensitivity – landscape pattern: Large scale with smaller scale to north Simple / homogenous in central grassland area, more complex at edges
BAP/Phase 1 records: Coastal and floodplain grazing marsh and coastal salt marsh in north Purple moor grass and rush pastures set back from shoreline on south-western edge Maritime cliff and slope along south-western shore	Features of cultural importance: None known	
Presence of SPA/SAC/SSSI/SINC/SANG local wildlife designation/Semi-Natural Ancient Woodland: Largely within Chichester Harbour SSSI and Ramsar and SPA		
<i>Other information</i>		

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Sensitivity score: High	Sensitivity score: Medium / low	Sensitivity score: Medium
Landscape sensitivity score: Medium		
Additional comments:		

DRAFT

Relationship with the wider landscape/townscape

<p>Adjacent settlement: West Wittering to north-east Houses at West Strand to south-east</p>
<p>Character of the urban edge: Edge of housing at West Wittering largely well vegetated Short edge of West Strand development is open</p>
<p>Presence in a floodplain: Large tract in north within flood zones 2 and 3</p>
<p>Relationship with adjacent wider countryside: The northern edge shoreline is contiguous with the shoreline as it continues to the north; the beach is contiguous with the beach to the east. The marsh area in the north is a typical feature of the wider landscape character area. Unique character created by leisure use sets much of the sub-area apart from adjacent countryside, although there is some connection with the farmland to the south-east. The area is cut off from the coastal plain to the north by the western edge of West Wittering</p>
<p>Character of adjacent village(s): West Wittering is made up of a historic linear core surrounded by more modern development West Strand is a linear, inter-war development set back from the beach.</p>
<p>Historic links with the wider area if known: None known</p>
<p>Ecological links with the wider area if known: Marsh area and north-western edge links to wider Chichester Channel / Harbour</p>
<p>Recreational links with the wider area: Long-distance footpath, New Lipchis Way, links to Chichester and north to Liphook Open access beach continues to south-east</p>

Extracts from other relevant evidence (e.g VDS, NDP):

West Wittering Conservation Area Appraisal:

- The village is surrounded by open countryside, providing an attractive setting.
- Well preserved rural village located slightly inland from the sea;
- Pound Road is the principal street and connects the Church to the village green;
- St Peter and St Paul's Church, dating to the 11th century, and listed Grade I;
- Survival of a 17th century cottage;
- Collection of 18th and 19th century listed buildings along Pound Road and Rookwood Road;
- Elmstead, Elms Lane, the home between 1917 and 1933 of Sir Henry Royce of Rolls Royce;
- Farm buildings in Elms Lane with thatched roofs;
- Proximity of Cakeham Manor House, with its 13th century undercroft;
- Wide variety of materials: thatch, handmade clay peg tiles for roofs and walls, flint - both as cobbles and knapped, red brick, white painted stone or render, some Mixen stone, some imported limestone on the Church.
- Pound Road character area: Pound Road is the principal street and connects the Church to the village green; Significant tree groups at south-western corner of CA; important views

CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	109 Roman Landing Coastal Plain
Date of area survey:	20.8.18
Surveyors:	AG
Weather/visibility:	Partly cloudy
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA) LCA SC1 South Coast Shoreline Chichester District AONB Landscape Capacity Study – Zone 15 Chichester Harbour AONB Landscape Character Assessment: LCT / LCA F Coastal Strip; F2 Wittering Coast
Landscape designations:	Western part within Chichester Harbour AONB

DRAFT

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the sub-area from: New Lipchis Way long-distance footpath Local footpath South-western edge visible from West Wittering Estate – beach road, car parks and general recreation areas West Wittering Conservation Area, including Churchyard, houses, school, village green, Rookwood Road and Pound Road	Types of viewers: Tourists Beach visitors Walkers Residents	Opportunities for mitigation and landscape compatibility of mitigation: Limited vegetation network within open grazing fields to add to
Views out of the sub-area to: To Church, particularly from fields to west of Churchyard Towards beach (important views identified from conservation area)	Magnitude of viewers (level of use and popularity): Heavily used beach road Promoted long-distance footpath within AONB and conservation area Small number of houses	Impacts of mitigation: Loss of views to Church Loss of views towards beach
Does the sub-area form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): Expectations of scenic beauty within AONB and conservation area Important views identified from conservation area	
Panoramic views: No		
Landmark features: St Peter and St Paul's Church		
Sensitivity score: Medium / high	Sensitivity score: High	Sensitivity score: Medium / high
Visual sensitivity score: Medium / high		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Gently undulating to flat and low-lying – at and below the 5m contour	Boundary features other than vegetation: Timber bollards and trip rail in CA Brick and flint walls in CA Low timber palisade fences in CA Varied fences to rear gardens Post and rail and post and wire dividing grazing fields	Tranquillity – Noise levels: Area generally seasonally very busy with people and cars; quieter to west and out of season
Geological features: None	Historic landscapes: Early medieval / Dark Ages settlement in east Post-medieval – modern sports field in west	Tranquillity – Visual intrusion / detractors: Cars, intense activity during summer months in particular. Public toilet building near village green
Soil quality: Grade 2 and 3	Parkland features: None known	Tranquillity – Light pollution/dark skies: Glow from houses
Water features: Water course and drainage ditches in eastern part		
Landcover and land use: Village green Churchyard School field Pasture / grazing Caravan park Sailing club storage field	Conservation Area: Part of sub-area within West Wittering CA	
Tree belts, individual trees and riverside trees: Trees within Churchyard and along Coastguard Lane and on village green	Landscape features of CA: Field to west of Churchyard is important to the setting of the Church Significant tree groups along beach road Pound Road is the principal street and connects the Church to the village green; Wide grass verges	
Hedgerows and hedgerow trees: Hedgerows along Coastguard Lane and to fields west of Churchyard	Built form: Church Group of farm buildings and caravans House in north-east	Accessibility by public footpath: Long distance footpath crosses north Local footpaths to south Roads and Churchyard accessible

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Woodland and copses: Deciduous woodland along stream in east South of Coastguard Lane	Setting of listed buildings: St Peter and St Paul's Church listed Grade I Grade II listed Coastguard Cottages	Open access areas: None
Wetland and meadow: To south of sub-area	Scheduled Ancient Monuments: None	Recreational areas: School field
Common land: None	Settlement pattern: Largely unsettled but surrounded by settlement on 3 sides	
Heathland: None	Contribution of private gardens to landscape character: Gardens abutting the open grazing fields are often well vegetated	Aesthetic sensitivity - Elements of openness/enclosure: Generally enclosed by trees and built form More open at southern edge
Other significant vegetation cover: Scrub vegetation associated with marsh inlet	Cultural associations: West Wittering was the home of Henry Royce (of Rolls Royce)	Aesthetic sensitivity – landscape pattern: Small scale with grazing fields having some regularity and homogeneity More complexity and irregularity to edges
BAP/Phase 1 records: Deciduous woodland	Features of cultural importance: Village green and Church	
Presence of SPA/SAC/SSSI/SINC/SANG local wildlife designation/Semi-Natural Ancient Woodland: South-western part within Chichester Harbour SSSI and Ramsar and SPA		
<i>Other information</i>		
Sensitivity score: Medium / high	Sensitivity score: Medium / high	Sensitivity score: Medium
Landscape sensitivity score: Medium / high		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: West Wittering
Character of the urban edge: Edge of housing within West Wittering largely well vegetated
Presence in a floodplain: Much of sub-area, except north-western part within flood zones 2 and 3
Relationship with adjacent wider countryside: The sub-area is integral to the village and surrounded on 3 sides by the village. The open grazed fields are important to the setting of the village, including the Church, and provide separation between different parts of the village The wooded watercourse is a typical feature of the wider landscape and is contiguous with the water course as it continues downstream.
Character of adjacent village(s): West Wittering is made up of a historic linear core surrounded by more modern development. The sub-area has older settlement to the east, newer to the north and west.
Historic links with the wider area if known: None known
Ecological links with the wider area if known: Wooded water course links to marsh and wider Chichester Channel / Harbour
Recreational links with the wider area: Long-distance footpath, New Lipchis Way, links to Chichester and north to Liphook

Extracts from other relevant evidence (e.g VDS, NDP):

West Wittering Conservation Area Appraisal:

- The village is surrounded by open countryside, providing an attractive setting.
- Well preserved rural village located slightly inland from the sea;
- Pound Road is the principal street and connects the Church to the village green;
- St Peter and St Paul's Church, dating to the 11th century, and listed Grade I;
- Survival of a 17th century cottage;
- Collection of 18th and 19th century listed buildings along Pound Road and Rookwood Road;
- Elmstead, Elms Lane, the home between 1917 and 1933 of Sir Henry Royce of Rolls Royce;
- Farm buildings in Elms Lane with thatched roofs;
- Proximity of Cakeham Manor House, with its 13th century undercroft;
- Wide variety of materials: thatch, handmade clay peg tiles for roofs and walls, flint - both as cobbles and knapped, red brick, white painted stone or render, some Mixen stone, some imported limestone on the Church.
- Pound Road character area: Significant tree groups at south-western corner of CA; important views
- Wide grass verges in village green area
- Field west of Churchyard important to setting of Church

CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	136 Sidlesham – Street End Coastal Plain
Date of area survey:	5:09:2018
Surveyors:	LA
Weather/visibility:	Clear
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA SC2 Manhood Peninsula Chichester District Landscape Capacity Study Extension 2011 (CDLCSE): LCA Zone 15,
Landscape designations:	Adjacent Conservation Area

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
<p>Views into the sub-area from: B2145: A few gaps through intermittent hedgerows allows views across sections of sub-area, with more open views within the northern section due to overall lack of hedgerows A number of PRow within the sub-area and adjacent: Limited length of views due to buildings and vegetation Rotten Row: Robust roadside hedgerows with a few glimpsed and framed views to adjacent sections of sub-area Street End Lane: A range of views to adjacent areas of greenhouses, small paddocks and occasional garden</p>	<p>Types of viewers: Residents Walkers Workers within horticulture industry Motorists and holiday makers on their way to Selsey Users of Fieldgate Campsite</p>	<p>Opportunities for mitigation and landscape compatibility of mitigation: Good as with existing robust framework of hedgerows and trees new mitigation planting could build on and strengthen</p>
<p>Views out of the sub-area to: To the north, east and south, there are views through gaps within boundary hedgerow across adjacent areas of open farmland</p>	<p>Magnitude of viewers (level of use and popularity): Busy B2145 with motorists and holiday makers travelling to Selsey. Workers within the horticultural industry</p>	<p>Impacts of mitigation: Low impact as could build on existing vegetation framework</p>
<p>Does the sub-area form part of a skyline? No</p>	<p>Visual perceptions (activity and expectations of local visual receptors): Horticultural area although within a rural setting</p>	

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Panoramic views: No		
Landmark features: No		
Sensitivity score: Medium	Sensitivity score: Medium/Low	Sensitivity score: Low
Visual sensitivity score: Medium/Low		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Generally flattish, lying between the 10m and 5m AOD contour.	Boundary features other than vegetation: Timber post and rail	Tranquillity – Noise levels: Busy B2145 creates traffic noise for adjacent areas
Geological features: None known	Historic landscapes: N/A	Tranquillity – Visual intrusion / detractors: Mish mash of greenhouses and other buildings, some vacant and in a range of conditions
Soil quality: A mix of Grade 2 (very good) and Grade 1 (excellent)	Parkland features: None	Tranquillity – Light pollution/dark skies: Lack of street lights creates a darker sky with small local areas of light pollution from residential areas
Water features: Pond as shown on OS within northern section Two large ponds within plots off Street End Lane Field ditches around arable land		
Landcover and land use: Green houses – for growing plants for horticultural industry along with adjacent service yards Residential with gardens, including a number of large detached properties Paddocks Campsite	Conservation Area: Adjacent to the south is Sidlesham Church Conservation Area	

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
<p>Tree belts, individual trees and riverside trees: A number of tree belts subdividing the sub-area as well as in lengths on the periphery Individual trees throughout area, in particular in the larger gardens</p>	<p>Landscape features of CA: Mature trees which form boundary with sub-area Traditional flint walls</p>	
<p>Hedgerows and hedgerow trees: Robust hedgerows with mature trees create a good boundary around much of this sub-area</p>	<p>Built form: Greenhouses of different sizes and associated ancillary buildings Detached residential</p>	<p>Accessibility by public footpath: A number of PRow transect this sub-area leading out into the adjacent countryside</p>
<p>Woodland and copses: Two small woodland copses are located within the Ograd Labyrinth Mazegarden</p>	<p>Setting of listed buildings: Street End House: Grade II: Surrounding undeveloped landscape contributes to its rural setting This sub-area also lies adjacent the Sidlesham Conservation Area, where there are 4 further listed buildings listed just beyond the sub-area boundary; the open landscape on the northern edge of the Conservation Area contributes to their rural setting</p>	<p>Open access areas: None</p>
<p>Wetland and meadow: Adjacent areas to the ponds</p>	<p>Scheduled Monuments: None</p>	<p>Recreational areas: Fieldgate Campsite - private</p>
<p>Common land: None</p>	<p>Settlement pattern: An irregular shape of linear development along key roads with ribbon development of detached properties and greenhouses set behind with some pockets/paddocks of open grassland dispersed throughout</p>	
<p>Heathland: None</p>	<p>Contribution of private gardens to landscape character: A number of gardens of detached residential properties contain mature trees, tree belts and hedgerows which add to the density and character of the overall vegetation framework</p>	<p>Aesthetic sensitivity - Elements of openness/enclosure: Strong sense of enclosure which contrasts with the open character of the surrounding sub-areas 140 and 137</p>
<p>Other significant vegetation cover: Areas of young shrubs and trees planted for retail, or have become overgrown and left</p>	<p>Cultural associations: Street End Lane is stated to be on the line of a Roman Road</p>	<p>Aesthetic sensitivity – landscape pattern: Mixed loose grid of greenhouses with pockets of grassland with a horticultural character</p>

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Rough grassland around greenhouses and remnant pockets of land		fronted by a low density of residential properties
Priority Habitat Inventory/Phase 1 records: Priority Habitat Inventory - Traditional Orchards: one area off Street End Lane	Features of cultural importance: None known	
Presence of SPA/SAC/SSSI/SNCI/SANG local wildlife designation/Semi-Natural Ancient Woodland: None		
<i>Other information</i>		
Sensitivity score: Medium	Sensitivity score: Medium	Sensitivity score: Medium
Landscape sensitivity score: Medium		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: Sidlesham - village
Character of the urban edge: N/A
Presence in a floodplain: No
Relationship with adjacent wider countryside Except for the Conservation Area, the boundary of this sub-area lies adjacent open areas of countryside (arable and grassland) of sub-areas 140 and 137. From the boundary there are long views out across the open countryside, where there are also views back to sub-area 136 often with a view of greenhouses set behind semi robust hedgerow/tree belt boundary planting

Character of adjacent village(s):

Sub-area 136 lies adjacent the Conservation Area (Sidlesham Church Conservation Area) which forms the historic core for the village of Sidlesham. The character of the adjoining edge is defined by mature boundary vegetation including a number of mature trees. The section of the adjacent sub-area is generally open and free from development, which contributes to the rural open setting of the overall Conservation Area

The Sidlesham hamlet is notable for the rural qualities of the streetscape, with flint walls, hedges and mature trees providing robust boundaries. A sprawling village with an Irregular edge, with fields, small grass paddocks, groups of greenhouses, detached isolated properties and clusters of other properties all connected by a network of lanes. St Mary's Church forms the centre of the village. This sprawling village is surrounded by open countryside

Historic links with the wider area if known:

None known

Ecological links with the wider area if known:

None known

Recreational links with the wider area:

Contains PRoW which provide routes/links out into the adjacent open countryside

Extracts from other relevant evidence (e.g. VDS, NDP):

Sidlesham Parish VDS mainly covers details for buildings rather than landscape

CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	137 Sidlesham Eastern Coastal Plain
Date of area survey:	5:09:2018
Surveyors:	LA
Weather/visibility:	Clear
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA SC2 Manhood Peninsula Chichester District Landscape Capacity Study Extension 2011 (CDLCSE): LCA Zone 15,
Landscape designations:	None

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
<p>Views into the sub-area from: Church Farm Lane: long views out across adjacent arable farmland B2145: Limited views due to intervening ribbon development, small paddocks and robust hedgerows and boundary trees Rookery Lane: Views out to adjacent section of sub-area Brimfast Lane: Long views south across sub-area to boundary of sub-area 136, with views of Greenhouses visible on periphery PRoW south of Conservation Area: Open views across to edge and views across to properties on the B2145 PRoW northern section: open views across sub-area and beyond to the east PRoW southern section: Long open views across open farmland to north east, east and south east</p>	<p>Types of viewers: Residents Walkers Cyclist Farm workers</p>	<p>Opportunities for mitigation and landscape compatibility of mitigation: Large scale arable landscape, with a limited hedgerow structure for mitigation planting to build upon</p>
<p>Views out of the sub-area to: The hills of the South Downs (SDNP) to the north Edge of adjacent Conservation Area Periphery of sub-area 136, with views of Greenhouses</p>	<p>Magnitude of viewers (level of use and popularity): Low, although the cycleway will bring visitors</p>	<p>Impacts of mitigation: Loss of openness, long views and simple uncluttered character</p>

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Does the sub-area form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): Expectations of an uncluttered rural landscape with the occasional isolated property	
Panoramic views: Eastwards		
Landmark features: None		
Sensitivity score: Medium/High	Sensitivity score: Medium	Sensitivity score: High
Visual sensitivity score: Medium/high		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Flat with some gentle undulations within the southern section. The contours range between the 5m AOD and the 10m AOD with a high point marked at 7m	Boundary features other than vegetation:	Tranquillity – Noise levels: Good, although noisier along the western section adjacent the B2145 road
Geological features: None known	Historic landscapes: Mainly fields post-medieval Parliamentary Enclosure	Tranquillity – Visual intrusion / detractors: Good, few detractors, although there are some redundant poor-quality buildings/structures which are visible within the neighbouring areas including sub-area 136
Soil quality: A mix of Grade 1 (excellent) and Grade 2 (very good)	Parkland features: None	Tranquillity – Light pollution/dark skies: Low with no street lights A slight glare from western edge of Sidlesham
Water features: Field side ditches		

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
<p>Landcover and land use: Arable farmland with some pasture fields towards the west and adjacent periphery of sub-area</p>	<p>Conservation Area: None, however adjacent Sidlesham Church Conservation Area to the north</p>	
<p>Tree belts, individual trees and riverside trees: None seen</p>	<p>Landscape features of CA: Mature trees which form boundary with sub-area</p>	
<p>Hedgerows and hedgerow trees: Good framework of hedgerows with mature trees in western section adjacent Sidlesham Conservation Area and occasionally within hedgerow Some of the lanes within this sub-area are also aligned with robust hedgerows, although Brimfast Lane is mainly hedgerow free The larger arable fields have a range of more intermittent hedgerows with less hedgerow trees</p>	<p>Built form: Sparse with a few residential properties off Chalder Lane, isolated Brimfast Cottage off Brimfast Lane and isolated derelict barn (New Barn) within the southern section</p>	<p>Accessibility by public footpath: A number of PRow provide access across the sub-area which then feed into a wider network within the surrounding adjacent area National Cycle Network Route 88 aligns within the eastern section</p>
<p>Woodland and copses: No, although there is a group of trees adjacent the derelict 'New Barn' which forms a landscape feature within this area of open arable farmland</p>	<p>Setting of listed buildings: None within sub-area, although there are a number adjacent this sub-area to the west on the B2145, which the existing open undeveloped landscape character of this sub-area will contribute to their open rural setting, they are Poundell Cottage Grade II Littleton Grade II Swan Cottage Grade II Christians Barn Grade II</p>	<p>Open access areas: None</p>
<p>Wetland and meadow: None</p>	<p>Scheduled Monuments: None</p>	<p>Recreational areas: National Cycleway and PRow</p>
<p>Common land: None</p>	<p>Settlement pattern: Isolated dwellings</p>	

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Heathland: None	Contribution of private gardens to landscape character: None of note	Aesthetic sensitivity - Elements of openness/enclosure: Open character with pockets of enclosure where the fields get smaller and the hedgerows more intact
Other significant vegetation cover: None	Cultural associations: Contains the old alignment of Selsey Tramline	Aesthetic sensitivity – landscape pattern: Interlinked arable fields bound by narrow lanes with long views out
Priority Habitat Inventory/Phase 1 records: None	Features of cultural importance: Old alignment of Selsey Tramline	
Presence of SPA/SAC/SSSI/SNCI/SANG local wildlife designation/Semi-Natural Ancient Woodland: Adjacent Pagham Harbour SSSI/Ramsar Site to the south		
<i>Other information</i>		
Sensitivity score: Medium	Sensitivity score: Medium/Low	Sensitivity score: Medium
Landscape sensitivity score: Medium		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: Sidlesham village
Character of the urban edge: N/A
Presence in a floodplain: Small area along eastern boundary

<p>Relationship with adjacent wider countryside: The semi-open landscape character of mainly arable fields continues out to the east, while the B2145 creates a barrier with its intermittent ribbon development further to the west</p>
<p>Character of adjacent village(s): Sub-area 137 lies adjacent the Conservation Area (Sidlesham Church Conservation Area) which forms the historic core for Sidlesham. The character of the adjoining edge is defined by mature boundary vegetation including a number of mature trees</p> <p>The Sidlesham hamlet is a sprawling village with an Irregular edge, with fields, small grass paddocks, groups of greenhouses, detached isolated properties and clusters of other properties connected by a number of narrow lanes. St Mary's Church forms a central feature within the village. This sprawling village is set within open countryside</p>
<p>Historic links with the wider area if known: Contains the old alignment of the Tramway which provided access for tourists from Chichester to Selsey</p>
<p>Ecological links with the wider area if known: Abuts Pagham Harbour to the south</p>
<p>Recreational links with the wider area: Contains PRow which provide routes out into the adjacent open countryside Contains National Cycleway Route 88 which continues into the wider area</p>
<p>Extracts from other relevant evidence (e.g. VDS, NDP): Sidlesham Parish VDS mainly covers details for buildings rather than landscape</p>

CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	138 Sidlesham Quay Northern Coastal Plain
Date of area survey:	5:09:2018
Surveyors:	LA
Weather/visibility:	Clear
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA SC2 Manhood Peninsula and SC4 Paghham Harbour Chichester District Landscape Capacity Study Extension 2011 (CDLCSE): LCA Zone 15
Landscape designations:	None

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
<p>Views into the sub-area from: Rookery Lane: Some open views through the roadside hedgerow into the sub-area, more open within the northern section Residential properties on eastern side of Manhood Lane: Some glimpsed views across the sub-area from upper floors PRoW in western section: Views across western section of sub-area characterised by marshland PRoW on edge of sub-area to the east: Some views into sub-area</p>	<p>Types of viewers: Motorist Residents Walkers Visitors/holiday makers</p>	<p>Opportunities for mitigation and landscape compatibility of mitigation: Good framework of hedgerows with mature trees which mitigation planting could build upon</p>
<p>Views out of the sub-area to: Northern edge of Conservation Area</p>	<p>Magnitude of viewers (level of use and popularity): Some usage with PRoW used by Locals Access to Sidlesham Quay</p>	<p>Impacts of mitigation: Although a good framework of vegetation exists, this small-scale field system provides a rural open setting for the adjacent Conservation Area, which would be deGraded and lost</p>
<p>Does the sub-area form part of a skyline? No</p>	<p>Visual perceptions (activity and expectations of local visual receptors):</p>	

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
	High expectation from residents as location to adjacent Conservation Area and Sidlesham Quay	
Panoramic views: No		
Landmark features: No		
Sensitivity score: Medium	Sensitivity score: Medium	Sensitivity score: Medium
Visual sensitivity score: Medium		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Flattish and gently falling across to the west Below the 5m AOD contour	Boundary features other than vegetation: Post and rail Stone walls Pebbled walls with brick detailing Post and wire	Tranquillity – Noise levels: Quiet, although closer to B2145, traffic noise is more pronounced
Geological features: None known	Historic landscapes: Post medieval fields: parliamentary enclosure	Tranquillity – Visual intrusion / detractors: Good, few significant detractors
Soil quality: Grade 2 (very good) towards the north and Grade 3 (good to moderate) towards the south	Parkland features: None	Tranquillity – Light pollution/dark skies: Roads unlit, some glow from adjacent built areas
Water features: A network of streams feeding across the area of reeds, into a central tributary and eventually to Sidlesham Quay to the south		
Landcover and land use: Pasture/grazing and a small collection of small arable fields to the north Small paddocks along northern side of Conservation Area	Conservation Area: Adjacent to this sub-area is Sidlesham Quay Conservation Area	

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Isolated large detached residential properties set within mature gardens on Rookery Lane		
Tree belts, individual trees and riverside trees: Individual trees can be found within gardens on the southern section adjacent the Conservation Area and also within the area of reed beds Trees associated with the central tributary in the western section	Landscape features of CA:	
Hedgerows and hedgerow trees: Wide hedgerow across western section, marking edge of reed beds to the west and line of old tramway Framework of hedgerows as field boundaries to the east (area of arable fields) with good hedgerow trees Hedgerows as boundary feature to the south around the small paddocks on northern edge of Conservation Area Hedgerows align Rookery Lane	Built form: Isolated large detached residential properties set in garden/grounds	Accessibility by public footpath: One PRoW, leading south to Sidlesham Quay (outside the Sub-area)
Woodland and copses: Large copse on western edge (east of the B2145)	Setting of listed buildings: Rookery Farm House: Grade II: isolated and set within an open landscape of fields	Open access areas: None
Wetland and meadow: An area within the western section extending down to Sidlesham Quay	Scheduled Monuments: None	Recreational areas: None, except PRoW
Common land: None	Settlement pattern: Within the sub-area there are a few Isolated residential properties surrounded by farmland The village to the south along Mill Lane straddling the Quay is a linear form, forming two clusters of buildings	
Heathland: None	Contribution of private gardens to landscape character:	Aesthetic sensitivity - Elements of openness/enclosure:

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
	Good, containing mature trees, robust hedgerow boundary treatment which also collectively softens the visual impact of properties on the rest of the sub-area	Semi- enclosed with short views across sub-area
Other significant vegetation cover: None	Cultural associations: Contains the old alignment of Selsey Tramway	Aesthetic sensitivity – landscape pattern: Established network of fields with hedgerow boundaries which contribute to the undeveloped open setting of the Conservation Area to the south
Priority Habitat Inventory/Phase 1 records: Priority Habitat Inventory - Good quality semi-improved grassland: Two areas, one to the north and the other to the east which forms part of a larger area Priority Habitat Inventory - Coastal and Floodplain Grazing Marsh (England: Areas adjacent the Conservation Area to the south Priority Habitat Inventory - Lowland Meadows: An area to the west adjacent the woodland Priority Habitat Inventory – Reedbeds: An area to the west adjacent the tributary Priority Habitat Inventory - Deciduous Woodland: An area on the western edge	Features of cultural importance:	
Presence of SPA/SAC/SSSI/SNCI/SANG local wildlife designation/Semi-Natural Ancient Woodland: Includes part of SSSI, Ramsar Site, Special Protection Area, Local Nature Reserve (Pagham Harbour) within western section		
<i>Other information</i>		
Sensitivity score: High	Sensitivity score: Medium	Sensitivity score: High/medium

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Landscape sensitivity score: Medium/high		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: Sidlesham - village
Character of the urban edge: N/A
Presence in a floodplain: Southern western section
Relationship with adjacent wider countryside: Part of the semi-open farmland which continues across to sub-area 137 to the north and sub-area 139 and 140 to the west
Character of adjacent village(s): Sub-area 138 lies adjacent the Sidlesham Quay Conservation Area. The character of the adjoining edge includes rear gardens/paddocks characterised by established boundary vegetation including a number of mature trees The Sidlesham hamlet is a sprawling village with an irregular edge, with fields, small grass paddocks, groups of greenhouses, detached isolated properties and clusters of other properties connected by a framework of lanes. This sprawling village is set within open countryside
Historic links with the wider area if known: Located to the north of Sidlesham Quay Conservation Area Contains the old alignment of the Tramway which provided access for tourists from Chichester to Selsey
Ecological links with the wider area if known: Areas of high ecological value within sub-area continue down to Pagham Harbour.
Recreational links with the wider area: Provides PRoW to Sidlesham Quay a popular visitor destination
Extracts from other relevant evidence (e.g VDS, NDP):

CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	139 Sidlesham Quay Western Coastal Plain
Date of area survey:	5:09:2018
Surveyors:	LA
Weather/visibility:	Clear
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA SC2 Manhood Peninsula (to the north) and SC4 Pagham Harbour (to the south) Chichester District Landscape Capacity Study Extension 2011 (CDLCSE): LCA Zone 15
Landscape designations:	None

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
<p>Views into the sub-area from: B2145: Views east and west through post and rail fencing and intermittent hedgerow across open fields Adjacent PRow along southern boundary: Limited views of sub-area due to robust boundary vegetation Keynor Lane: Views through hedgerow to adjacent area of paddocks Playing/sports fields</p>	<p>Types of viewers: Visitors Road users Walkers Residents</p>	<p>Opportunities for mitigation and landscape compatibility of mitigation: Some areas have a good framework of hedgerows with mature trees which mitigation planting could build upon, however large scale</p>
<p>Views out of the sub-area to: Adjacent B2145 and ribbon development on western edge</p>	<p>Magnitude of viewers (level of use and popularity): Using the B2145, numbers will be high with visitors and holiday makers on route to Selsey</p>	<p>Impacts of mitigation: Although a good framework of vegetation exists, this small-scale field system provides a rural open setting for the adjacent Conservation Area, which would be deGraded and lost General loss of open rural views</p>
<p>Does the sub-area form part of a skyline? No</p>	<p>Visual perceptions (activity and expectations of local visual receptors): Rural perception with a coastal character</p>	

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Panoramic views: None		
Landmark features: None		
Sensitivity score: Medium/high	Sensitivity score: Medium	Sensitivity score: Medium
Visual sensitivity score: Medium		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Flat and below the 5m AOD contour a marked high point is 4m at the junction of the B2145 and Keynor Lane	Boundary features other than vegetation: Post and rail Stone walls with brick copping Chestnut cleft post and rail	Tranquillity – Noise levels: B2145 noisy, even on the far edges of this Sub-area the sound of vehicular traffic can be heard
Geological features: None	Historic landscapes: Fields: post-medieval parliamentary enclosure	Tranquillity – Visual intrusion / detractors: Some poor-quality buildings along B2145
Soil quality: Eastern side of the B2145: Grade 3 (good to moderate) Western side mainly Grade 2 (very good) with a sliver of Grade1 (excellent) adjacent the B2145	Parkland features: None	Tranquillity – Light pollution/dark skies: No Street lights Flood lights around playing fields
Water features: Straight field drains feeding into meandering tributary along eastern side of B2145 Pond in Keynor Copse		
Landcover and land use: Arable and pasture field/paddocks Woodland Playing field	Conservation Area: Adjacent Sidlesham Quay Conservation Area to the east	
Tree belts, individual trees and riverside trees:	Landscape features of CA:	

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Short tree belt linking the Conservation Area with the B2145	Mature boundary hedgerow along edge of Sub-area with mature trees	
Hedgerows and hedgerow trees: Intermittent hedgerows adjacent roads with some mature trees Hedgerow field boundaries, although more intermittent to the south	Built form: Large detached residential (also listed) property with tennis court off Keynor Lane Sports pavilion adjacent playing fields	Accessibility by public footpath: Along southern boundary, although views are limited across adjacent Sub-area
Woodland and copses: Keynor Copse a large (for this locality) woodland Smaller woodland copse between east of B2145 and a tributary	Setting of listed buildings: Muttons Farm House Grade II within Sub-area, visible from the B2145. Open landscape in front (and to the south) forms part of its open rural setting Two (Curlew Cottage Old Post Office and Thornes House) Grade II buildings within adjacent Conservation Area which the open character of the sub-area contributes to their rural setting	Open access areas: None
Wetland and meadow: Field ditches within the south	Scheduled Monuments: None	Recreational areas: None
Common land: None	Settlement pattern: The sub-area forms an open mainly undeveloped area between the Conservation Area to the east and the HDA area to the west. The Conservation Area covers a linear area of buildings along Mill Lane, The HDA area is a loose grid which includes the 1930's four-acre plots (part of the Land Settlement Association) alongside greenhouses and a framework of fields of grass enclosed by hedgerows Some residential ribbon development is included at the southern end of the B2145	
Heathland: None	Contribution of private gardens to landscape character: Two properties on Keynor Road where the garden/grounds include a number of mature trees which frame the central building and reduce the visual impact on the surrounding open landscape character	Aesthetic sensitivity - Elements of openness/enclosure: Semi-open arable fields visible from adjacent B2145 and Keynor Lane

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
	To the south of Keynor Copse another detached property is set within large gardens containing mature trees and a well vegetated garden boundary The gardens also contribute to the character of the area, especially garden adjacent Keynor Copse on southern edge	
Other significant vegetation cover: Playing field amenity grassland	Cultural associations: None known	Aesthetic sensitivity – landscape pattern: Simple pattern of arable fields, with an area of paddocks and woodland to the west
Priority Habitat Inventory/Phase 1 records: Priority Habitat Inventory - Coastal and Floodplain Grazing Marsh: Extensive area covering the southern section below the B2145 Priority Habitat Inventory - Deciduous Woodland: Keynor Copse	Features of cultural importance: None known	
Presence of SPA/SAC/SSSI/SNCI/SANG local wildlife designation/Semi-Natural Ancient Woodland: Keynor Copse: Ancient and Semi-Natural Woodland and SNCI		
<i>Other information</i>		
Sensitivity score: Medium/High	Sensitivity score: Medium	Sensitivity score: Medium
Landscape sensitivity score: Medium		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: Sidlesham (which is covered by Sidlesham Quay Conservation Area)
Character of the urban edge: N/A

Presence in a floodplain: Southern section
Relationship with adjacent wider countryside: To the east is the Conservation Area, which the sub-area forms an open undeveloped rural setting for; to the west beyond Keynor Copse is a HDA area characterised by a grid of greenhouses, residential properties and small hedged fields of grassland
Character of adjacent village(s): Sub-area 139 lies adjacent to Sidlesham Quay Conservation Area which forms part of the historic core around Sidlesham Quay. The character of the adjoining edge is defined by established boundary vegetation of the adjacent rear gardens including a number of mature trees The Sidlesham hamlet is a sprawling village with an irregular shape, with fields, small grass paddocks, groups of greenhouses, detached isolated properties and clusters of other properties (detached, semi-detached etc.) connected by a number of lanes. This sprawling village is set within open countryside. The village contains two Conservation Areas; while Sidlesham Quay forms the eastern boundary for this sub-area, the character of this CA is linear and has a rural quality with flint walls, hedges and mature trees.
Historic links with the wider area if known: None known
Ecological links with the wider area if known: Forms part of the rich ecological landscape of Pagham Harbour
Recreational links with the wider area: None known
Extracts from other relevant evidence (e.g. VDS, NDP):

CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	140 Sidlesham – Highleigh Coastal Plain
Date of area survey:	5:09:2018
Surveyors:	LA
Weather/visibility:	Clear
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA SC2 Manhood Peninsula Chichester District Landscape Capacity Study Extension 2011 (CDLCSSE): LCA Zone 15
Landscape designations:	None

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
<p>Views into the sub-area from: B2145: Views through gaps and over intermittent hedgerow across open sub-area Rotten Row: Limited views across sub-area due to robust character of adjacent roadside hedgerows Boxham Lane and Lockgate Road: Semi restricted views over roadside hedgerow across open adjacent sub-area 3No PRoW: Long views across sub-area particularly in the southern section Eastern side of Highleigh, some views into sub-area from adjacent properties and from the adjacent Highfield Road</p>	<p>Types of viewers: Holiday makers to Selsey Workers Residents Walkers</p>	<p>Opportunities for mitigation and landscape compatibility of mitigation: To the east the landscape is characterised by large arable fields with little hedgerow vegetation, for this reason proposed mitigation planting couldn't build on anything and would be a new element within the landscape. To the north the landscape character changes, with a network of small hedged fields which could accommodate mitigation planting</p>
<p>Views out of the sub-area to: Views out towards: The east across the B2145 and the wider countryside Greenhouses within the HDA area to the west Greenhouses to the east Ancillary buildings at junction of Lockgate with B2145</p>	<p>Magnitude of viewers (level of use and popularity): Local walkers and residents Local workers High number of holiday makers travelling to Selsey on the B2145</p>	<p>Impacts of mitigation: Impact on rural quality of PRoW and sense of openness</p>

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Does the sub-area form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): Expectation of rural area although with HDA associations including greenhouses	
Panoramic views: No		
Landmark features: No		
Sensitivity score: High	Sensitivity score: Medium	Sensitivity score: Medium
Visual sensitivity score: Medium/high		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Flattish around the 5m AOD contour with a high point at 6m AOD	Boundary features other than vegetation: Timber post and rail	Tranquillity – Noise levels: B2145 traffic noise decreasing to the west
Geological features: None	Historic landscapes: Fields post-medieval parliamentary enclosure	Tranquillity – Visual intrusion / detractors: Views of greenhouses on boundary within adjacent areas, although not over-bearing
Soil quality: Grade 1 (excellent) around periphery and Grade 2 (very good) within middle section	Parkland features: None	Tranquillity – Light pollution/dark skies: No street lights, slight glow from adjacent built up area although low
Water features: Field ditches within north eastern corner		
Landcover and land use: Mainly large arable fields with a smaller area of small pasture fields	Conservation Area: None	
Tree belts, individual trees and riverside trees:	Landscape features of CA: N/A	

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
On eastern boundary overgrown hedgerows have resulted in a tree belt		
Hedgerows and hedgerow trees: Framework of hedgerows as boundaries around small fields to the west with good hedgerow trees	Built form: Mainly without, although there is a line of three detached residential properties on eastern side of Bloxham Lane	Accessibility by public footpath: Three PRow criss-cross sub-area providing good access for Highleigh and Sidlesham
Woodland and copses: None	Setting of listed buildings: Thatched Cottage, Bloxham Lane: Grade II Street End House (B2145) Grade II is outside the sub-area, however the underdeveloped character of the sub-area provides an open rural setting for the building The sub-area provides an open rural setting for a number of listed buildings on the eastern side of Highleigh Road	Open access areas: None
Wetland and meadow: None	Scheduled Monuments: None	Recreational areas: None
Common land: None	Settlement pattern: The sub-area is a large undeveloped area loosely surrounded by mixed low density ribbon development including residential properties, greenhouses and small fields	
Heathland: None	Contribution of private gardens to landscape character: On the western periphery of the sub-area, the adjacent rear gardens of properties off Highleigh Road provide a soft boundary treatment Otherwise sub-area does not contain any gardens of significance	Aesthetic sensitivity - Elements of openness/enclosure: In the south, the landscape character is open with a landscape dominated by large arable fields The cluster of pasture fields to the north provide more of a sense of enclosure
Other significant vegetation cover: A patchwork of grass paddocks/small fields	Cultural associations: None	Aesthetic sensitivity – landscape pattern: Simple, open with framework of boundary hedgerows/trees semi screening adjacent areas of greenhouses. The small fields within the western section provides a small-scale

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
		rural landscape as part of the setting of Highleigh
Priority Habitat Inventory/Phase 1 records: None	Features of cultural importance: None	
Presence of SPA/SAC/SSSI/SNCI/SANG local wildlife designation/Semi-Natural Ancient Woodland: None		
<i>Other information</i>		
Sensitivity score: Medium	Sensitivity score: Low	Sensitivity score: Medium
Landscape sensitivity score: Medium/low		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: Highleigh and Sidlesham – adjacent villages
Character of the urban edge: N/A
Presence in a floodplain: Small part at south eastern end
Relationship with adjacent wider countryside: Open arable landscape character continues across to the east over the B2145, out to the north west and northern edge
Character of adjacent village(s): Highleigh village edge - Irregular with small hedged fields and large gardens creates a soft boundary edge Established rural character of linear development with a mix of residential properties and greenhouses along narrow roads with swathes of arable fields and clusters of hedged fields forming open undeveloped areas in between
Historic links with the wider area if known: None known

Ecological links with the wider area if known:

None known

Recreational links with the wider area:

PRoW within sub-area continues to surrounding network providing good wider access to the area for walkers

Extracts from other relevant evidence (e.g. VDS, NDP):

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CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	141 Aldmodington - Somerley Coastal Plain
Date of area survey:	20.8.18
Surveyors:	AG
Weather/visibility:	Partly cloudy
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA) LCA SC3 Chichester Harbour Chichester District AONB Landscape Capacity Study – Zone 15 Chichester Harbour AONB Landscape Character Assessment: LCT / LCA I Coastal Peninsula; I1 Manhood Peninsula
Landscape designations:	None

DRAFT

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the sub-area from: Local footpath network Some views from private land and listed buildings in Somerley Conservation Area Local rural roads / lanes (Bell Lane and Somerley Lane, within Somerley Conservation Area) – glimpses through gaps in hedgerows – some parts in south more openly visible Houses - small number within sub-area and south-eastern edge of Somerley	Types of viewers: Drivers Walkers Residents, including in listed buildings and conservation area	Opportunities for mitigation and landscape compatibility of mitigation: Good hedgerow structure provides good opportunities to build upon
Views out of the sub-area to: Distant views to South Downs Earnley Windmill	Magnitude of viewers (level of use and popularity): Localised views from road and houses – therefore relatively small number	Impacts of mitigation: Possible loss of views to South Downs
Does the sub-area form part of a skyline? Yes where there is an absence of taller vegetation or landform forming a backdrop	Visual perceptions (activity and expectations of local visual receptors): Walkers with some expectation of scenic beauty, close to AONB and conservation area	
Panoramic views: No		
Landmark features: Earnley Windmill		
Sensitivity score: Medium	Sensitivity score: Medium	Sensitivity score: Medium / low
Visual sensitivity score: Medium		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Perceptibly flat and low-lying – all around the 5m contour	Boundary features other than vegetation: Post and wire fence Short sections of brick / flint walls along Bell Lane	Tranquillity – Noise levels: Peaceful landscape
Geological features: None	Historic landscapes: Much of area made up of medieval to post-medieval private enclosure	Tranquillity – Visual intrusion / detractors: Largely unspoiled
Soil quality: Grade 2	Parkland features: None known	Tranquillity – Light pollution/dark skies: Generally relatively dark
Water features: Some drainage ditches Pond in southern tip		
Landcover and land use: Mostly arable farming Some pockets of pasture fields in south Small campsite at Red House Farm	Conservation Area: North-western part of area is within Somerley CA	
Tree belts, individual trees and riverside trees: Largely absent	Landscape features of CA: Pasture field in north of sub-area is within the CA Significant tree groups, including along south-western edge of sub-area Listed cottages and Earnley Windmill along Bell Lane Wide grass verges along southern section of Bell Lane Houses often hidden by tall hedges and trees	
Hedgerows and hedgerow trees: Frequent hedgerows often without trees, particularly in south	Built form: Farm cottages and farms to some edges	Accessibility by public footpath: Footpaths cross centre and northern part and along northern edge
Woodland and copses: Small woodland area around Red House Farm	Setting of listed buildings: North-western part forms setting for Grade II Mill House and Earnley Windmill on Bell Lane	Open access areas: None

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Wetland and meadow: None known	Scheduled Ancient Monuments: None	Recreational areas: None
Common land: None	Settlement pattern: Largely unsettled Isolated farm buildings and linear form of southern Somerley	
Heathland: None	Contribution of private gardens to landscape character: Vegetation within gardens in Somerley CA	Aesthetic sensitivity - Elements of openness/enclosure: Open character in south, some enclosure in places
Other significant vegetation cover: None known	Cultural associations: Windmill	Aesthetic sensitivity – landscape pattern: Much of southern part is large scale with some regularity and homogeneity; Smaller scale in north-east and parts of western edge
BAP/Phase 1 records: Deciduous woodland block at Red House Farm	Features of cultural importance: None known	
Presence of SPA/SAC/SSSI/SINC/SANG local wildlife designation/Semi-Natural Ancient Woodland: None		
<i>Other information</i>		
Sensitivity score: Medium / low	Sensitivity score: Medium / high	Sensitivity score: Medium / high
Landscape sensitivity score: Medium		
Additional comments:		

Relationship with the wider landscape/townscape

<p>Adjacent settlement: Somerley to north-west Almodington to east – Horticultural Development Area (HDA) Earnley to south</p>
<p>Character of the urban edge: Largely well-vegetated</p>
<p>Presence in a floodplain: Small areas to north-west and beyond western edge within flood zones 2 and 3</p>
<p>Relationship with adjacent wider countryside: Sub-area feels strongly rural and part of the wider countryside and separate from built up areas; forms part of Somerley conservation area and separation between Somerley and Almodington and Earnley, and between Almodington and Earnley / East Wittering</p>
<p>Character of adjacent village(s): Somerley is a linear, loosely developed village with no centre but a number of listed buildings Earnley is a small, nucleated settlement formed around the meeting point of 3 roads Almodington is largely made up of horticultural nurseries, with large glass houses, west of Almodington Lane with houses along the road and on small roads perpendicular to that lane</p>
<p>Historic links with the wider area if known: None known</p>
<p>Ecological links with the wider area if known: None known</p>
<p>Recreational links with the wider area: None known</p>
<p>Extracts from other relevant evidence (e.g VDS, NDP): Somerley Conservation Area Appraisal: Trees and particularly hedges are very important and define most property boundaries. The hedges tend to be straggly rather than clipped. Trees include several groups of willow, confirming the wet and boggy nature of the land. Views out of the conservation area, over the flat surrounding land, are therefore limited to glimpses through gateways. Long views along Bell Lane, as it curves gently, are important.</p>

CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	142 Aldmodington Eastern Coastal Plain
Date of area survey:	20.8.18
Surveyors:	AG
Weather/visibility:	Partly cloudy
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA) LCA SC2 Manhood Peninsula Chichester District AONB Landscape Capacity Study – Zone 15 Chichester Harbour AONB Landscape Character Assessment: LCT / LCA I Coastal Peninsula; I1 Manhood Peninsula
Landscape designations:	None

DRAFT

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the sub-area from: Local footpath network between Almodington and Highleigh Local rural roads / lanes – often open views with no hedges Houses - small number within sub-area and eastern edge of Almodington, as well as Highleigh	Types of viewers: Drivers Walkers Residents	Opportunities for mitigation and landscape compatibility of mitigation: Moderate hedgerow structure provides some opportunities to build upon
Views out of the sub-area to: Distant views to South Downs	Magnitude of viewers (level of use and popularity): Most of sub-area visible from footpaths, roads and houses	Impacts of mitigation: Possible loss of views to South Downs Loss of open character
Does the sub-area form part of a skyline? Yes where there is an absence of taller vegetation or landform forming a backdrop	Visual perceptions (activity and expectations of local visual receptors): Walkers with some expectation of scenic beauty, close to AONB	
Panoramic views: Wide views across open countryside		
Landmark features: None		
Sensitivity score: Medium / high	Sensitivity score: Medium	Sensitivity score: Medium
Visual sensitivity score: Medium		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Perceptibly flat and low-lying – all around the 5m contour	Boundary features other than vegetation: Post and wire fence Short sections of brick / flint wall at Earnley Grange	Tranquillity – Noise levels: Peaceful landscape
Geological features: None	Historic landscapes: Much of area made up of post-medieval Parliamentary enclosure	Tranquillity – Visual intrusion / detractors: Largely unspoiled
Soil quality: Grade 2	Parkland features: None known	Tranquillity – Light pollution/dark skies: Generally relatively dark
Water features: Drainage ditches Coastal realignment channel and basins in south-east – Easton Rife Farm ponds		
Landcover and land use: Mostly arable farming Some pockets of pasture fields in west – along edge of Almodington Caravan and boat storage field north of Earnley Grange	Conservation Area: None	
Tree belts, individual trees and riverside trees: Some trees along edge of Almodington – otherwise largely absent	Landscape features of CA: N/A	
Hedgerows and hedgerow trees: Some hedgerows often without trees, particularly away from Almodington	Built form: Some low density housing in north-west and south-west Easton Cottages, Grange Farm and Earnley Grange in south	Accessibility by public footpath: Footpaths cross centre and northern part with short section in south-west

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Woodland and copses: None	Setting of listed buildings: Grade II Earnley Grange in south-west Fields adjacent to group of listed buildings outside sub-area at edge of Almodington may be important to their setting	Open access areas: None
Wetland and meadow: Floodplain grazing marsh – small areas in south	Scheduled Ancient Monuments: None	Recreational areas: None
Common land: None	Settlement pattern: Largely unsettled Some low density housing in north-west and south-west – along roads Loosely grouped Grange Farm and Earnley Grange in south-west Isolated Easton Cottages in south-east	
Heathland: None	Contribution of private gardens to landscape character: Vegetation within gardens in at edge of Almodington are largely well-vegetated	Aesthetic sensitivity - Elements of openness/enclosure: Open character away from western edge – close to Almodington
Other significant vegetation cover: None known	Cultural associations: None known	Aesthetic sensitivity – landscape pattern: Much of sub-area is large scale with some regularity and homogeneity; Smaller scale and more enclosed along western edge adjacent to Almodington
BAP/Phase 1 records: Floodplain grazing marsh – small areas in south	Features of cultural importance: None known	
Presence of SPA/SAC/SSSI/SINC/SANG local wildlife designation/Semi-Natural Ancient Woodland: None		
<i>Other information</i>		
Sensitivity score: Medium	Sensitivity score: Medium / low	Sensitivity score: Medium / high

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Landscape sensitivity score: Medium		
Additional comments:		

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Relationship with the wider landscape/townscape

<p>Adjacent settlement: Almodington to west – Horticultural Development Area (HDA)</p>
<p>Character of the urban edge: Largely well-vegetated</p>
<p>Presence in a floodplain: Southern and much of western edges within flood zones 2 and 3 Fingers crossing centre of sub-area within flood zone 2</p>
<p>Relationship with adjacent wider countryside: Sub-area feels strongly rural and part of the wider countryside and separate from built up areas; forms part of separation between Almodington and Highleigh / Sidlesham</p>
<p>Character of adjacent village(s): Almodington is largely made up of horticultural nurseries, with large glass houses, west of Almodington Lane with houses along the road and on small roads perpendicular to that lane; some historic buildings along eastern edge</p>
<p>Historic links with the wider area if known: None known</p>
<p>Ecological links with the wider area if known: None known</p>
<p>Recreational links with the wider area: None known</p>
<p>Extracts from other relevant evidence (e.g VDS, NDP): Birdham Parish Neighbourhood Plan: Policy 4, Maintain open views / enhance viewpoint access around the Harbour and the interior farmland of the Manhood. Views across the sub-area not noted as important.</p>

CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	143 Aldmodington - Bracklesham Coastal Plain
Date of area survey:	20.8.18
Surveyors:	AG
Weather/visibility:	Partly cloudy
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA) LCA SC2 Manhood Peninsula; SC1 South Coast Shoreline (southern section of sub-area) Chichester District AONB Landscape Capacity Study – Zone 15 Chichester Harbour AONB Landscape Character Assessment: LCT / LCA I Coastal Peninsula; I1 Manhood Peninsula
Landscape designations:	None

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VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the sub-area from: Local footpath network south of Almodington and east of Bracklesham Local rural roads / lanes – often open views with no hedges Houses – including within Earnley Conservation Area Private open space to east of Conservation Area with identified views Holiday parks at Marsh Farm and edge of Bracklesham	Types of viewers: Drivers Walkers Residents Holiday visitors	Opportunities for mitigation and landscape compatibility of mitigation: Moderate hedgerow structure provides some opportunities to build upon
Views out of the sub-area to: Distant views to South Downs Across sea from southern tip	Magnitude of viewers (level of use and popularity): Most of sub-area visible from footpaths, roads and houses	Impacts of mitigation: Possible loss of views to South Downs and sea Loss of open character
Does the sub-area form part of a skyline? Yes where there is an absence of taller vegetation or landform forming a backdrop – including from shoreline	Visual perceptions (activity and expectations of local visual receptors): Walkers and tourists with some expectation of scenic beauty, close to AONB Views identified within Earnley Conservation Area	
Panoramic views: Wide views across open countryside and sea		
Landmark features: None		
Sensitivity score: Medium / high	Sensitivity score: Medium	Sensitivity score: Medium
Visual sensitivity score: Medium		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Perceptibly flat and low-lying –around and below the 5m contour	Boundary features other than vegetation: Post and wire and post and rail fences	Tranquillity – Noise levels: Peaceful landscape
Geological features: None	Historic landscapes: Much of area made up of medieval to post-medieval piecemeal enclosure	Tranquillity – Visual intrusion / detractors: Largely unspoiled, except for open edge of Bracklesham and the disused adult education centre south of Earnley
Soil quality: Grade 2 and 3	Parkland features: None known	Tranquillity – Light pollution/dark skies: Generally relatively dark – glow from Bracklesham
Water features: Drainage ditches, including coastal realignment channel east of Earnley		
Landcover and land use: Mostly arable farming Holiday park in south-west	Conservation Area: Earnley Conservation Area adjacent to and largely surrounded by the sub-area	
Tree belts, individual trees and riverside trees: Some trees around Earnley – otherwise largely absent	Landscape features of CA: Open space within private ownership / garden curtilage to eastern and southern edges	
Hedgerows and hedgerow trees: Some hedgerows often without trees	Built form: Holiday village in south-west	Accessibility by public footpath: Footpaths cross parts of sub-area; eastern part inaccessible
Woodland and copses: None	Setting of listed buildings: Grade II* listed Church in Earnley is set within wooded settlement and visually screened from sub-area	Open access areas: None
Wetland and meadow: Floodplain grazing marsh – much of southern part	Scheduled Ancient Monuments: None	Recreational areas: None
Common land: None	Settlement pattern: Largely unsettled Wide linear arrangement of static caravans in holiday park at edge of Bracklesham	

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Heathland: None	Contribution of private gardens to landscape character: Vegetation within gardens in Earley are largely well-vegetated	Aesthetic sensitivity - Elements of openness/enclosure: Open character with some exposure; more enclosed north of Earnley
Other significant vegetation cover: Scrub vegetation associated with floodplain grazing marsh	Cultural associations: None known	Aesthetic sensitivity – landscape pattern: Much of sub-area is large scale with some homogeneity; Smaller scale and more enclosed north of Earnley
BAP/Phase 1 records: Floodplain grazing marsh – much of southern area	Features of cultural importance: None known	
Presence of SPA/SAC/SSSI/SINC/SANG local wildlife designation/Semi-Natural Ancient Woodland: None		
<i>Other information</i>		
Sensitivity score: Medium	Sensitivity score: Medium	Sensitivity score: Medium / high
Landscape sensitivity score: Medium		
Additional comments:		

Relationship with the wider landscape/townscape

<p>Adjacent settlement: Almodington to north – Horticultural Development Area (HDA) Earnley and Bracklesham to west</p>
<p>Character of the urban edge: Almodington and Earnley largely well-vegetated Edge of Bracklesham open</p>
<p>Presence in a floodplain: Much of south within flood zones 2 and 3 Fingers on western and eastern edges of sub-area within flood zone 2</p>
<p>Relationship with adjacent wider countryside: Sub-area feels strongly rural and part of the wider countryside and separate from built up areas, except for area adjacent to open edge of Bracklesham; forms separation between Almodington and Earnley; and Earnley and Bracklesham; as well as the rural setting for Earnley</p>
<p>Character of adjacent village(s): Almodington is largely made up of horticultural nurseries, with large glass houses, west of Almodington Lane with houses along the road and on small roads perpendicular to that lane; some historic buildings along eastern edge. Earnley's historic area is made up of low density housing centred around the Church and set around the intersection of 3 roads. Modern buildings form the northern, north-western and south-eastern edges. Bracklesham is a densely developed holiday resort emanating from the coast.</p>
<p>Historic links with the wider area if known: None known</p>
<p>Ecological links with the wider area if known: None known</p>
<p>Recreational links with the wider area: None known</p>
<p>Extracts from other relevant evidence (e.g VDS, NDP): Earnley's small conservation area centred on the meeting point of three roads; Spacious and informal layout of buildings; Large gardens with trees, hedging and flint boundary walls; Medieval Church centrally located on a small green; Earnley Manor sits back from the green, well concealed by tall trees;</p>

CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	144 Bracklesham Coastal Plain
Date of area survey:	20.8.18
Surveyors:	AG
Weather/visibility:	Partly cloudy
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA) LCA SC2 Manhood Peninsula; Chichester District AONB Landscape Capacity Study – Zone 15 Chichester Harbour AONB Landscape Character Assessment: LCT / LCA I Coastal Peninsula; I1 Manhood Peninsula
Landscape designations:	None

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VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the sub-area from: Local footpath between Earnley and Bracklesham Local rural roads between Earnley and Bracklesham Houses – along north side of Clappers Lane and edge of new and proposed development on eastern edge of Bracklesham	Types of viewers: Drivers Walkers Residents	Opportunities for mitigation and landscape compatibility of mitigation: Good hedgerow structure to edges (including thick hedge to western edge and scrub to south), and adjacent watercourse (to east) provide some opportunities to build upon
Views out of the sub-area to: Edge of Bracklesham	Magnitude of viewers (level of use and popularity): Small section of road and footpath	Impacts of mitigation: Loss of field pattern through subdivision
Does the sub-area form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): Urban edge	
Panoramic views: No		
Landmark features: None		
Sensitivity score: Medium / low	Sensitivity score: Medium / low	Sensitivity score: Medium / low
Visual sensitivity score: Medium / low		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Perceptibly flat and low-lying –around and below the 5m contour	Boundary features other than vegetation: Post and wire and post and rail fences	Tranquillity – Noise levels: Tranquillity somewhat affected by nearby Bracklesham including recreation ground, and by traffic on Clappers Lane which forms northern boundary
Geological features: None	Historic landscapes: Medieval to post-medieval piecemeal enclosure	Tranquillity – Visual intrusion / detractors: Some influence from open edge of Bracklesham
Soil quality: Grade 2	Parkland features: None known	Tranquillity – Light pollution/dark skies: Generally relatively dark – glow from Bracklesham
Water features: None known		
Landcover and land use: Arable field	Conservation Area: Separated from Earnley Conservation Area by strip of marsh grazing	
Tree belts, individual trees and riverside trees: Trees to eastern and south-eastern edge	Landscape features of CA: Open space within private ownership / garden curtilage to eastern and southern edges	
Hedgerows and hedgerow trees: Hedgerows to boundaries	Built form: None	Accessibility by public footpath: Footpath along eastern edge
Woodland and copses: None	Setting of listed buildings: None	Open access areas: None
Wetland and meadow: Floodplain grazing marsh – to eastern and southern parts	Scheduled Ancient Monuments: None	Recreational areas: None
Common land: None	Settlement pattern: Unsettled	
Heathland: None	Contribution of private gardens to landscape character:	Aesthetic sensitivity - Elements of openness/enclosure:

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
	Vegetation within gardens in Earnley are largely well-vegetated	Open character within, but enclosed by settlement and vegetation
Other significant vegetation cover: Scrub vegetation associated with floodplain grazing marsh	Cultural associations: None known	Aesthetic sensitivity – landscape pattern: Simple, small to medium scale
BAP/Phase 1 records: Floodplain grazing marsh –southern and eastern areas	Features of cultural importance: None known	
Presence of SPA/SAC/SSSI/SINC/SANG local wildlife designation/Semi-Natural Ancient Woodland: None		
<i>Other information</i>		
Sensitivity score: Medium	Sensitivity score: Medium / low	Sensitivity score: Medium / low
Landscape sensitivity score: Medium / low		
Additional comments:		

Relationship with the wider landscape/townscape

<p>Adjacent settlement: Bracklesham to west and Earnley to east</p>
<p>Character of the urban edge: Earnley largely well-vegetated Edge of Bracklesham open</p>
<p>Presence in a floodplain: Eastern edge within flood zones 2 and 3</p>
<p>Relationship with adjacent wider countryside: Sub-area feels rural with some links to the wider countryside to the east. Cut off from wider landscape to north but feels separate from built up areas, except for area adjacent to open edge of Bracklesham; forms separation between Earnley and Bracklesham</p>
<p>Character of adjacent village(s): Earnley's historic area is made up of low density housing centred around the Church and set around the intersection of 3 roads. Modern buildings form the northern, north-western and south-eastern edges. Bracklesham is a densely developed holiday resort emanating from the coast.</p>
<p>Historic links with the wider area if known: None known</p>
<p>Ecological links with the wider area if known: None known</p>
<p>Recreational links with the wider area: None known</p>
<p>Extracts from other relevant evidence (e.g VDS, NDP): Earnley's small conservation area centred on the meeting point of three roads; Spacious and informal layout of buildings; Large gardens with trees, hedging and flint boundary walls; Medieval Church centrally located on a small green; Earnley Manor sits back from the green, well concealed by tall trees;</p>

CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	145 Earnley Western Matrix
Date of area survey:	20.8.18
Surveyors:	AG
Weather/visibility:	Partly cloudy
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA) LCA SC2 Manhood Peninsula; Chichester District AONB Landscape Capacity Study – Zone 15 Chichester Harbour AONB Landscape Character Assessment: LCT / LCA I Coastal Peninsula; I1 Manhood Peninsula
Landscape designations:	None

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VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the sub-area from: Local footpath B2198 and local rural road Caravan park Houses – within sub-area, including Earnley Conservation Area	Types of viewers: Drivers Walkers Residents Tourists	Opportunities for mitigation and landscape compatibility of mitigation: Hedgerow structure and field subdivision provide good opportunities to build upon
Views out of the sub-area to: Limited long views to South Downs	Magnitude of viewers (level of use and popularity): Most of sub-area locally visible	Impacts of mitigation: Loss of long views to South Downs
Does the sub-area form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): Much of area has an urban edge character Some expectation of scenic beauty within Earnley Conservation Area	
Panoramic views: No		
Landmark features: None		
Sensitivity score: Medium	Sensitivity score: Medium	Sensitivity score: Medium / low
Visual sensitivity score: Medium		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Perceptibly flat and low-lying –around and below the 5m contour	Boundary features other than vegetation: Post and wire and post and rail fences Brick / flint walls within Earnley Conservation Area	Tranquillity – Noise levels: Tranquillity affected by caravan park and nearby Bracklesham, and by traffic on B2198 Quieter in Earnley
Geological features: None	Historic landscapes: Post-medieval to modern piecemeal enclosure and settlement expansion (caravan) in west and centre Early medieval / Dark Age settlement of Earnley	Tranquillity – Visual intrusion / detractors: Caravan park
Soil quality: Grade 2	Parkland features: None known	Tranquillity – Light pollution/dark skies: Eastern part generally relatively dark Light associated with caravan park
Water features: Ditch along western edge		
Landcover and land use: Caravan park forms much of the area Pasture fields to north-west and east Houses and gardens	Conservation Area: Earnley Conservation Area forms eastern part of sub-area	
Tree belts, individual trees and riverside trees: Some tree belts and individual trees around houses, along wide verge of Bracklesham Lane, in north-west, and towards eastern side	Landscape features of CA: Open space within private ownership / garden curtilage to northern, eastern and southern edges, significant mature trees	
Hedgerows and hedgerow trees: Hedgerows to some boundaries – strong in north-west	Built form: Houses to edges and within Earnley Caravans and facilities buildings	Accessibility by public footpath: Footpath crosses east / west
Woodland and copses: Tree groups within Earnley Conservation Area	Setting of listed buildings: Grade II* Church and Grade II and Manor House and Earnley House in Earnley CA Grade II Regency House in west	Open access areas: None
Wetland and meadow: None	Scheduled Ancient Monuments: None	Recreational areas: Caravan park

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Common land: None	Settlement pattern: Ribbon along roads Clustered within Earnley CA Scattered within caravan park	
Heathland: None	Contribution of private gardens to landscape character: Vegetation within gardens in Earnley are largely well-vegetated Other gardens also largely well vegetated	Aesthetic sensitivity - Elements of openness/enclosure: Semi-enclosed by vegetation and built form
Other significant vegetation cover: Orchard in Earnley	Cultural associations: None known	Aesthetic sensitivity – landscape pattern: Some complexity due to varied land use
BAP/Phase 1 records: Traditional orchard	Features of cultural importance: None known	
Presence of SPA/SAC/SSSI/SINC/SANG local wildlife designation/Semi-Natural Ancient Woodland: None		
<i>Other information</i>		
Sensitivity score: Medium	Sensitivity score: Medium / high	Sensitivity score: Medium
Landscape sensitivity score: Medium		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: Bracklesham to south and Earnley to east

<p>Character of the urban edge: Earnley largely well-vegetated Edge of Bracklesham open in places</p>
<p>Presence in a floodplain: Eastern edge and western side of Earnley within flood zones 2 and 3</p>
<p>Relationship with adjacent wider countryside: Sub-area feels rural in places, more so in east, with some links to the wider countryside to the north, but with awareness of the proximity of Bracklesham; forms part of separation between Earnley and Bracklesham</p>
<p>Character of adjacent village(s): Earnley's historic area is made up of low density housing centred around the Church and set around the intersection of 3 roads. Modern buildings form the northern, north-western and south-eastern edges. Bracklesham is a densely developed holiday resort emanating from the coast.</p>
<p>Historic links with the wider area if known: None known</p>
<p>Ecological links with the wider area if known: None known</p>
<p>Recreational links with the wider area: None known</p>
<p>Extracts from other relevant evidence (e.g VDS, NDP): Earnley's small conservation area centred on the meeting point of three roads; Spacious and informal layout of buildings; Large gardens with trees, hedging and flint boundary walls; Medieval Church centrally located on a small green; Earnley Manor sits back from the green, well concealed by tall trees;</p>

CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	146 East Wittering Northern Coastal Plain
Date of area survey:	20.8.18
Surveyors:	AG
Weather/visibility:	Partly cloudy
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA) LCA SC2 Manhood Peninsula (south-eastern section); SC3 Chichester Harbour (north-western section of sub-area) Chichester District AONB Landscape Capacity Study – Zone 15 Chichester Harbour AONB Landscape Character Assessment: LCT / LCA I Coastal Peninsula; I1 Manhood Peninsula
Landscape designations:	None

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VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the sub-area from: Local footpath B2198 and Church Road Glimpses from business park Houses – at edge of East Wittering School Recreation ground	Types of viewers: Drivers Walkers Residents School People using recreation ground	Opportunities for mitigation and landscape compatibility of mitigation: Good hedgerow structure provides opportunities to build upon
Views out of the sub-area to: Long views to South Downs Edge of East Wittering	Magnitude of viewers (level of use and popularity): Most of sub-area locally visible, from busy roads and relatively high number of houses, well-used playing fields and school	Impacts of mitigation: Loss of long views to South Downs
Does the sub-area form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): Much of area has an urban edge character, particularly to south	
Panoramic views: No		
Landmark features: None		
Sensitivity score: Medium	Sensitivity score: Medium	Sensitivity score: Medium / low
Visual sensitivity score: Medium		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Perceptibly flat and low-lying –around and below the 5m contour	Boundary features other than vegetation: Post and wire and post and rail fences Chainlink fence and railings around play area	Tranquillity – Noise levels: Tranquillity affected by traffic on B2198 and school and sports activities Quieter in north, away from East Wittering
Geological features: None	Historic landscapes: Planned private enclosure with some modern field amalgamation	Tranquillity – Visual intrusion / detractors: Some open urban edges and large buildings at business park and to south-east
Soil quality: Grade 2	Parkland features: None known	Tranquillity – Light pollution/dark skies: Lighting on Church Road and in business park Central part generally relatively dark Light associated with school and East Wittering
Water features: Ditches, including water course / flood zone running north/south across sub-area		
Landcover and land use: Arable fields Houses and gardens (2 in south-east) Play area and fields, and bowls club in south School playing fields at East Wittering Primary Small camp site in south-east corner	Conservation Area: None	
Tree belts, individual trees and riverside trees: Some trees along southern part of water course Tree belts in north-west, around business park and around bowling green	Landscape features of CA: N/A	
Hedgerows and hedgerow trees: Hedgerows along roads (with trees) and to some internal boundaries (often without trees)	Built form: 2 houses and bowling pavilion in south, otherwise undeveloped	Accessibility by public footpath: Footpath crosses the eastern part
Woodland and copses: None	Setting of listed buildings: None	Open access areas: None

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Wetland and meadow: None	Scheduled Ancient Monuments: None	Recreational areas: Play area and fields, and bowls club in south School playing fields at East Wittering Primary School Small camp site in south-east corner
Common land: None	Settlement pattern: Largely unsettled	
Heathland: None	Contribution of private gardens to landscape character: Vegetation within some gardens at edge of East Wittering	Aesthetic sensitivity - Elements of openness/enclosure: Some enclosure at edges created by vegetation and built form Open character, particularly within centre
Other significant vegetation cover: None	Cultural associations: None known	Aesthetic sensitivity – landscape pattern: A simple landscape with irregular field pattern
BAP/Phase 1 records: None	Features of cultural importance: None known	
Presence of SPA/SAC/SSSI/SINC/SANG local wildlife designation/Semi-Natural Ancient Woodland: None		
<i>Other information</i>		
Sensitivity score: Medium / low	Sensitivity score: Medium / low	Sensitivity score: Medium / low
Landscape sensitivity score: Medium / low		
Additional comments:		

Relationship with the wider landscape/townscape

<p>Adjacent settlement: East Wittering</p>
<p>Character of the urban edge: Edge of East Wittering open in places</p>
<p>Presence in a floodplain: Narrow strip of flood zones 2 and 3 running north/south across sub-area</p>
<p>Relationship with adjacent wider countryside: Sub-area feels rural away from the immediate edge of East Wittering, with links to the wider countryside to the north; somewhat separated from countryside to north-west by housing and the business centre; the western part forms the separation between East Wittering and the business park</p>
<p>Character of adjacent village(s): East Wittering is a densely developed seaside settlement emanating from the coast.</p>
<p>Historic links with the wider area if known: None known</p>
<p>Ecological links with the wider area if known: None known</p>
<p>Recreational links with the wider area: None known</p>
<p>Extracts from other relevant evidence (e.g VDS, NDP): None known</p>

CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	147 Broad Rife
Date of area survey:	4:09:2018
Surveyors:	LA
Weather/visibility:	Clear
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA SC1 South Coast shoreline LCA SC2 Manhood Peninsula Chichester District Landscape Capacity Study Extension 2011 (CDLCSE): LCA Zone 16,
Landscape designations:	Adjacent to Broad Rife which is a RSPB site

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
<p>Views into the sub-area from: Adjacent beach and coastline embankment adjacent Broad Rife: Due to the elevated nature, there are long views across the rest of the sub-area PRoW along eastern edge: views across sub-area to an area of solar panels Western edge of caravan park: Limited due to intervening embankment, although at the southern end more open Viewpoint area at southern end: designed to provide views across Broad Rife</p>	<p>Types of viewers: Visitors – holiday makers Walkers Bird watchers at Broad Rife Adjacent users of Caravan/holiday site</p>	<p>Opportunities for mitigation and landscape compatibility of mitigation: A low-lying open landscape with an intermittent vegetation framework of wind-swept trees and hedgerows. Mitigation planting would be intrusive within this landscape</p>
<p>Views out of the sub-area to: Beach/coastline and the sea: They would only be from adjacent areas due to the low-lying character of the sub-area Broad Rife tidal inlet Open countryside and the SDNP to the north Open countryside to the east and sub-area 151 and 148</p>	<p>Magnitude of viewers (level of use and popularity): Adjacent to an area of holiday parks including caravans, therefore high level of popularity with visitors</p>	<p>Impacts of mitigation: An open landscape with panoramic views which will be compromised by mitigation planting</p>
<p>Does the sub-area form part of a skyline? Yes</p>	<p>Visual perceptions (activity and expectations of local visual receptors):</p>	

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
	Views of coastline, Broad Rife and open countryside with leisure users sensitive to their surroundings and expecting high scenic value	
Panoramic views: From the viewpoint area, there are views south out to the sea, from the west out across Broad Rife tidal area and east over the caravan parks towards Selsey town		
Landmark features: Broad Rife and the enclosing/periphery embankment within this flat coastal landscape		
Sensitivity score: High	Sensitivity score: High	Sensitivity score: High
Visual sensitivity score: High		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Flat and low lying below the contour 5m AOD, with high points marked at 2m AOD	Boundary features other than vegetation: Earth embankments adjacent caravan park to the east	Tranquillity – Noise levels: Quiet, except for the faint noise from overhead light aircraft
Geological features: None	Historic landscapes: Post-medieval enclosure reclaimed Marshland	Tranquillity – Visual intrusion / detractors: Solar panels. Additionally, the visitor facility buildings within the adjacent sub-area 149 are visually dominant rising above the swathe of low-lying caravans
Soil quality: Mainly Grade 3 (good to moderate)	Parkland features: None known	Tranquillity – Light pollution/dark skies: Good, with the only light pollution from neighbouring sub-areas and light glow from Selsey town
Water features: A meandering tributary (with side ditches,)		
Landcover and land use: Arable farmland Grassland Solar panels	Conservation Area: None	
Tree belts, individual trees and riverside trees: Occasional tree on field boundary	Landscape features of CA: N/A	
Hedgerows and hedgerow trees: Wide hedgerow along eastern boundary of adjacent golf course Intermittent hedgerows with low wind swept trees throughout rest of sub-area	Built form: Solar panels Redundant farm buildings	Accessibility by public footpath: PRoW along eastern boundary which then aligns in a westward direction and eastwards towards Selsey PRoW on embankment at southern end also connecting to a wider PRoW network and Selsey
Woodland and copses: None	Setting of listed buildings: None	Open access areas: None
Wetland and meadow: Possible adjacent main tributary	Scheduled Monuments: None	Recreational areas: PRoW

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
		RSPB site (Broad Rife) Multi Use Games Area and open grass field
Common land: None	Settlement pattern: One isolated farmstead with mainly redundant buildings	
Heathland: None	Contribution of private gardens to landscape character: None	Aesthetic sensitivity - Elements of openness/enclosure: Open landscape with long views across sub-area
Other significant vegetation cover: Area of grassland at northern end	Cultural associations: None known	Aesthetic sensitivity – landscape pattern: Simple, flat, open arable landscape of medium size fields, with raised embankment at southern end
Priority Habitat Inventory/Phase 1 records: Priority Habitat Inventory - Coastal and Floodplain Grazing Marsh: Large area at northern end and smaller area at southern end	Features of cultural importance: North eastern end partly aligns along dismantled tramway	
Presence of SPA/SAC/SSSI/SNCI/SANG local wildlife designation/Semi-Natural Ancient Woodland: Southern and part of the western section is covered by the RSPB site at Broad Rife Adjacent SSSI site at coastline		
<i>Other information</i>		
Sensitivity score: High	Sensitivity score: Medium/Low	Sensitivity score: High
Landscape sensitivity score: Medium/High		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: N/A
Character of the urban edge: No connection
Presence in a floodplain: Completely
Relationship with adjacent wider countryside: Continuation of open agricultural land across to the adjacent sub-area 151 and 148 and across to the west and north
Character of adjacent village(s): No village settlements. However sub-area 147 is adjacent a caravan park (Selsey Country Club) in sub-area 148. Where the character is a regimented grid of older/1970's chalet style holiday buildings set in open amenity grassland with an access ring road
Historic links with the wider area if known: Dismantled tramline aligns along part of eastern edge and PRoW
Ecological links with the wider area if known: Contains eastern part of the RSPB site which is centred on Broad Rife
Recreational links with the wider area: Adjacent and within the RSPB site which contains Broad Rife, also contains PRoW along eastern boundary with links to Pagham Harbour to the north and again Broad Rife to the west
Extracts from other relevant evidence (e.g. VDS, NDP):

CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	148 Selsey Western Mosaic
Date of area survey:	4:09:2018
Surveyors:	LA
Weather/visibility:	Clear
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA SC2 Manhood Peninsula Chichester District Landscape Capacity Study Extension 2011 (CDLCSE): LCA Zone 16,
Landscape designations:	None

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the sub-area from: Golf links Lane (also a PRow): Views across open farmland to the north and south. A line of poplar trees screen the western settlement edge of Selsey Views across sub-area to Golf Course Club House and associated facilities	Types of viewers: Users of holiday park and golf course Walkers	Opportunities for mitigation and landscape compatibility of mitigation: Good framework of hedgerows and rows of trees which mitigation planting could build on, especially within areas adjacent the settlement boundary on the eastern edge.
Views out of the sub-area to: Sub-area 151 and the properties on the B2145 The hills within the SDNP to the north Edge of sub-area 148, with some buildings visible	Magnitude of viewers (level of use and popularity): High, due to usage and access to holiday park	Impacts of mitigation: To the north of Golf Links Road, the landscape is more open with intermittent hedgerows, therefore mitigation would be more alien within this open landscape
Does the sub-area form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): High, as users will be holiday makers particularly interested in their surroundings	
Panoramic views: To the north across to the South Downs		
Landmark features: Flint Farm house, although not listed is a good example of the local vernacular architecture		

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Sensitivity score: Medium	Sensitivity score: Medium	Sensitivity score: Medium
Visual sensitivity score: Medium		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Flat, set below the 5m contour with high points at 3m AOD	Boundary features other than vegetation: Timber post and rail Chain mesh fencing	Tranquillity – Noise levels: Quiet, except for faint light aircraft
Geological features: None known	Historic landscapes: Southern section: Parliamentary enclosure	Tranquillity – Visual intrusion / detractors: Generally, few detractors with the sub-station at the eastern end creating a localised visual intrusion within this largely rural landscape The chalet site is low-lying and not particularly visible from the wider landscape
Soil quality: Northern area: Grade 3: (good to moderate) Central and southern area: Grade 2 (very good)	Parkland features: None	Tranquillity – Light pollution/dark skies: No street light on Golf Links Road within Sub-area Robust planting along the settlement boundary of Selsey will reduce light intrusion from adjacent built area
Water features: Linear lake separates golf course with area of chalets. The lake is also part of a tributary which feeds into Broad Rife to the west The Selsey Country Club web sites states that there is a pond on the golf course which was formed by a bomb being dropped by the Luftwaffe on the 26 th of June 1941 in WWII		

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Landcover and land use: Golf course and club house Selsey Country Club: Large area of holiday chalets set in amenity grassland with tennis courts and bowling green Fields of predominantly pasture used presently for sheep grazing Farmstead Sub-station	Conservation Area: None	
Tree belts, individual trees and riverside trees: The golf course has a mix of individual trees and tree belts Rows of poplars adjacent Paddock Lane and the Green Lawns Holiday Park	Landscape features of CA: N/A	
Hedgerows and hedgerow trees: Mixed quality of hedgerows around fields in the southern section, with some hedgerow trees	Built form: Single storey chalets Golf course club house Isolated residential property with horse stabling Northcommon Farm Cottages and farm buildings	Accessibility by public footpath: PRoW connecting to the south (Selsey) and to the west (Broad Rife)
Woodland and copses: Linear woodland copse along eastern edge of golf course Small woodland copse to west of Northcommon Farm	Setting of listed buildings: Northcommon Farm Cottages: Grade II	Open access areas: None
Wetland and meadow: Potential wetland areas adjacent ponds within golf course	Scheduled Monuments: None	Recreational areas: Selsey Country Club: private leisure facility including golf course, tennis courts and bowling green
Common land: None	Settlement pattern: Selsey Country Club is laid out on a rectangular grid pattern, with the chalets leading off at an angle.	
Heathland: None	Contribution of private gardens to landscape character:	Aesthetic sensitivity - Elements of openness/enclosure: Largely open landscape with pockets of enclosure

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
	Adjacent garden boundary planting with mature garden trees and shrubs soften the settlement edge of Selsey No gardens of significance within sub-area	
Other significant vegetation cover: Golf course landscape includes a mix of highly manicured greens with areas of rougher grassland giving way to scrub To the south there is a grid of fields of grassland	Cultural associations: The Selsey Country Club web sites states that there is a pond on the golf course which was formed by a bomb being dropped by the Luftwaffe on the 26 th of June 1941 within the WWII	Aesthetic sensitivity – landscape pattern: Three areas: rectangular hedged pasture fields, an area of a formal grid layout of holiday chalets and a contrasting informal layout of a golf course characterised by an irregular vegetation pattern including scrub and small trees
Priority Habitat Inventory/Phase 1 records: None	Features of cultural importance: Pond created by dropped bomb (see above)	
Presence of SPA/SAC/SSSI/SNCI/SANG local wildlife designation/Semi-Natural Ancient Woodland: None		
<i>Other information</i>		
Sensitivity score: Medium	Sensitivity score: Medium	Sensitivity score: Medium
Landscape sensitivite score: Medium		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: Selsey

<p>Character of the urban edge: A small length of the edge of this sub-area abuts the settlement boundary of Selsey. At the northern end (Golf Links Lane) this is characterised by detached properties within mature gardens with boundary vegetation. Further to the south is a caravan park characterised by mobile homes/caravans set around a link road within open grassland and some tree planting; the sub-area's adjacent edge of this caravan park is defined by a line of poplars and hedgerow vegetation</p>
<p>Presence in a floodplain: Mainly, although with a central area not in and an area within the eastern section also not in floodplain</p>
<p>Relationship with adjacent wider countryside: Wider countryside to the north and west is mainly open and arable</p>
<p>Character of adjacent village(s): No villages</p>
<p>Historic links with the wider area if known: Eastern edge of sub-area dismantled tram line</p>
<p>Ecological links with the wider area if known: None known, although hedgerows are part of a wider network</p>
<p>Recreational links with the wider area: Contains PRoW which leads to Broad Rife and the RSPB site to the west and Pagham Harbour to the north</p>
<p>Extracts from other relevant evidence (e.g. VDS, NDP):</p>

CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	149 Selsey Western Leisure and Recreation
Date of area survey:	4:09:2018
Surveyors:	LA
Weather/visibility:	Clear
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA SC2 Manhood Peninsula Chichester District Landscape Capacity Study Extension 2011 (CDLCSE): LCA Zone 16,
Landscape designations:	None

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
<p>Views into the sub-area from: Beach/coastline (Coastal path): Views north across sub-area with a low-lying mass of caravans, which collectively sit low in the landscape, although visitor facilities (taller) are more prominent. This view extends across to the South Downs (SDNP) Mill Lane: Views from the approach road to Caravan sites, with entrance building dominating as well as the listed Windmill Warner's Lane: Approach road, with views to the edge of the caravan sites and out to the north and west Broad Rife: Views up to edge of caravan site set behind earth mound and Broad Rife Drain PRow through caravan sites, short range views limited by density of Caravans</p>	<p>Types of viewers: Residents Visitors – holiday makers Walkers Drivers</p>	<p>Opportunities for mitigation and landscape compatibility of mitigation: Lacks vegetation framework except some wind-swept trees along the watercourses. Due to the exposed character of this sub-area, it would be difficult to establish planting to have a satisfactory mitigating effect</p>
<p>Views out of the sub-area to: Generally, within the caravan sites, there are limited views, however on the southern edge there are views out to the coastline and sea, Broad Rife and the embankment. The embankment screens views of the new tidal area</p>	<p>Magnitude of viewers (level of use and popularity): High density of caravans with holiday makers, therefore high level of popularity with visitors</p>	<p>Impacts of mitigation: Loss of open landscape character, although would also be difficult to establish</p>

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Longer views north from northern edge out to open countryside and across to the hills within the South Downs National Park		
Does the sub-area form part of a skyline? Yes	Visual perceptions (activity and expectations of local visual receptors): Views of coastline, with leisure users sensitive to their surroundings Generally, an area of recreation and relaxation with expectations of scenic quality	
Panoramic views: From the south out to the sea and the north across to the South Downs		
Landmark features: Medmerry Windmill – Grade II		
Sensitivity score: Medium/High	Sensitivity score: Medium	Sensitivity score: Medium
Visual sensitivity score: Medium		
Additional comments: In plain, this area of caravan sites looks extensive, but within the landscape it is low lying which minimises its visual impact on the surrounding landscape		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Flat and low lying below contour 5m, with spot heights at 3m AOD	Boundary features other than vegetation: Timber sea defences Earth embankment along the western edge of caravan site Chestnut cleft timber post and rail A mix of garden walls, including breeze blocks, concrete blocks and timber garden panel fencing	Tranquillity – Noise levels: Quiet, except faint noise from light aircraft
Geological features: None known	Historic landscapes: No remaining evidence	Tranquillity – Visual intrusion / detractors: Newer larger visitor facility buildings, due to their height they are visually prominent
Soil quality: Northern area: Grade 2 (very good) Southern area: Grade 3 (good to moderate)	Parkland features: None known	Tranquillity – Light pollution/dark skies: Main light sources will be from the visitor facilities
Water features: Meandering streams through caravan parks, often with windswept trees		
Landcover and land use: Caravan park with individual permanent caravans set in areas of mown grass with tarmac roads and visitor facilities Touring caravan site within the northern section Caravan sales forecourt/caravan maintenance areas College playing fields, playing field on northern edge and football pitch south of Warner's Lane	Conservation Area: None	
Tree belts, individual trees and riverside trees: Wide tree belt north of caravans off Cambridge Lane. This tree belt then connects to a hedgerow further to the north in open countryside Individual wind-swept trees adjacent streams and within caravan parks Tree avenues along access roads within Southcoast Caravan Park	Landscape features of CA: N/A	

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
<p>Hedgerows and hedgerow trees: Some hedgerows, mainly within the northern section with an occasional wind-swept tree</p>	<p>Built form: Single storey caravans set within groups in open grassland accessed by tarmac and concrete roads</p>	<p>Accessibility by public footpath: PRoW transects across the northern section providing access to Broad Rife and beyond Permissive footpaths along western edge (Broad Rife) Short section of PRoW from the windmill into caravan site Coastal path on southern edge</p>
<p>Woodland and copses: None</p>	<p>Setting of listed buildings: Mill House – Grade II Medmerry Windmill – Grade II Sub-area 150 provides an open setting for these listed buildings</p>	<p>Open access areas: None</p>
<p>Wetland and meadow: Small area on north western edge adjacent Broad Rife</p>	<p>Scheduled Monuments: None</p>	<p>Recreational areas: Coastal path on southern edge Private caravan parks Crazy golf Go-carting circuit Sports pitches Fairground Play area and MUGA Burns Leisure West Sands</p>
<p>Common land: None</p>	<p>Settlement pattern: Piecemeal collection of a mix of caravan parks of even density mainly set in open grassland. Higher density of caravans often with individual garden boundaries demarcated located off Montalan Crescent, The Causeway and Mayridge (north of Mill Lane). This area also has a more permanent feel To the north the boundaries of the Caravan parks often defined by old field hedgerows</p>	
<p>Heathland: None</p>	<p>Contribution of private gardens to landscape character: Lack of private gardens, although some of the more established caravans have gardens, although if they contain trees, these are often having a windswept character</p>	<p>Aesthetic sensitivity - Elements of openness/enclosure: High density of caravan parks creates enclosure. Openness only really appreciated on boundary of sub-area</p>

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Other significant vegetation cover: Three areas of grass playing fields	Cultural associations: An area of caravan parks part of the British holidaying tradition	Aesthetic sensitivity – landscape pattern: Large expanse of caravan parks adjacent coastline dominates. Expanding and newer caravan parks on northern edge of sub-area
Priority Habitat Inventory/Phase 1 records: Priority Habitat Inventory - Coastal and Floodplain Grazing Marsh: Small area in north west corner adjacent Broad Rife Priority Habitat Inventory - No main habitat but additional habitat exists: Adjacent area on southern stretch adjacent beach	Features of cultural importance: Windmill and Mill House as historic building cluster	
Presence of SPA/SAC/SSSI/SNCI/SANG local wildlife designation/Semi-Natural Ancient Woodland: Adjacent coastline/beach which is a SSSI and Broad Rife an RSPB Reserve		
<i>Other information</i>		
Sensitivity score: Low	Sensitivity score: Medium/low	Sensitivity score: Low
Landscape sensitivity score: Medium		
Additional comments: A large expanse of low-lying caravans, with taller buildings particularly visible and dominant		

Relationship with the wider landscape/townscape

Adjacent settlement: Selsey

<p>Character of the urban edge: This sub-area connects to the settlement boundary of Selsey partly along on its north eastern edge. At the northern end 'Green Lawns Holiday Park' continues into Selsey across the settlement boundary. Further to the south the settlement boundary/sub-area edge is characterised by short rear gardens of properties off St Peter's Crescent (mainly bungalows); before the settlement boundary again cuts across the grounds of Selsey Academy, before aligning along the rear garden boundaries of the properties off Coppice Lane and Spinney Close which are characterised by a high density of two storey properties with some bungalows (Spinney Close)</p>
<p>Presence in a floodplain: Mainly within, except two small areas where Bunn Leisure West Sands is located and a narrow area to the east adjacent to the settlement boundary of Selsey</p>
<p>Relationship with adjacent wider countryside: Good relationship, adjacent to the beach/coastline to the south, Broad Rife to the west and open countryside to the north and south east</p>
<p>Character of adjacent village(s): No traditional villages, although the area of caravans/mobile homes/wooden lodges to the north of Mill Lane along the 'The Causeway' has a more permanent character with marked out plots and garden boundaries. The density is also higher with less grass and additional areas of hard surfacing creating a more urban character</p>
<p>Historic links with the wider area if known: None known</p>
<p>Ecological links with the wider area if known: Area of Coastal grazing marsh continues and extends northwards Adjacent beach which is a SSSI and Broad Rife which is a RSPB site</p>
<p>Recreational links with the wider area: Adjacent the coastline/beach and Broad Rife, with PRoW leading north and east to Selsey town</p>
<p>Extracts from other relevant evidence (e.g. VDS, NDP):</p>

CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	150 Selsey Western Coastal Plain
Date of area survey:	4:09:2018
Surveyors:	LA
Weather/visibility:	Clear
LCA:	
Landscape designations:	None

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
<p>Views into the sub-area from: Mill Lane: Views across open grassland to prominent buildings (Sea Mist) at coastline (off West Street) Warner's Lane: Hedgerow limits views to the south across open paddocks and grassland Old Farm Road: Views across hedgerow to open land Drift Lane: Views across rough grassland within sub-area PRow adjacent beach: Views back inland from beach across open grassland PRow through northern section: views across to Windmill (within sub-area 149) Crablands: View to the west framed by buildings across to open landscape of sub-area</p>	<p>Types of viewers: Walkers Visitors Residents Holiday makers of adjacent caravan site Allotment users Horse owners</p>	<p>Opportunities for mitigation and landscape compatibility of mitigation: To the south west an open landscape, with a large undeveloped area of grassland adjacent beach adding to coastal character To the east a hedgerow framework which mitigation planting could be used to build upon</p>
<p>Views out of the sub-area to: The sea Adjacent caravan site Western edge of Selsey Grade II Listed Windmill</p>	<p>Magnitude of viewers (level of use and popularity): High, with holiday makers and beach users Views from adjacent residential properties</p>	<p>Impacts of mitigation: Loss of openness and separation of Selsey and the adjacent caravan sites Loss of views out towards sea/coastline from Mill Lane Loss of open views of undeveloped countryside from Crablands</p>
<p>Does the sub-area form part of a skyline? Yes</p>	<p>Visual perceptions (activity and expectations of local visual receptors):</p>	

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
	Views of coastline, with leisure users sensitive to their surroundings Residents are also susceptible to changes	
Panoramic views: Out from Mill Lane towards the sea/coast Along PRow adjacent beach		
Landmark features: Windmill outside sub-area, but on edge of		
Sensitivity score: High/medium	Sensitivity score: High	Sensitivity score: Medium/high
Visual sensitivity score: Medium/high		
Additional comments: Sub-area provides visual separation for the adjacent caravan sites to the west with Selsey to the east		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Gently rising towards the coast which restricts views of the sea. From the northern section of the sub-area All set around the 5m contour	Boundary features other than vegetation: Chestnut cleft fencing Post and wire	Tranquillity – Noise levels: Low levels of traffic, although would increase within holiday season Distant noise of light aircraft
Geological features: None known	Historic landscapes: Fieldscape: Parliamentary enclosure	Tranquillity – Visual intrusion / detractors: Adjacent caravan sites are low lying therefore do not have a strong visual impact on landscape character of sub-area Adjacent two storey residential properties are visually conspicuous compared to adjacent area of bungalows
Soil quality: Grade 3 (good to moderate)	Parkland features: None	Tranquillity – Light pollution/dark skies: Street lights on adjacent roads (Old Farm Road)

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
<p>Water features: Tributary along western edge north of Mill Lane forms boundary with adjacent Caravan site, before aligning eastwards Ditch along western boundary at southern end</p>		
<p>Landcover and land use: Grassland (paddocks) Allotments Small area of bungalows off Drift Lane</p>	<p>Conservation Area: None</p>	
<p>Tree belts, individual trees and riverside trees: At northern end low tree belt along western edge Wind swept individual trees within paddocks</p>	<p>Landscape features of CA: N/A</p>	
<p>Hedgerows and hedgerow trees: Low hedgerows with the occasional windswept small tree</p>	<p>Built form: Limited built form with some low-lying bungalows off Drift Lane which are linked to the western settlement edge of Selsey</p>	<p>Accessibility by public footpath: PRoW along southern boundary (adjacent beach) PRoW through northern section leading out to Broad Rife (west)</p>
<p>Woodland and copses: None</p>	<p>Setting of listed buildings: Although this sub area does contain any listed buildings its open undeveloped character contributes to the setting of adjacent listed buildings as below: Mill House – Grade II Medmerry Windmill – Grade II Coastguard Cottages – Grade II Homer Cottages – Grade II Crablands Cottage – Grade II Crablands House – Grade II Crablands Barn – Grade II West Street House – Grade II</p>	<p>Open access areas: None</p>
<p>Wetland and meadow: An area of rough grassland/reeds to the south of Mill Lane and in between Mill Lane and Warner's Lane adjacent stream (also a SNCI)</p>	<p>Scheduled Monuments: None</p>	<p>Recreational areas: Adjacent beach and caravan sites to the west and north</p>

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Common land: None	Settlement pattern: An undeveloped gap between the edge of Selsey and the caravan parks to the west and north	
Heathland: None	Contribution of private gardens to landscape character: Boundary planting softens influence of built form on undeveloped landscape character of sub-area	Aesthetic sensitivity - Elements of openness/enclosure: An open landscape particularly adjacent to the beach/coastline. Irregular eastern section creates some areas of enclosure, however overall an open sub-area
Other significant vegetation cover: Rough unimproved grassland is dominant within central section	Cultural associations: None known	Aesthetic sensitivity – landscape pattern: Simple uncluttered simple relationship with adjacent beach; with a landscape more dominated by horsey culture to the north
Priority Habitat Inventory/Phase 1 records: Priority Habitat Inventory - Coastal and Floodplain Grazing Marsh: Two areas – one to the north and the second adjacent Mill Lane to the south Priority Habitat Inventory - Good quality semi-improved grassland	Features of cultural importance: Views of windmill throughout sub-area, which also provides an open setting on its eastern side	
Presence of SPA/SAC/SSSI/SNCI/SANG local wildlife designation/Semi-Natural Ancient Woodland: Adjacent a SSSI to the south (beach) SNCI north of Mill Lane along western edge		
<i>Other information</i>		
Sensitivity score: Medium/high	Sensitivity score: Medium	Sensitivity score: Medium/high
Landscape sensitivity score: Medium/high		
Additional comments: Sub-area 150 is a rural gap which provides a rural setting for the caravan sites further to the west		

Relationship with the wider landscape/townscape

<p>Adjacent settlement: Selsey</p>
<p>Character of the urban edge: Irregular, with a boundary of a mix of rear gardens and roads The two storey properties on Blackberry Lane (on western side of Selsey) are particularly visible from the sub-area</p>
<p>Presence in a floodplain: Northern area, with a swath of land to the south towards Selsey above the 5m contour not within flood zone</p>
<p>Relationship with adjacent wider countryside: Opens out towards coast at southern end. Looser connection with wider countryside towards the north due to caravan sites and recent new caravan reception building off Warner's Lane</p>
<p>Character of adjacent village(s): No Villages, although large area of caravan sites and recreational areas to the west. The Caravan sites are low lying within the landscape, however newer reception/visitor buildings are more visually prominent, including the Bunn Leisure West Sands building. The windmill provides an iconic landmark. The watercourse along the north western edge of the sub-area and the double hedged Warner's Lane along the northern edge marks the boundary. The south western edge is more open with the crazy golf and kart racing. The sub-area provides a rural setting for these caravan parks and areas of recreation.</p>
<p>Historic links with the wider area if known: Non-known</p>
<p>Ecological links with the wider area if known: SSSI adjacent to the coastline</p>
<p>Recreational links with the wider area: Contains coastal footpath which connects to caravan sites to the west. PRoW within northern section connects to a wider network towards the west and Broad Rife Area of allotments off Mill Lane</p>
<p>Extracts from other relevant evidence (e.g. VDS, NDP):</p>

CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	151 Norton Coastal Plain
Date of area survey:	4:09:2018
Surveyors:	LA
Weather/visibility:	Clear
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA SC2 Manhood Peninsula and SC4 Pagham Harbour Chichester District Landscape Capacity Study Extension 2011 (CDLCSE): LCA Zone 16,
Landscape designations:	None

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
<p>Views into the sub-area from: Chichester Road (B2145): Long open views across sub-area to the east and west Rectory Lane: Views across sub-area, with traffic on B2145 visible Sub-area 147: Views across open farmland, in particular to the B2145 PRoW (on western edge and across eastern section): Long open views across a mainly open arable landscape</p>	<p>Types of viewers: Walkers All visitors to Selsey and southern area of Pagham Harbour, in particular holiday makers Residents Business users</p>	<p>Opportunities for mitigation and landscape compatibility of mitigation: An open landscape, visible from areas within this sub-area and adjacent sub-areas</p>
<p>Views out of the sub-area to: Views from the periphery across Pagham Harbour Long views to the SDNP Views across semi -open landscape to Church Norton and Sub-areas 147, 153, 152</p>	<p>Magnitude of viewers (level of use and popularity): High, with the B2145 as the only access road to Selsey</p>	<p>Impacts of mitigation: Mitigation planting would have an impact and on the open character of this sub-area</p>
<p>Does the sub-area form part of a skyline? Yes</p>	<p>Visual perceptions (activity and expectations of local visual receptors): Holiday visitors, approaching Selsey with high expectations of scenic quality</p>	

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Panoramic views: Open views from Chichester Road (B2145) eastwards and westwards due to lack of roadside hedgerows		
Landmark features: None		
Sensitivity score: High/medium	Sensitivity score: High/medium	Sensitivity score: High/medium
Visual sensitivity score: Medium/high		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Generally flat, with levels rising to a localised high point of 8m with the periphery of the sub-area below the 5m AOD contour	Boundary features other than vegetation: Low red brick wall Low pebble wall with brick copping Metal estate fencing Chestnut cleft post and rail	Tranquillity – Noise levels: Busy Chichester Road (B2145) creates constant traffic noise, probably worst in holiday periods
Geological features: None known	Historic landscapes: Mainly post-medieval modern field amalgamation, with the northern section medieval to post-medieval informal fieldscape	Tranquillity – Visual intrusion / detractors: Poor quality-built development along the B2145, including poor boundary treatment and signage
Soil quality: Western area: Grade 3 (good to moderate) Central area: Grade 2 (very good) Eastern area: Grade 1 (excellent)	Parkland features: None	Tranquillity – Light pollution/dark skies: Light pollution from traffic and properties along the B2145

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Water features: Couple of ponds west of Home Farm Manmade reservoirs west of golf course (sub area 148) on western boundary Deep ditches along field boundaries		
Landcover and land use: Mainly arable Intermittent ribbon development along the B2145, including residential, farms and small businesses	Conservation Area: None	
Tree belts, individual trees and riverside trees: Individual trees within gardens	Landscape features of CA: N/A	
Hedgerows and hedgerow trees: Some hedgerows with the occasional tree	Built form: Mix, including thatched cottages, brick and flint faced	Accessibility by public footpath: Two PRoW from B2145 across to the east (Rectory Lane) PRoW along western edge (adjacent sub-area 147) PRoW along northern boundary adjacent Pagham Harbour
Woodland and copses: Small woodland copses adjacent to group of ponds and north of reservoirs	Setting of listed buildings: Coles Farmhouse Grade II, open setting, positioned with long views to the east Michaelmas Cottage and Meadow Cottage Grade II which has open views to the east Mayfield Cottage, Rookery Cottage Grade II	Open access areas: None
Wetland and meadow: None	Scheduled Monuments: None	Recreational areas: None
Common land: None	Settlement pattern: Pockets of mixed development (farmsteads, small industrial, large detached properties) adjacent Chichester Road (B2145) with a concentration at Upper Norton	

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Heathland: None	Contribution of private gardens to landscape character: The gardens of the larger detached properties (on B2145) provide significant trees and shrubs within this open arable landscape and a softer boundary to the wider open landscape Settlement edge of Selsey has a higher density of development and less garden vegetation allowing part visibility of buildings and a rawer edge	Aesthetic sensitivity - Elements of openness/enclosure: Strong sense of openness with long views out from the B2145 across to the west and east
Other significant vegetation cover: None	Cultural associations: None known	Aesthetic sensitivity – landscape pattern: A collection of partly open medium size arable fields, with B2145 cutting across with intermittent roadside development
Priority Habitat Inventory/Phase 1 records: Priority Habitat Inventory - Coastal and Floodplain Grazing Marsh: Across northern section	Features of cultural importance: None known	
Presence of SPA/SAC/SSSI/SNCI/SANG local wildlife designation/Semi-Natural Ancient Woodland: Adjacent Pagham Harbour to the north (SSSI, Ramsar Site, Local Nature Reserve)		
<i>Other information</i>		
Sensitivity score: Medium/Low	Sensitivity score: Medium/Low	Sensitivity score: Medium/Low
Landscape sensitivity score: Medium/Low		
Additional comments:		

Relationship with the wider landscape/townscape

<p>Adjacent settlement: Selsey</p>
<p>Character of the urban edge: Straight field boundary with (behind) adjacent rear gardens of residential properties on (Golf Links Lane and Upways Close), slightly raw in character with a mix of vegetation and timber fences. To the east is the new Superstore (Asda). Roundabout marks entrance gateway to Selsey with sculpture and welcome sign</p>
<p>Presence in a floodplain: Western and across northern section</p>
<p>Relationship with adjacent wider countryside: Good, continuous across to west and east and views across to the hills within the SDNP and from the northern boundary across Pagham Harbour to Bognor Regis</p>
<p>Character of adjacent village(s): Upper Norton includes a mix of residential (including historic and listed buildings), small businesses (Tea room, shop) farmsteads and converted farmsteads to business units. Straddling the B2145, with some gaps between the buildings allowing long views across the adjacent open mainly arable countryside. The B2145 dominates as a busy noisy road through this small hamlet</p>
<p>Historic links with the wider area if known: None known</p>
<p>Ecological links with the wider area if known: Areas of Coastal and Floodplain Grazing Marsh (across northern and western section) links across to Pagham Harbour to the north and Broad Rife to the west</p>
<p>Recreational links with the wider area: Approach road to holiday seaside town: Selsey. Western PRow provides a link to the south and west (Broad Rife). The northern PRow provides a link around the periphery of Pagham Harbour</p>
<p>Extracts from other relevant evidence (e.g. VDS, NDP):</p>

CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	152 Church Norton Coastal Plain
Date of area survey:	4:09:2018
Surveyors:	LA
Weather/visibility:	Clear
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA SC4 Pagham Harbour with southern tip: SC2 Manhood Peninsula Chichester District Landscape Capacity Study Extension 2011 (CDLCSE): LCA Zone 16,
Landscape designations:	

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
<p>Views into the sub-area from: Rectory Lane and Grange Lane: Views across open arable farmland to Church Norton marked in the landscape by buildings and mature trees Rectory Lane at northern end: Views across to Church, C13 earthworks (SAM) and roadside garden boundaries B2145: Long views from the west across open farmland to Church Norton PRow on eastern edge (part of coastal path), limited views into sub-area due to dense vegetation, however Norton Priory is visible PRow on western edge: A range of views across the small fields within adjacent section of sub-area to are of woodland</p>	<p>Types of viewers: Residents Church visitors Walkers and visitors to the beach and Pagham Harbour Road users</p>	<p>Opportunities for mitigation and landscape compatibility of mitigation: Church Norton is a rural settlement, where the surrounding undeveloped landscape provides a setting and contributes to its rural character. Although there is a strong framework of hedgerows, tree belts and woodlands, this contributes to its rural landscape character. Mitigation planting could build upon this existing structure</p>
<p>Views out of the sub-area to: On the edge of the sub-area, there are views out to the coast and sea, while inland, views are more restricted due to the sub-area being heavily treed Adjacent areas on periphery, there are views out over Pagham Harbour Open character within the west and southern section allows views out towards adjacent open countryside</p>	<p>Magnitude of viewers (level of use and popularity): Popular location due to rural character, places of interest, access to Pagham Harbour and access to beach. Also, there is a car park to facilitate visitors Expected high level of usage</p>	<p>Impacts of mitigation: Loss of rural setting and impact on characteristic views</p>

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Does the sub-area form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): Rural area with high expectations of scenic beauty and tranquillity	
Panoramic views: From edge of the sub-area to the north across Pagham Harbour to Bognor Regis, to the east out from the coastline across the sea and from the western edge across open farmland to the hills within the SDNP		
Landmark features: At a small scale, St Wilfrid's Church and the Priory; while at a larger scale Church Norton as a well treed settlement visible from within the surrounding landscape		
Sensitivity score: High	Sensitivity score: High	Sensitivity score: Medium/High
Visual sensitivity score: High		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Flat to slight localised undulations with high points at 7m, with lower levels below the 5m contour Dramatic crescent earth works (part of SAM) south of Church Roads slightly elevated	Boundary features other than vegetation: Pebble walls with brick coping and pillars Chestnut cleft timber post and rail fence Stone walls	Tranquillity – Noise levels: Low, with distant light aircraft noise
Geological features: None known	Historic landscapes: Assart wood, ancient semi-natural Reclaimed marshland post-medieval enclosure Medieval Hamlet manor site Earthwork remains of a C11 ringwork castle (the mount/mound); traces of possible Iron Age occupation were found; Neolithic scrapers and other worked flints were found during excavations. Roman tile and pottery may indicate the site of a villa	Tranquillity – Visual intrusion / detractors: Generally, none, however close boarded timber fencing has been used for garden boundaries, which is a poor substitute for a more traditional boundary treatment
Soil quality: Western edge: Grade 1 (excellent) Middle area: Grade 2 (very good) Eastern area: Grade 3 (good to moderate)	Parkland features: Individual and clumps of trees set within grassland forming part of the grounds of Norton Priory	Tranquillity – Light pollution/dark skies: Generally dark No street lighting along lanes
Water features: Tidal channels and non/semi tidal pools along eastern side Field ditches		
Landcover and land use: Woodland, parkland and areas of grassland as part of the large grounds of detached properties Large cemetery adjacent Saint Wilfrid's Church Coastal tidal flats with mixed natural vegetation Small fields of pasture	Conservation Area: None	
Tree belts, individual trees and riverside trees:	Landscape features of CA: N/A	

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Individual trees within cemetery and grounds of Norton Priory and grounds of properties adjacent Rectory Lane		
Hedgerows and hedgerow trees: Field east of cemetery is bound by a wide hedgerow with mature hedgerow trees	Built form: Norton Priory a large residential property other large detached properties are located off Rectory Lane Tennis courts Small Church set in large cemetery One farmstead with numerous farm buildings of varying age, character and condition	Accessibility by public footpath: PRoW along eastern edge with side route to Saint Wilfrid's Church and west to the Grange (sub-area 153) PRoW along western edge, with access to the beach
Woodland and copses: Woodland concentrated within western area and around and enclosing Norton Priory	Setting of listed buildings: Saint Wilfrid's Church - Grade I: rural/coastal setting also relates to SAM Norton Priory – Grade II: undeveloped well treed grounds/parkland provides setting	Open access areas: None
Wetland and meadow: Coastal tidal area within eastern section	Scheduled Monuments: Ringwork south of Saint Wilfrid's Church	Recreational areas: Car park at Saint Wilfrid's Church allowing public access to Pagham Harbour and beach
Common land: None	Settlement pattern: A few Large detached properties set in extensive well treed gardens/grounds with also open areas of grassland, accessed from Rectory Lane Adjacent sheds/farm buildings along Grange Lane	
Heathland: An area to the south	Contribution of private gardens to landscape character: The large well treed gardens contribute to the undeveloped landscape of this sub-area as well enhancing its wooded landscape character	Aesthetic sensitivity - Elements of openness/enclosure: The wooded part of the sub-area provides enclosure, which contrasts with the open character on the periphery which accommodates long views out from the coast across the harbour and out to the west and south
Other significant vegetation cover:	Cultural associations: Many to name a few:	Aesthetic sensitivity – landscape pattern: Unspoilt landscape with natural coastal landscape features, with large country house

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
	<p>This land is considered the most likely site of Cymenshore, the place where Ælle of Sussex—the first King of the South Saxons—came ashore in 477. The Church was subject to a poem by Rudyard Kipling, Eddi's service from the 1910 book Rewards and Fairies</p>	<p>set in semi designed grounds of woodland and parkland. Historic earthworks and Saint Wilfrid's Church all provide a contrast with the adjacent mainly arable landscape of sub area 153 Roads/lanes are single lane and narrow</p>
<p>Priority Habitat Inventory/Phase 1 records: Priority Habitat: Good Quality semi-improved grassland: Area to the east and south of Norton Priory; Area to the east of the Church cemetery Priority Habitat: Coastal and Floodplain Grazing Marsh: A small area along the eastern boundary adjacent the beach Priority Habitat: Reedbeds: Two areas to the south Priority Habitat: Deciduous woodland: large area to the west, north east and south Priority Habitat: Fragmented heathland: Small area to the south Priority Habitat Inventory - No main habitat but additional habitat exists: Two areas, one around Norton Priory and another south around and including the pond area</p>	<p>Features of cultural importance: Listed buildings and setting Scheduled Ancient Monument</p>	
<p>Presence of SPA/SAC/SSSI/SNCI/SANG local wildlife designation/Semi-Natural Ancient Woodland: Local Nature Reserve Ramsar Site SSSI Marine designations: Eastern area: Special Protection Area Adjacent Marine Conservation Zone (Pagham Harbour) Ancient and Semi-natural woodland: Area to the south west of Norton Priory</p>		
<i>Other information</i>		

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Sensitivity score: High	Sensitivity score: High	Sensitivity score: High
Landscape sensitivity score: High		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: No adjacent settlement. Closest settlement is Selsey to the south
Character of the urban edge: No physical or visual connection with Selsey as area in between is open agricultural land
Presence in a floodplain: Southern section
Relationship with adjacent wider countryside: Long views to the west, and semi open views to the south. This surrounding open countryside provides a rural setting for this sub-area and the hamlet of Church Norton
Character of adjacent village(s): Church Norton is a small historic rural hamlet of mainly large detached residential properties, also including a farmstead, Church with a large cemetery and earthworks of a part of the ringwork of a motte and bailey. The hamlet is also characterised by small paddocks and a framework of mature vegetation with areas of woodland
Historic links with the wider area if known: As this sub-area is considered the most likely site of Cymenshore , the place where Ælle of Sussex —the first King of the South Saxons —came ashore in 477, it probably has links with other areas around
Ecological links with the wider area if known: Woodlands and other vegetation within this sub-area connect to a wider surrounding network
Recreational links with the wider area: This sub-area includes a car park which provides visitors a starting place for walks and access to the adjacent Pagham Harbour and beach
Extracts from other relevant evidence (e.g. VDS, NDP):

CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	153 Selsey Northern Coastal Plain
Date of area survey:	4:09:2018
Surveyors:	LA
Weather/visibility:	Clear
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA SC2: Manhood Peninsula, with northern section part of SC4: Pagham Harbour Chichester District Landscape Capacity Study Extension 2011 (CDLCSE): LCA: Zone 16
Landscape designations:	None

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
<p>Views into the sub-area from: Rectory Lane, open views across sub area to Church Norton (sub -area 152) Chichester Road (B2145), longer views across sub-area 151 to sub-area 153 PRoW through central section, where there are open views to the east and west across adjacent arable land and also back to the settlement edge of Selsey</p>	<p>Types of viewers: Residents Walkers and visitors to Pagham Harbour Road users Beach users</p>	<p>Opportunities for mitigation and landscape compatibility of mitigation: Mainly an open landscape, with any existing framework of tree and shrub planting found adjacent existing development. Tall rows of maturing poplars found within southern area aligning field boundaries</p>
<p>Views out of the sub-area to: To the west: Open arable landscape (sub-area 151) To the south east, the western edge of East Beach, with low lying detached properties with mature garden vegetation To the south, the new development of two storey residential properties as seen above the hedgerows along Park Lane To the north east including Pigeonhouse Farm and the western edge of Church Norton characterised by mature trees</p>	<p>Magnitude of viewers (level of use and popularity): High, due to access (Rectory Lane) to and popularity of Pagham Harbour with car park and access also to beach</p>	<p>Impacts of mitigation: To the north a loss of long open views and impact on open rural setting of Church Norton Impact on open rural setting of listed buildings adjacent Rectory Lane Southern section of sub-area is less visible with rows of poplars and robust hedgerows could be used as basis for mitigation planting</p>

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Does the sub-area form part of a skyline? Yes	Visual perceptions (activity and expectations of local visual receptors): Undeveloped setting and rural approach to Pagham Harbour, leisure users will be sensitive to their surroundings	
Panoramic views: Long wide panoramic views westwards Across Pagham Harbour northwards Out to sea eastwards		
Landmark features:		
Sensitivity score: High	Sensitivity score: High	Sensitivity score: Medium/high
Visual sensitivity score: High		
Additional comments: Section to the north mores sensitive than section of sub-area to the south		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Localised gentle undulations especially to the north of Grange Lane. Levels around the 5m AOD contour	Boundary features other than vegetation: Pebble wall and copping with brick end pillars Close boarded timber fencing	Tranquillity – Noise levels: Busy Chichester Road (B2145) to the west with traffic noise Faint sound of light aircraft
Geological features: None	Historic landscapes: Eastern section : Fields Parliamentary Enclosure	Tranquillity – Visual intrusion / detractors: Edge of Selsey semi visible with large scale industrial sheds Disused abandoned barn at Pigeonhouse Farm (sub-area 152) is visible from this sub-area
Soil quality: Eastern area: Grade 2 (very good) Western boundary adjacent road, Grade 1 (excellent)	Parkland features: None known	Tranquillity – Light pollution/dark skies: Generally good, but urban glow from Selsey to the south
Water features: Manmade reservoir at Park Farm Field ditches along field margins		
Landcover and land use: Mainly arable to the north with more intensive cultivation to the south A few small grass paddocks and garden areas At the southern end there is an industrial/business park	Conservation Area: None	
Tree belts, individual trees and riverside trees: Occasional mature tree in hedgerow Individual trees within gardens Lines of mature poplars	Landscape features of CA: N/A	
Hedgerows and hedgerow trees: Hedgerows sporadic, often with a lot of dead elms Mixed character from managed boxed agricultural to overgrown with trees Robust hedgerow adjacent Park Lane on southern edge	Built form: Industrial large sheds at southern end on the edge of Selsey Farmstead (Greenlease Farm) within middle section and Park Farm on southern boundary	Accessibility by public footpath: PRoW adjacent Pagham Harbour PRoW leading out off Selsey north to Church Norton, with an east link to beach

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
	<p>Linear development of small scale industrial sheds at northern end off Grange Lane</p> <p>Linear development of large detached properties off Rectory Lane leading away from junction with Grange Lane.</p> <p>Large detached properties on Grange Lane</p> <p>Some ribbon development along Park Lane</p>	
<p>Woodland and copses:</p> <p>Small copse at field boundary junction off Grange Lane</p> <p>Larger copse/scrub area on western boundary connecting to Pagham Harbour with another copse/scrub area at northern boundary with Pagham Harbour</p>	<p>Setting of listed buildings:</p> <p>Post Cottage (Rectory Lane) Grade II, includes forecourt railings; set within an open agricultural setting</p> <p>Greenlease Farmhouse: Grade II, set within farmstead of mixed buildings, however with an open aspect to the east</p> <p>Barn (Greenlease Farm) Grade II adjoins farmhouse</p> <p>The Grange Farmhouse (Grange Lane) Grade II, set within open grounds/garden</p>	<p>Open access areas:</p> <p>None</p>
<p>Wetland and meadow:</p> <p>None</p>	<p>Scheduled Monuments:</p> <p>None</p>	<p>Recreational areas:</p> <p>PRoW, access to Pagham Harbour (Nature Reserve) and access to coastline</p>
<p>Common land:</p> <p>None</p>	<p>Settlement pattern:</p> <p>Farmsteads, small groups of linear development of large detached properties on rural single lanes</p>	
<p>Heathland:</p> <p>None</p>	<p>Contribution of private gardens to landscape character:</p> <p>A number of large detached properties with established vegetated boundary treatment conceal the presence of the built form within this sub area and contribute to tree cover</p>	<p>Aesthetic sensitivity - Elements of openness/enclosure:</p> <p>Inland semi-open arable landscape. Open long views across Pagham Harbour</p>
<p>Other significant vegetation cover:</p> <p>Planted mixed woodland south of detached properties on Grange Lane</p>	<p>Cultural associations:</p> <p>None Known</p>	<p>Aesthetic sensitivity – landscape pattern:</p> <p>Medium scale arable landscape with pockets of development which are well screened and integrated into the landscape by vegetation</p>

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
<p>Priority Habitat Inventory/Phase 1 records: Priority Habitat: Coastal and Floodplain Grazing Marsh: A section on the eastern side, small area at the northern end and a narrow strip south of Greenlease Farm Priority Habitat: Deciduous woodland: A small area at the northern end Priority Habitat: Reedbeds: Small area at northern end Priority Habitat Inventory - No main habitat but additional habitat exists: Small area at northern end</p>	<p>Features of cultural importance: None Known</p>	
<p>Presence of SPA/SAC/SSSI/SNCI/SANG local wildlife designation/Semi-Natural Ancient Woodland: Small part of sub-area at northern end forms part of Pagham Harbour which is: Local Nature Reserve Ramsar Site SSSI</p>		
<i>Other information</i>		
<p>Sensitivity score: Medium</p>	<p>Sensitivity score: Medium</p>	<p>Sensitivity score: Medium</p>
<p>Landscape sensitivity score: Medium</p>		
<p>Additional comments: More sensitive to the north compared to the south</p>		

Relationship with the wider landscape/townscape

<p>Adjacent settlement: Selsey</p>
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<p>Character of the urban edge: Mainly disconnected from the settlement area, although southern tip connected by short section of ribbon development and across Park Lane to a new area of housing, visible from the PRow Eastern area abuts the north section of East Beach characterised by low-lying single storey properties with 'seaside timber shack' character, with a softening belt of intervening rear garden vegetation including a range of mature trees and shrubs</p>
<p>Presence in a floodplain: Low lying sections of the eastern section and a tip of the northern section</p>
<p>Relationship with adjacent wider countryside: Open edge along western section, with long views across to the west Open views on northern edge across Pagham Harbour</p>
<p>Character of adjacent village(s): Church Norton: small paddocks, large detached properties and farmstead. Characterised by woodland and mature garden trees.</p>
<p>Historic links with the wider area if known: None known</p>
<p>Ecological links with the wider area if known: Northern end part of Pagham Harbour (SSSI, Ramsar site and Local Nature Reserve) Vegetation framework extends into surrounding landscape</p>
<p>Recreational links with the wider area: Part of PRow around Pagham Harbour. PRow within sub-area provide access to coastline</p>
<p>Extracts from other relevant evidence (e.g. VDS, NDP):</p>

CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	170 Somerley - East Wittering Coastal Plain
Date of area survey:	20.8.18
Surveyors:	AG
Weather/visibility:	Partly cloudy
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA) LCA SC3 Chichester Harbour Chichester District AONB Landscape Capacity Study – Zone 15 Chichester Harbour AONB Landscape Character Assessment: LCT / LCA Coastal Peninsula; I1 Manhood Peninsula
Landscape designations:	Within setting of Chichester Harbour AONB

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VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the sub-area from: Local footpaths B2179 (at edge of AONB) and local roads / lanes Glimpses from business park Houses – at Furze field Briar Cottage Caravan Park	Types of viewers: Drivers Walkers Residents Tourists	Opportunities for mitigation and landscape compatibility of mitigation: Good hedgerow structure provides opportunities to build upon
Views out of the sub-area to: Long views to South Downs	Magnitude of viewers (level of use and popularity): Most of sub-area locally visible, from roads and relatively high number of footpaths. Some parts are visually prominent.	Impacts of mitigation: Loss of long views to South Downs Loss of openness in centre
Does the sub-area form part of a skyline? Yes where there is an absence of taller vegetation or landform forming a backdrop	Visual perceptions (activity and expectations of local visual receptors): Area has a rural character Expectations of scenic beauty at edge of and close to AONB	
Panoramic views: No		
Landmark features: None		
Sensitivity score: Medium	Sensitivity score: Medium	Sensitivity score: Medium / low
Visual sensitivity score: Medium		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Perceptibly flat and low-lying – around and above the 5m contour	Boundary features other than vegetation: Post and wire and post and rail fences Some brick and flint wall in places Metal railings to nursery along B2179 Various fences and gates to houses	Tranquillity – Noise levels: Peaceful in centre, away from roads Tranquillity somewhat affected by traffic on B2179 and other roads
Geological features: None	Historic landscapes: Post medieval to modern fieldscapes with some modern field amalgamation Some Parliamentary enclosure to north	Tranquillity – Visual intrusion / detractors: Largely unspoilt
Soil quality: Grade 2	Parkland features: None known	Tranquillity – Light pollution/dark skies: Generally unlit House and road lights at Furze field
Water features: Ditches, including water course / flood zone running south of Hale Farm		
Landcover and land use: Largely made up of arable fields Pasture fields to western, northern and south-eastern edges Houses and gardens scattered around edges Small caravan park in south-west	Conservation Area: Small section within Somerley CA	
Tree belts, individual trees and riverside trees: Some tree belts at edges of sub-area	Landscape features of CA: Significant tree groups, particularly at southern end Wide grass verges along southern section of Bell Lane Houses often hidden by tall hedges and trees	
Hedgerows and hedgerow trees: Hedgerows along roads (with trees) and to some internal boundaries (often without trees), particularly strong hedgerow pattern around smaller fields at edges	Built form: Houses and farm buildings	Accessibility by public footpath: Multiple local footpaths cross the sub-area

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Woodland and copses: None	Setting of listed buildings: Grade II* Church in south-west Scattered Grade II farmhouses, tavern and cottages	Open access areas: None
Wetland and meadow: None	Scheduled Ancient Monuments: None	Recreational areas: Caravan park
Common land: None	Settlement pattern: Loose development along roads with isolated farms and cottages in centre	
Heathland: None	Contribution of private gardens to landscape character: Houses often enclosed with vegetation	Aesthetic sensitivity - Elements of openness/enclosure: Open character with some sense of exposure, within centre More enclosed within smaller field pattern to edges
Other significant vegetation cover: None	Cultural associations: None known	Aesthetic sensitivity – landscape pattern: Much of the sub-area is simple landscape with irregular field pattern Smaller-scale, more complex and regular pattern to edges
BAP/Phase 1 records: None	Features of cultural importance: None known	
Presence of SPA/SAC/SSSI/SINC/SANG local wildlife designation/Semi-Natural Ancient Woodland: None		
<i>Other information</i>		
Sensitivity score: Medium / low	Sensitivity score: Medium	Sensitivity score: Medium / high
Landscape sensitivity score: Medium		

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Additional comments:		

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Relationship with the wider landscape/townscape

<p>Adjacent settlement: East Wittering to south (separated by open countryside) Somerley extends north from the eastern edge of the sub-area Furzeffield estate, and Church Farm business park adjacent to the south-western corner</p>
<p>Character of the urban edge: Largely well vegetated Open in places around Furzeffield</p>
<p>Presence in a floodplain: Narrow strips of flood zones 2 and 3 running south from Hale Farm and in south-western corner</p>
<p>Relationship with adjacent wider countryside: Sub-area feels strongly rural and separate from settlements, with links to the wider countryside to the north, east and west</p>
<p>Character of adjacent village(s): East Wittering is a densely developed seaside settlement emanating from the coast. Somerley is a smaller linear, loosely developed village with no centre but a number of listed buildings Furzeffield is an isolated interwar housing estate, with small holiday park</p>
<p>Historic links with the wider area if known: None known</p>
<p>Ecological links with the wider area if known: None known</p>
<p>Recreational links with the wider area: None known</p>
<p>Extracts from other relevant evidence (e.g VDS, NDP): Somerley Conservation Area Appraisal: Trees and particularly hedges are very important and define most property boundaries. The hedges tend to be straggly rather than clipped. Trees include several groups of willow, confirming the wet and boggy nature of the land. Views out of the conservation area, over the flat surrounding land, are therefore limited to glimpses through gateways. Long views along Bell Lane, as it curves gently, are important.</p>

North East Record sheets**Sub-areas:**

- 02 - North Hammer - Camelsdale Urban Edge
- 155 - Plaistow Northern Low Weald
- 156 - Plaistow-Ifold Low Weald
- 157 - Ifold Northern Low Weald
- 158 - Loxwood Western Low Weald
- 159 - Loxwood Eastern Low Weald
- 160 - Ifold Eastern Low Weald
- 161 - Foxbridge low Weald
- 162 - Belchamber's Low Weald
- 163 - Kirdford Northern Low Weald
- 164 - Kirdford Eastern Paddocks
- 165 - Staples Hill – Churchlands Low Weald
- 166 - River Kird and Southern Setting
- 167 - Wisborough Green Settled Low Weald

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CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	02 North Hammer - Camelsdale Urban Edge
Date of area survey:	17.08.2018
Surveyors:	KB
Weather/visibility:	Light cloud
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA WG4 North Western Ridges Chichester District Landscape Capacity Study Extension 2011 (CDLCSE): LCA North Hammer – Camelsdale Urban Edge; LCT L3: Pasture, L7: Mixed woodland/plantation, T1: Amenity/recreation, T2: Developed land outside settlement boundary
Landscape designations:	Adjacent to SDNPA at points

• **VISUAL SENSITIVITY**

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
<p>Views into the sub-area from: Railway line Residential properties within Hammer- visibility likely to be limited due to tree cover Residential properties on elevated ground at Woolmer Hill- visibility limited due to tree cover and topography SDNPA, including small number of residential properties – visibility limited due to woodland cover Visitors to public house, Churches and school Motorists on local residential roads and busy B2131 Users of PRow within and to north of sub-area Visitors to recreation grounds/play grounds and allotments Shottermill Ponds (National Trust) Allotments (National Trust) Sewage Treatment Works</p>	<p>Types of viewers: People within SDNP and its setting – including tourists and visitors Users on rural PRowS Drivers Residents Visitors to Shottermill Ponds (National Trust) Users of allotments</p>	<p>Opportunities for mitigation and landscape compatibility of mitigation: Existing wooded provides a good structure on which mitigation planting could build on North</p>
<p>Views out of the sub-area to: SDNP where it abuts the sub-area and to higher ground in the south Marley Coombe (National Trust) within SDNP Sewage Treatment Works Views generally limited by topography and tree cover</p>	<p>Magnitude of viewers (level of use and popularity): 1 PRow crossing sub-area and adjacent to. 2 playgrounds/recreation grounds Moderate amount of residential properties</p>	<p>Impacts of mitigation: Generally new planting could be in character</p>
<p>Does the sub-area form part of a skyline? No. Low-lying.</p>	<p>Visual perceptions (activity and expectations of local visual receptors): Semi-rural settlement edge affected by some urbanising elements including railway, highways and built form although well-wooded and adjacent to SDNP.</p>	

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Panoramic views: No.		
Landmark features: None		
Sensitivity score: Medium	Sensitivity score: Medium/high	Sensitivity score: Low
Visual sensitivity score: Medium		
Additional comments:		

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• **LANDSCAPE SENSITIVITY**

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Valley bottom	Boundary features other than vegetation: Post and wire fence, post and rail fence Some closeboard fence and brick/stone walls associated with built form	Tranquillity – Noise levels: Noise from B2131 and intermittent noise from railway line
Geological features: None noted	Historic landscapes: Area of probable medieval regular piecemeal enclosure west of Shottermill Road Post-medieval mill ponds Informal parkland to north east of sub-area, north of railway line straddling Hammer Lane	Tranquillity – Visual intrusion / detractors: Railway and sewage works although influence reduced by tree cover
Soil quality: Urban with small area of non-agricultural	Parkland features: None	Tranquillity – Light pollution/dark skies: Street lighting in residential area
Water features: River Wey and associated tributaries Groups of ponds including mill ponds at Shottermill (NT)		
Landcover and land use: Recreation ground/play areas School playing fields Woodland Allotments (NT land)	Conservation Area: Camelsdale and Hammer Conservation Area (CDC) River Wey Conservation Area (CDC/EHBC) lies to west of sub-area Adjacent River Wey, Haslemere Conservation Area and Springhead Conservation Area (WBC) which lie to north	
Tree belts, individual trees and riverside trees: Riverside is well-wooded	Landscape features of CA: Riparian landscape formerly associated with mills/mill ponds	
Hedgerows and hedgerow trees: Hedgerows associated with NT land/allotments. Otherwise few hedgerows	Built form: Group of buildings north of Shottermill Ponds, modern Church, few individual houses	Accessibility by public footpath: Bounded/crossed by PRoW Informal footpaths appear to lie within areas of woodland

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Woodland and copses: Generally well-wooded valley bottom	Setting of listed buildings: Grade II listed buildings along Shottermill Road and Camelsdale Road	Open access areas: None
Wetland and meadow: Wet woodland in valley bottom	Scheduled Monuments: None	Recreational areas: Camelsdale Recreation Ground Copse Play Area
Common land: None	Settlement pattern: Small clusters of individual properties.	
Heathland: None	Contribution of private gardens to landscape character: Contribution of garden trees to wooded character, also softens settlement edge	Aesthetic sensitivity - Elements of openness/enclosure: Generally enclosed by woodland/landform
Other significant vegetation cover:	Cultural associations:	Aesthetic sensitivity – landscape pattern: Complex, due to meandering watercourse/ponds but disconnected from wider landscape and contained by settlement and infrastructure
Priority Habitat Inventory/Phase 1 records: Considerable amount of deciduous woodland Good quality semi-improved grassland west of Shottermill Road	Features of cultural importance: Historic mill ponds and industrial buildings	
Presence of SPA/SAC/SSSI/SNCI/SANG local wildlife designation/Semi-Natural Ancient Woodland: Ancient and semi-natural woodland in west of sub area east of Hammer Lane and north of Copse Road		
<i>Other information</i>		
Sensitivity score: Medium/high	Sensitivity score: Medium/high	Sensitivity score: Medium/high
Landscape sensitivity score: Medium/high		
Additional comments:		

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- Relationship with the wider landscape/townscape
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<p>Adjacent settlement: Hammer to south; Woolmer Hill and Shottermill north of railway line</p>
<p>Character of the urban edge: Urban edge reasonably well-contained by vegetation</p>
<p>Presence in a floodplain: Some localised flooding associated with River Wey</p>
<p>Relationship with adjacent wider countryside: Generally cut off from wider landscape and surrounded by built form. SDNP and other surrounding high ground forms backdrop and gives sense of enclosure.</p>
<p>Character of adjacent village(s): Historic core associated with former mills. Springhead and Hammer extended in 20th Century</p>
<p>Historic links with the wider area if known: Wey Valley Conservation Area lies to west. Part of former industrial landscape</p>
<p>Ecological links with the wider area if known:</p>
<p>Recreational links with the wider area:</p>
<p>Extracts from other relevant evidence (e.g VDS, NDP): River Wey, Haslemere Conservation Area (WBC) <i>This area has been designated to protect the industrial heritage, waterways, features and some mill buildings remain from the unique period of mills when the paper-making industry was in full swing in the 18th century.</i> Springhead, Haslemere Conservation Area (WBC) <i>Part of a larger conservation area in Chichester district, included because of Rose Cottage which was originally a medieval hall house.</i></p>

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CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	155 Plaistow Northern Low Weald
Date of area survey:	06.09.18
Surveyors:	AC
Weather/visibility:	Clear visibility, sun and cloud, dry
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA LW 2 North Western Low Weald
Landscape designations:	Near to the SDNP

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VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
<p>Views into the sub-area from:</p> <p>PRoW. Tracks. Limited number of residential gardens. Dunsfold Road. Private properties.</p> <p>From PRoW on high ground (85m AOD) Plaistow Place. Plaistow village is entirely hidden by mature tree cover and vegetation.</p> <p>The Conservation Area; many views in / out due to the undulating topography and PRoW that wrap around the edges.</p>	<p>Types of viewers: Walkers, dog walkers. Residents. Drivers. Farm residents and workers. Cyclists.</p>	<p>Opportunities for mitigation and landscape compatibility of mitigation:</p> <p>Existing structure of hedgerows is deGraded in places (east) but provides a good structure on which mitigation planting could build upon.</p> <p>Generally new planting could be in character with opportunities to restore lost or improve existing fragmented field boundaries and copses.</p>
<p>Views out of the sub-area to:</p> <p>From footpath/ track (2 Church Cottages) long distance view of the South Downs ridge.</p> <p>From PRoW on high ground (85m AOD) Plaistow Place long-distance and panoramic views out towards the South Downs: Significant view of the South Downs wooded ridge framed by mid ground tree cover and fields. Significant view of South Downs open ridgeline. Entire ridge clear against the skyline with intervening landscape defined in detail.</p> <p>From high ground (69m AOD) panoramic views to north and east across Ifold (not visible) and wooded ridges and landscape to far distance.</p> <p><i>'Particularly pleasant views westwards from the footpath which runs around the south-east quadrant of the village, connecting Loxwood Road to Rickman's Lane. These take in the mature trees, open fields, and a small complex of historic buildings around Common House'. (VDS)</i></p>	<p>Magnitude of viewers (level of use and popularity):</p> <p>Very small number of properties. Many PRoW cross the area – low level use noted during the day, higher level of use by local residents during mornings and evenings.</p> <p>Walkers following the 'fancy free walks' set of local village rambles starting at The Sun Inn. To the north people within SDNP and its setting – including tourists and visitors exploring the PRoW Quiet lane accessing Plaistow Place Drivers along Loxwood Road and rural lane (Dunsfold Road) however the opportunities to appreciate when driving at speed will be limited.</p>	<p>Impacts of mitigation:</p> <p>Loss of significant long-distant views (north, south and east) towards the South Downs and other wooded ridges on horizon. Loss of historic field pattern. Natural hydrology system would be sensitive to change. Alteration to the natural undulating topography and the 'open' area of high ground. Loss of long-distance views towards the South Downs ridgeline, and wooded ridges to north and east.</p>

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Does the sub-area form part of a skyline? No.	Visual perceptions (activity and expectations of local visual receptors): Rural, attractive agricultural landscape immediately around the village edge. High expectations of scenic beauty.	
Panoramic views: Yes - from high ground along the northern edge of the sub-area, Plaistow Place in particular and from high ground out to the east.		
Landmark features: South Downs wooded and open ridgeline. Holy Trinity Church (which is unlisted and dates to the 1860s) is a notable feature for its sandstone elevations and clock tower.		
Sensitivity score: High	Sensitivity score: High	Sensitivity score: High
Visual sensitivity score: High		
Additional comments: Key features of this sub-area's character include distant views, particularly towards the South Downs ridgeline to the south, and views to the north and east; views of the heavily wooded settlement edge.		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
<p>Topography and landform:</p> <p>The centre of the village is relatively flat High ground 69-85m AOD Distinctive dry valleys from high ground (in east) Close to settlement edge undulating, uneven leading down to streams / ditches around the 45m contour line.</p>	<p>Boundary features other than vegetation:</p> <p>All agricultural in nature; Metal 5 bar gates. Post and wire with sheep mesh. Temporary field tape. Timber post and rabbit proof mesh. Traditional Sussex chestnut post and rail.</p>	<p>Tranquillity – Noise levels:</p> <p>Generally quiet and tranquil with birdsong and Plaistow Church bells particularly within farmland to north. Noise from children's school playground. Noise from low flying aircraft.</p>
<p>Geological features:</p> <p>The underlying geology is mixed (hence the springs) however outcrops of a type of sandstone (Wealden greensand) have not been found.</p>	<p>Historic landscapes:</p> <p>An area that is highly sensitive in terms of its historic landscape. Plaistow: Historic core. Medieval Assart fields (aggregate) surrounding Plaistow Place/Oakhurst extends south across the whole sub-area upto the village edge and Loxwood Road. Historic sunken trackway against lane and PRoW. Ancient drove route.</p>	<p>Tranquillity – Visual intrusion / detractors:</p> <p>DeGraded appearance of farm storage barns.</p>
<p>Soil quality:</p> <p>Grade 3 (medium to good).</p>	<p>Parkland features:</p> <p>None noted.</p>	<p>Tranquillity – Light pollution/dark skies:</p> <p>Dark skies dominate. Expect very limited light glow from village. No street lighting to roads.</p>
<p>Water features:</p> <p>Natural streams (winding and sinuous). Field ponds, drainage ditches.</p>		
<p>Landcover and land use:</p> <p>Deciduous woodland. Mixed high and low quality arable grassland / pasture (cows grazing) mainly used for grazing. Lyon's and Plaistow Place Farm Small number of residential properties on sub-areas southern edge.</p>	<p>Conservation Area:</p> <p>Plaistow Conservation Area. 20th century development has been so limited, most of the Conservation Area boundary immediately abuts these fields and woodland.</p>	
<p>Tree belts, individual trees and riverside trees:</p> <p>Stands and belts of mature field Oak along historic tracks and PRoW, Riparian trees alongside streams (willow, osier, poplar)</p>	<p>Landscape features of CA:</p> <p>Mature trees and hedges. Medieval Assart fields. Walls and fences in the vernacular style / materials.</p>	
<p>Hedgerows and hedgerow trees:</p>	<p>Built form:</p>	<p>Accessibility by public footpath:</p>

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
<p>Individual Oak and Ash trees left to mature within continuous hedges. Native hedges (hawthorn, bracken, sloe and hazel), some tall overhanging lane and PRow. To east some of the old field boundaries have been lost and hedgerows are gappy or have been replaced by post and wire.</p>	<p>The historic village of Plaistow containing buildings and boundary treatments in the vernacular style and materials, they include:</p> <p>Plaistow and Lyon's Farms with vernacular buildings and boundary treatments. Large modern bungalows set in well-tended gardens. Large suburban property and garden (in east). Farm storage sheds with corrugated grey sides/ roof.</p>	<p>Several PRow footpaths and two bridleways cross the area. Two restricted byways approach Plaistow village from the south. Within easy walking distance are several very large woods - Ashpark and Kingspark Woods to the west, Weald Barkfold Wood to the north; and Hog Wood to the north-east.</p>
<p>Woodland and copses: Absence of woodland across this area, except for small, isolated pockets along issues, streams and draining of high ground through subtle valleys. Copses used for game rearing. Large regular planted wood (Parkfold Hanger) on edge.</p>	<p>Setting of listed buildings: Fieldscape contributes to setting of 3 Grade II listed properties on the edge of the area; Old Barkfold, Oakhurst and Plaistow Place.</p>	<p>Open access areas: CRow: grass verges along to Loxwood Road containing mature field oak trees and hedgerow. Wooded stream connecting settlement edge to Plaistow Place (farmstead).</p>
<p>Wetland and meadow: Small fields of damp meadow grassland alongside ditches and streams.</p>	<p>Scheduled Monuments: None.</p>	<p>Recreational areas: None known.</p>
<p>Common land: None identified.</p>	<p>Settlement pattern: Isolate farmsteads and dispersed, secluded residential properties accessed from historic tracks/lane and footpaths surrounded by wooded mosaic fieldscape. Lyon's Farm with hamlet (Oakhurst / Plaistow Place) on northern boundary.</p>	
<p>Heathland: None identified.</p>	<p>Contribution of private gardens to landscape character: Mature trees (ornamental and riparian), mature field oaks and edges in gardens to settlement edge</p>	<p>Aesthetic sensitivity - Elements of openness/enclosure: Fields with enclosure provided by boundary vegetation including along roads, sense of enclosure is very strong along the village's southern edge and historic core. Immediately beyond open and in places open expansive with the skyscape. The distinct change is evident. Largely attractive and rural.</p>
<p>Other significant vegetation cover: None noted.</p>	<p>Cultural associations: Glass making was an important local industry between the 13th and the 15th centuries, the first site being at Wephurst although the main activities were</p>	<p>Aesthetic sensitivity – landscape pattern: Small scale irregular pasture fields close to settlement edge changing to larger pattern extending over higher ground.</p>

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
	<p>centred in Kirdford and Wisborough Green. In the 16th century Crouchlands Farm was owned by Robert Strudwick, who came from a family of glass makers.</p> <p>Roman Stane Street passes by seven miles to east, but there is no evidence for Roman settlement in the immediate vicinity.</p>	<p>The condition of this area is good with the structure of the landscape, its mature field trees, riparian wooded steams and hedgerows surviving. The presence of historic landscape features and buildings adding to overall perception of time-depth. Typical of the wider LCA Pleasant, attractive and engaging.</p>
<p>Priority Habitat Inventory/Phase 1 records: Deciduous broadleaved woodland.</p>	<p>Features of cultural importance: Plaistow Place, another substantial house which lies on the edges of Plaistow, is said to have been the owned by Edward Lee, Archbishop of York, between 1531 and 1544. A green lane is recorded on the HER which lies to close to Plaistow and has apparently always been known locally as ‘the Roman road’. Glass works are recorded at Lyons Farm at Oakhurst, only 0.25 miles from Plaistow Church (16th century).</p>	
<p>Presence of SPA/SAC/SSSI/SNCI/SANG local wildlife designation/Semi-Natural Ancient Woodland: Not present: SPA, SAC, NNR, LNR or SSSI’s</p> <p>SNCI’s: Weald Barkfold Copse and Barkfold Hanger (north boundary). Designated for its Ancient woodland and connected by secondary woodland and dissected by streams, old boundaries and rides with botanical interest.</p> <p>Hog Wood (ASNW) is adjacent to the sub-area and visually contains views out to the north.</p>		
<i>Other information</i>		
Sensitivity score: High	Sensitivity score: High	Sensitivity score: High
Landscape sensitivity score: High		

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
<p>Additional comments: Very low residential density, a working agricultural landscape. Patchwork of pasture fields interspersed with wooded streams tree belts and water meadows. A noticeable change from enclosed wooded, intimate historic village setting to rural, attractive countryside with breathtaking views. Easy to access and appreciate from historic tracks and PRow's.</p>		

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Relationship with the wider landscape/townscape

<p>Adjacent settlement: Small village of Plaistow with the much larger Ifold (private residential estate) beyond the boundary to the east</p>
<p>Character of the urban edge: The settlement edge is extremely well contained by vegetation, wood and tree cover and appears rural. The character of the village edge is predominantly soft comprising the boundaries to back gardens, bounded by hedges or hedges and trees. This edge is irregular and indented, lacking long straight lines and running into farmland and areas of woodland.</p>
<p>Presence in a floodplain: No.</p>
<p>Relationship with adjacent wider countryside and adjacent settlement: The open / enclosed landscape of this area is representative of the wider character area. The fields, hedgerows and farm buildings provide some positive contribution to the character of the wider landscape and contribute to the rural setting of Plaistow village. It is a close relationship and includes high ground which provides easily accessible vantage points from which to appreciate panoramic views out across the surrounding and far distant landscape. From PRoWs crossing higher ground the adjacent village of Ifold is well screened from view. This settlement has very little, if any influence on the appreciation of this sub-area.</p>
<p>Character of adjacent village(s): Plaistow is a small village containing a historic core at the junction of three roads, one from the west which leads to Shillinglee, Dunsfold and Chiddingfold (Dunsfold Road/Nell Ball), one from the south-east which leads to Kirdford (Rickman's Lane), and one from the west which leads to Ifold and Loxwood (Loxwood Road).</p>
<p>Historic links with the wider area if known:</p> <ul style="list-style-type: none"> • Historic track/ wooded feature alongside lane from village running north through the centre of the area. • A private lane (historic drove route) leads northwards towards Plaistow Place, and south-westerly towards Rumbolds Farm. Contains part of an ancient drove route (sunken Byway) along Dunsfold Road through Plaistow and south through Rumbold Wood and Limekiln Wood heading south.
<p>Ecological links with the wider area if known: Wooded streams, hedgerows and tree belts link with wider network. The presence of woodland (ASNW) indicates long-term connectivity with extensive woodlands within the wider landscape.</p>
<p>Recreational links with the wider area: Part of a wider network of PRoW's extending out from the village Links to the South Downs National Park that lies within easy reach.</p>

Extracts from other relevant evidence (e.g. VDS, NDP):A Strategy for the West Sussex Landscape (2005)

The North Western Low Weald Character Area, on which Plaistow stands, has a diverse natural history and retains important ancient and semi-natural woodland, hedgerows and mature hedgerow trees which needs to be conserved and managed to maintain its diverse woodland types, including coppice, hangers and mixed broadleaved woodland.

Plaistow and Ifold Neighbourhood Plan

Not published.

The Plaistow Conservation Appraisal and Management Proposals (2013)

- The village generally retains a notably tranquil character.
- HER for the Plaistow area records the industrialised activities namely glass making (between 13th to 15th centuries), iron smelting, stone quarrying, and brick making.

With key positive features that contribute to the villages edge, its setting and conservation area:

- Many of these properties have large gardens and most (but not all) can be seen from the public view point, adding to the rural character of the village centre;
- The undulating topography allows both short and long views across, out of, and into the Conservation Area, although they are often contained by the dense lines of trees or woodland around the village;
- Small area of trees and the trees behind Todhurst Farm Barns. These trees enclose the end of Back Lane and are also significant in that they act as a backdrop in views from The Street across the adjoining area of open land. These trees are important to the setting of Todhurst Farm, one of the most important listed buildings in the Conservation Area;
- Stone and brick walls as well as natural hedging or trees, and boundary treatments are particularly important in views along street. Brick walls usually no more than one and a half metres high and often include either a rounded or triangular coping. Other walls built of coursed sandstone blocks without a coping. These walls make an important contribution to the character of the Conservation Area;

Within the village

- High concentration of listed buildings (nearly 30 in all) which can be seen, mainly in The Street; Mainly vernacular building forms that are varied in form and united by the use of traditional materials and details;
- Properties vary in size from very modest cottages to larger village farmhouses or barns, but none of the houses are of any substantial size;
- A small number of houses were built on the edges of the village in the Inter-War years, but the historic core of the village, now a Conservation Area, remains very little changed;
- The only modern developments of any size can be found in Oakfield and Nell Ball, date to around 1970;
- Wide variety of materials: handmade plain clay tiles (often used decoratively as a wall finish), red or blue brick, timber framing with painted panels or stained weather-boarding, and, largely for boundaries or secondary buildings, the local Wealden greensand stone. The steeply pitched clay tiled roofs, often with substantial chimney stacks, are a local characteristic.

CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	156 Plaistow-Ifold Low Weald
Date of area survey:	06.09.18
Surveyors:	AC
Weather/visibility:	Clear visibility, sun and cloud, dry
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA LW 2 North Western Low Weald
Landscape designations:	Near to the SDNP

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VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
<p>Views into the sub-area from:</p> <p>PRoW - Glimpsed views of woodland and skyscape from bridleway in sub-area 155 (some intervisibility).</p> <p>Tracks and rural lanes. Private properties.</p> <p>The Conservation Area; many views in / out due to the undulating topography and PRoW that wrap around the edges.</p>	<p>Types of viewers:</p> <p>Walkers, dog-walkers. Users of the restricted Byway. Residents. Farm residents and workers. Drivers passing through Plaistow. Walkers. Horse riders. Cyclists using rural Loxwood Road.</p>	<p>Opportunities for mitigation and landscape compatibility of mitigation:</p> <p>Existing structure of hedgerows, copses and wooded stream valleys provides a good structure on which mitigation planting could build upon. Conversion of small paddocks/ small holding fields adjacent to and that surround Plaistow village core. Tree planting to hedgerows alongside PRoW's. Generally new planting could be in character with opportunities to restore lost or improve existing fragmented field boundaries, reduce field size and incorporate broadleaved copse.</p>
<p>Views out of the sub-area to:</p> <p>From PRoW looking west towards Ifold and of the South Downs ridge. From PRoW (Loxwood Road by Charleshurst Farm) - panoramic view looking east and south east of the surrounding wooded mosaic landscape. From PRoW's - generally limited by trees, tree belts, hedge and buildings From PRoW along southern edge of village - attractive long and middle distance views.</p>	<p>Magnitude of viewers (level of use and popularity):</p> <p>A number of residential properties in Plaistow village have easy access from village edge out into the surrounding countryside. Many PRoW cross the area – low level use by visiting walkers during the day, increasing use by local residents during mornings and evenings. Driver's appreciation limited to along Loxwood Road, Rickman's Lane and Dunsfold Road.</p>	<p>Impacts of mitigation:</p> <p>Loss of intimate character closely associated with larger properties and long gardens along Rickman's Lane and Plaistow's southern edge. May deGrade 'weaken' the historic field pattern and far distant views seen from PRoW that is the character of the village edge.</p>
<p>Does the sub-area form part of a skyline? No.</p>	<p>Visual perceptions (activity and expectations of local visual receptors):</p> <p>Rural, attractive agricultural landscape immediately around the village edge. High expectations of scenic beauty.</p>	
<p>Panoramic views:</p> <p>Panoramic view (at 55m AOD) high point looking east and south east of the surrounding wooded mosaic landscape from footpath of Loxwood Road by Charleshurst Farm.</p>		

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Landmark features: Tree copse on Knoll at 88m AOD (Nell Ball) Holy Trinity Church and its wooden spire is visible from the High Street across a small village 'green'.		
Sensitivity score: Low/Medium	Sensitivity score: Medium	Sensitivity score: High
Visual sensitivity score: Medium		
Additional comments:		

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LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
<p>Topography and landform: East of the sub-area - Nell Ball high point / knoll at 88m AOD overlooks Plaistow Western area – varies from 60m and descending to 34m adjacent to Ifold settlement edge</p>	<p>Boundary features other than vegetation: Metal ‘parkland estate’ railing set within verge / native hedges (Quennells House) or standing in grass verges around fields facing onto Loxwood Road; Wire mesh with timber post; Traditional Sussex chestnut post and rail; On the edge and within the village approx. 1m high red brick walls with triangular brick coping; Decorative ironwork gates with brick pillars; Timber post, barbed wire and sheep netting ; Churchyard boundary walls constructed in Winklestone.</p>	<p>Tranquillity – Noise levels: Traffic noise and high volume of traffic movements noticed during the day, particularly along Loxwood Road and Dunsfold Road through the village. Noise from aircraft; Domestic noise, dogs barking, children playing.</p>
<p>Geological features: The underlying geology is mixed (hence the springs) however outcrops of a type of sandstone (Wealden greensand) have not been found.</p>	<p>Historic landscapes: An area that is highly sensitive in terms of its historic landscape.</p> <p>Plaistow: Historic core. East of Rickman’s Lane: Medieval Assart fields (aggregate) enclosed by copses, woodland.</p> <p>Village edge: Medieval Assart fields (aggregate and cohesive) and extends west across knoll (Nell Ball) and southwards linked to Ancient Semi-natural Assarted woodland at Rumbolds Farm. Linear earthworks, along Byway to Rumbold Wood</p> <p>Ifold village edge and western area: Large area of Medieval Assart fields (cohesive) and area of designed landscape / informal parkland containing large landscape garden ponds</p> <p>Modern fields (regular enclosure) surrounding large (non-historic) isolated farmstead of Charleshurst farm. In south east corner medieval fields (irregular enclosure) surround a large historic farmstead.</p>	<p>Tranquillity – Visual intrusion / detractors: Telegraph lines and poles; TV Aerials fixed to roofs; Leylandii planting and timber close board fencing alongside Loxwood Road (Spring Copse); Footpath access barred of by wires and gate Close board timber fencing installed alongside rural PRoW.</p>

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
<p>Soil quality: Grade 3 (medium to good) Localised wildflower meadows (a feature of this sub-area) indicates poorer, less fertile soil conditions exist in places.</p>	<p>Parkland features: None.</p>	<p>Tranquillity – Light pollution/dark skies: Serving residential needs. No street lighting to rural roads and lanes.</p>
<p>Water features: Large lake near Charleshurst, series of linear lakes by Spring Copse, streams and drainage ditches cross the area; Spring fed streams / ditches; Wooded streams within field pattern; Garden ponds; Streams through wooded oaks belts. River Kird and its immediate water meadows also provide a number of varied habitats for wildlife which should be preserved and, where feasible, enhanced, to increase its biodiversity potential. The village pond forms a focal point in the middle of the village and is fed from a natural spring, on the north side of Loxwood Road.; A small stream called Dunnell’s Ditch runs from this pond in an easterly direction.</p>		
<p>Land cover and land use: Sinuous winding rural roads with hedged verges Small-holding fields (lama, chickens, sheep) form village edge character Gardens and residential properties along Rickman’s Lane, Loxwood Road and historic core Woodland and streams, ponds Land around Charleshurst Farm - mixed high and low quality arable grassland / pasture (cows grazing) Pasture fields away from the village used for sheep grazing Horse paddocks in the western area centred around Rumbolds Farm.</p>	<p>Conservation Area: Plaistow Conservation Area. 20th century development has been so limited, most of the Conservation Area boundary immediately abuts these fields and woodland.</p>	
<p>Tree belts, individual trees and riverside trees: A stand of mature oak trees on top of local hill/knoll (known as Nell Ball)</p>	<p>Landscape features of CA: Mature trees and hedges. Medieval Assart fields.</p>	

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Very large, specimen oak (possibly veteran status) and black pine trees are landmarks within and define the character of the village edge.	Walls and fences in the vernacular style / materials.	
<p>Hedgerows and hedgerow trees:</p> <p>Tall, coppiced hazel and field maple hedges alongside winding rural roads interspersed with mature field oaks. Clipped, neat native hedges along garden/ road frontage. Native hedges with large field oaks along PRow's/historic tracks.</p>	<p>Built form:</p> <p>The historic village of Plaistow containing buildings and boundary treatments in the vernacular style and materials, they include:</p> <p>Some small scale modern ribbon development along Rickman's Lane but in the traditional vernacular style; Timber field shelters in paddocks; Quennells Farm (a large house set within meadow 'parkland', with wooded stream and lake). A tightly knitted, well-contained arrangement of properties both modern (brown brick, clay hang tile) interspaced with many traditional vernacular buildings in materials (clay hang tile, red/blue patterned brickwork, clay tile roof, wood doors and windows, black horizontal weatherboarding applied to outbuildings) and in the local architectural style.</p>	<p>Accessibility by public footpath:</p> <p>Well-served by 7 footpaths, 3 bridleway and 2 restricted Byways. Route of byway/ bridleway running south from Plaistow passing Rumbold Wood is evidently historic, if not ancient indicated by the sunken nature, by the linear earthworks and coppiced hazel alongside other features.</p>
<p>Woodland and copses:</p> <p>Unusual woodland species (Hornbeam) to find within ASNW. Several very large areas of deciduous woodland, some of which come close into the built-up area, such as the wood on the west side of Back Lane, which has been developed by the village as a nature reserve.</p>	<p>Setting of listed buildings:</p> <p>Contributes to the settings of several (7) Grade II listed buildings within and along the western edge of Plaistow village associated with Back Lane (track). Isolated farmsteads and properties within countryside: Lyon's Green (Grade II) and Rumbolds Farmhouse (Grade II), Foxbridge Farmhouse (Grade II), Quennells (Grade II). Properties along Rickman's Lane: Fidler's Copse (Grade II), Old House (Grade II), Nuthurst (Grade II), Little Flitchings (Grade II). Holy Trinity Church, Plaistow is not listed but this building and the 'Green' are integral to the quality and character of this sub-area.</p>	<p>Open access areas:</p> <p>CROW: Mature field oak trees and hedgerow along grass verges: Rickman's Lane and bridleway/ track leading to Rumbold Wood.</p>
<p>Wetland and meadow:</p> <p>Small fields of pasture managed as species rich wildflower meadows adjacent to settlement edges. Damp grassland, rush species noted along streams and ditches.</p>	<p>Scheduled Monuments:</p> <p>None</p>	<p>Recreational areas:</p> <p>Plaistow village cricket / football field with timber pavilion building.</p>

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
<p>Possible wetland.</p> <p>Common land: Yes - Plaistow village green.</p>	<p>Settlement pattern: Characterised by a wide mix of building types and styles of buildings tightly clustered around the rural lane network and historic core with Church and the Sun Inn. Settlement pattern derived from the arrangement of buildings and in particular around the village edge, ranging from:</p> <ul style="list-style-type: none"> • modern, council terraces with small gardens • Small period cottages (individual and terraced) facing direct onto roads • Larger historic farm buildings and small barns converted into residential uses surrounded by intimate, small paddocks, pasture fields • larger individual properties set within woodland along Rickman’s lane • Large detached modern properties with long gardens • A notable architectural gem (The Mission) is a highly modern contemporary building on the village edge off the High Street adding to the wider village setting 	
<p>Heathland: None noted.</p>	<p>Contribution of private gardens to landscape character: Contributes very strongly to the setting of the village, retaining features of the wider landscape character e.g. mature field trees, vegetation and built form. Boundaries respecting the PRow network. Old Barkfold - woods mature trees and other gardens.</p>	<p>Aesthetic sensitivity - Elements of openness/enclosure: Beyond the village edge a complex rolling pastoral landscape of fields, hedges, woods and streams with open, uninterrupted and framed views. Along Loxwood Road, enclosed by very tall hedges with overhanging canopies</p>
<p>Other significant vegetation cover: Small allotment and Orchard containing PRow.</p>	<p>Cultural associations: Iron working was an important local industry. Significant historic landscape features found within this sub-area. HER for the Plaistow area records the industrialised activities namely glass making, iron smelting, stone quarrying, and brick making. Brickfields to the east of Plaistow. Single brickfield noted at Foxbridge (1876).</p>	<p>Aesthetic sensitivity – landscape pattern: Evidence of organic linear, ribbon growth following lane pattern. Farmland in good condition. Highly typical of the wider LCA. Pleasant, attractive and engaging.</p>

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
<p>Priority Habitat Inventory/Phase 1 records: Deciduous broadleaved woodland.</p>	<p>Features of cultural importance: Quennells Farm, which was owned by the Quennell family, iron masters of Blackdown stands on a former house 1294.</p>	
<p>Presence of SPA/SAC/SSSI/SNCI/SANG local wildlife designation/Semi-Natural Ancient Woodland: Not present: SPA, SAC, NNR, LNR or SSSI's</p> <p>SNCI's: Sparwood Hanger and Roundwyke Copse complex woodland and meadow. Area designated for the semi-natural wooded stream valleys, and unimproved grassland meadows with botanical interest.</p> <p>Many areas of woodland which are ASNW. Sparwood hanger, hazel tolt and sevenacres, rumbold wood and limekiln wood, Foxbridge plantation, pitchgate hanger and copse, Quennell house copse.</p> <p>Rumbold wood and Limekiln wood includes area of Ancient replanted woodland (conifer).</p>		
<i>Other information</i>		
Sensitivity score: High	Sensitivity score: High	Sensitivity score: High
Landscape sensitivity score: High		
<p>Additional comments: This sub-area is very much influenced by the range of residential historic properties and gardens particularly along the edge of Plaistow village.</p>		

Relationship with the wider landscape/townscape

Adjacent settlement: Plaistow
<p>Character of the urban edge: The adjacent settlement edge is reasonably well contained by residential property gardens and mature vegetation. A wide mix of styles and character exists along the edge. Small fields, pasture and paddocks dominates the immediate edge before meeting open fields and wooded farmland. Areas of woodland and well treed field boundaries wrap around the village with areas of woodland within the village reinforcing its rural character. This link with the wide grass verges, the three commons, and the many mature trees contributes to the very rural character to the Conservation Area. <i>There are no main roads nearby, which provides the village with a high degree of tranquillity and a slight sense of isolation, reinforced by the countryside setting and the predominantly residential uses.</i></p>
Presence in a floodplain: None
<p>Relationship with adjacent wider countryside and adjacent settlement:</p> <p>The area is pastoral farmland forming an integral part of the rural landscape to the south. The fields and hedgerows makes a positive contribution to the rural setting of Plaistow village, the surrounding farmsteads and rural road network.</p>
<p>Character of adjacent village(s): Plaistow is a small village containing a historic core at the junction of three roads, one from the west which leads to Shillinglee, Dunsfold and Chiddingfold (Dunsfold Road/Nell Ball), one from the south-east which leads to Kirdford (Rickmans Lane), and one from the west which leads to Ifold and Loxwood (Loxwood Road).</p>
<p>Historic links with the wider area if known:</p> <ul style="list-style-type: none"> • A private lane (historic drove route) leads northwards towards Plaistow Place, and south-westerly towards Rumbolds Farm. • Contains part of an ancient drove route (sunken Byway) along Dunsfold Road through Plaistow and south through Rumbold Wood and Limekiln Wood heading south.
<p>Ecological links with the wider area if known: Wooded streams valleys, hedgerows, woods and tree belts link with wider network The presence of woodland (ASNW) indicates long-term connectivity with extensive woodlands within the wider landscape.</p>
<p>Recreational links with the wider area: Part of a wider network of PRoW's with links to the South Downs National Park to the west.</p>
<p>Extracts from other relevant evidence (e.g. VDS, NDP):</p> <p><u>A Strategy for the West Sussex Landscape (2005)</u> <i>The North Western Low Weald Character Area, on which Plaistow stands, has a diverse natural history and retains important ancient and semi-natural woodland, hedgerows and mature hedgerow trees which needs to be conserved and managed to maintain its diverse woodland types, including coppice, hangers and mixed broadleaved woodland.</i></p>

Plaistow and Ifold Neighbourhood Plan

Not published.

The Plaistow Conservation Appraisal and Management Proposals (2013)

- The village generally retains a notably tranquil character.
- HER for the Plaistow area records the industrialised activities namely glass making (between 13th to 15th centuries), iron smelting, stone quarrying, and brick making.

With key positive features that contribute to the villages edge, its setting and conservation area:

- Many of these properties have large gardens and most (but not all) can be seen from the public view point, adding to the rural character of the village centre;
- The undulating topography allows both short and long views across, out of, and into the Conservation Area, although they are often contained by the dense lines of trees or woodland around the village;
- Small area of trees and the trees behind Todhurst Farm Barns. These trees enclose the end of Back Lane and are also significant in that they act as a backdrop in views from The Street across the adjoining area of open land. These trees are important to the setting of Todhurst Farm, one of the most important listed buildings in the Conservation Area;
- Stone and brick walls as well as natural hedging or trees, and boundary treatments are particularly important in views along street. Brick walls usually no more than one and a half metres high and often include either a rounded or triangular coping. Other walls built of coursed sandstone blocks without a coping. These walls make an important contribution to the character of the Conservation Area;

Within the village

- High concentration of listed buildings (nearly 30 in all) which can be seen, mainly in The Street; Mainly vernacular building forms that are varied in form and united by the use of traditional materials and details;
- Properties vary in size from very modest cottages to larger village farmhouses or barns, but none of the houses are of any substantial size;
- A small number of houses were built on the edges of the village in the Inter-War years, but the historic core of the village, now a Conservation Area, remains very little changed;
- The only modern developments of any size can be found in Oakfield and Nell Ball, date to around 1970;
- Wide variety of materials: handmade plain clay tiles (often used decoratively as a wall finish), red or blue brick, timber framing with painted panels or stained weather-boarding, and, largely for boundaries or secondary buildings, the local Wealden greensand stone. The steeply pitched clay tiled roofs, often with substantial chimney stacks, are a local characteristic.

CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	157 Ifold Northern Low Weald
Date of area survey:	06.09.18
Surveyors:	AC
Weather/visibility:	Clear visibility, sun and cloud, dry
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA LW 2 North Western Low Weald
Landscape designations:	None

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VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
<p>Views into the sub-area from:</p> <p>Forestry Road PRoW Sussex Border Path (national trail) Wey South Path (National Trail) along the Wey& Arun canal</p> <p><i>The footpath running to the River Lox provides an important view of the original man-made Estate lake at Loxwoodhills Pond, although in private ownership, the view from the public footpath provides an important reminder of the heritage of the settlement. Equally important is the opposite view due to the pleasant vista (VDS)</i></p> <p>Views into the settlement from Sub-Area 155 to the west from the hill leading to Plaistow Place. (views of heavily wooded area with Ifold hidden, few if any houses visible)</p> <p>B2133 to the east where there is rising ground (views of heavily wooded area with few if any houses are visible)</p> <p>Elsewhere views are highly restricted. Sub-area enclosed by woodland, trees and vegetation.</p>	<p>Types of viewers:</p> <p>Ifold Estate residents/ drivers Walkers Cyclists and Horse riders</p>	<p>Opportunities for mitigation and landscape compatibility of mitigation:</p> <p>Existing planted structure surrounding large gardens, woods and hedges along verges to internal roads provides structure on which mitigation planting could be built upon.</p>
<p>Views out of the sub-area to:</p> <p>Beyond and defining the western edge of the area - rising ground (reaching 85m AOD) covered by woodland (Hog Copse and Wood). Influencing the extent of views in / out and the perceived character of this area</p>	<p>Magnitude of viewers (level of use and popularity):</p> <p>Many properties Accessible from 3 footpaths and 1 rural bridleway</p>	<p>Impacts of mitigation:</p> <p>Loss of heathland Loss of woodland sylvan character Sub-urban boundary treatments and activities encroaching to the wooded landscape</p>

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Internally, contained by mature vegetation with glimpsed views of large properties set within private grounds		
<p>Does the sub-area form part of a skyline?</p> <p>No</p>	<p>Visual perceptions (activity and expectations of local visual receptors):</p> <p>The 'private' nature of this area is notable, with signage and control of access for walkers and deterring drivers (not resident) is most notable.</p> <p>Walkers still have expectations of scenic beauty having arrived along the PRow network from the west a predominantly agricultural, rural and attractive landscape</p>	
<p>Panoramic views:</p> <p>None found</p>		
<p>Landmark features:</p> <p>None</p>		
Sensitivity score: Low	Sensitivity score: Low/Medium	Sensitivity score: Medium/High
Visual sensitivity score: Medium/Low		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
<p>Topography and landform: Generally flat lying land around the 25-35m contour, with higher slopes around 35-40m across edge of wooded farmland in the west. Localised valley extends into sub-area containing linked long, narrow ponds.</p>	<p>Boundary features other than vegetation: Brick walls with pastiche concrete copings. Timber gates. Traditional Sussex chestnut post and rail. Metal mesh/ sports fencing.</p>	<p>Tranquillity – Noise levels: Noise from aircraft. Building and grounds maintenance works within gardens.</p>
<p>Geological features: None.</p>	<p>Historic landscapes: An area that is moderately sensitive in terms of its historic landscape Ifold: planned estate. Village edge: Plantation woodland, replanted Ancient semi-natural woodland and modern fields (irregular enclosed) contain fish ponds. Northern area: Small farmstead / cottages surrounded by modern fields (regular enclosed). North eastern corner and associated with river valley along eastern edge: Medieval fields (irregular enclosed).</p>	<p>Tranquillity – Visual intrusion / detractors: Overhead telephone lines. Timber close board fencing against PRoW. Large, imposing solid security gates with suburban brick pillars.</p>
<p>Soil quality: Grade 3 (medium to good) across area with Grade 4 (poor) along east edge linked to stream corridor and Boxwoodhills Pond.</p>	<p>Parkland features: None.</p>	<p>Tranquillity – Light pollution/dark skies: In west - Localised lighting of suburban designed landscape (up lighting trees and architecture, and at gated entrances) Light glow from Ifold, however vegetation is likely to minimise the extent No street lighting to roads</p>
<p>Water features: Stream corridor joining the canal The Lake House's large lake and sluice The Wey & Arun Canal</p>		

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Boxwood Hills Pond Garden ponds Special Landscape Features: Loxwoodhills Pond has historical and visual importance to the settlement.		
Land cover and land use: To the west – edge of ifold dominated by houses and gardens, paddocks private residential estate dominated by large, rectangular garden plots Straight estate road	Conservation Area: No	
Tree belts, individual trees and riverside trees: Mixed broadleaved, conifer and domestic tree planting within garden plots	Landscape features of CA: N/A	
Hedgerows and hedgerow trees: Native hedgerows with field trees. Enclosing gardens - trimmed, maintained laurel/ evergreen and native hedges including Leylandii.	Built form: West area residential is distinctive Very large, Executive (modern, pastiche style) properties set within rectangular planned plots, gardens of mature planting and suburban style brick walls, security gates and fences extending into mature woodland. Large, imposing historic property in the traditional vernacular style set within large grounds/ woodland (un-listed). Smaller properties facing onto Loxwood Road are more traditional in terms of brickwork, painted cream brickwork, clay tile roofing, smaller cottages, laid out in a relaxed irregular pattern	Accessibility by public footpath: Two footpaths and bridleway (The Lane) cross the site. The Sussex Border Path (National Trail) along the north edge. Wey South Path (National Trail) long the eastern edge;
Woodland and copses: Large broadleaved woodland (and heath) contributes to east side of ifold. Mature Oak and Ash species dominate the woodland.	Setting of listed buildings: Contributes to the setting of Hogwood Farm (Grade II) located on western boundary.	Open access areas: CROW: None within the parcel however may be accessible from Hogs Copse on the boundary (Hogs Copse lies within the South Downs National Park).
Wetland and meadow: Wetland and wet meadow associated with steam valley and Loxwoodhills Pond.	Scheduled Monuments: None	Recreational areas: None.
Common land:	Settlement pattern:	

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
None identified.	Distinctive settlement pattern. Individual properties and Cherry Blossom Farm set within rectangular planned plots accessed from 'The Lane' and Ifold Bridge Lane. Remaining area dominated by long regular, linear strip fields (gardens) backing onto properties and larger fields containing isolated, large properties. Accessed from straight, angular linear layout of private drives Very different and distinct character in terms of layout and character to Ifold village it abuts.	
Heathland: Yes, area of heathland / wooded common with ribbon lakes adjacent to the edge of Ifold and also enclosed within large gardens.	Contribution of private gardens to landscape character: Front and rear gardens and domestic and native vegetation strongly defines the character. Has in places altered the character of adjacent farmland along the immediate edge an amenity of the PRow network through inappropriate garden extensions	Aesthetic sensitivity - Elements of openness/enclosure: Enclosed, secluded and private associated with residential edge. Enclosure continues into the adjacent woodland around the settlement edge and to the north.
Other significant vegetation cover: None.	Cultural associations: None known.	Aesthetic sensitivity – landscape pattern: Regular, linear strip gardens Large properties set in fields. Block and regimented woodland and copses. Strip paddocks/ hedged fields. Reasonably attractive and rural.
Priority Habitat Inventory/Phase 1 records: Deciduous broadleaved woodland.	Features of cultural importance: None identified.	
Presence of SPA/SAC/SSSI/SNCI/SANG local wildlife designation/Semi-Natural Ancient Woodland: Not present: SPA, SAC, NNR, LNR or SSSI's SNCI: Barberry Bridge Pasture (alongside canal tow path). Natural damp pasture and scrub with botanical interest. Ancient replanted woodland (conifer) – Oxoncroft copse		

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Several areas of woodland, 5 of which are ASNW. Only one named: Oxoncroft copse. Two of which contribute to settlement edge character Several, regular shaped areas of broadleaved woodland following distinctive strip gardens / field pattern.		
<i>Other information</i>		
Sensitivity score: High	Sensitivity score: Medium	Sensitivity score: Medium
Landscape sensitivity score: Medium/High		
<p>Additional comments: Wey South Path (National Trail) is a 36 mile path from Millmead Lock, Guildford to Amberley in West Sussex, with links to North Downs Way National Trail and the South Downs Way National Trail above Amberley. It follows the route of the Wey and Arun Canal tow path, a route following a 23-mile-long canal in the south of England, between the River Wey at Shalford, Surrey and the River Arun at Pallingham, in West Sussex.</p>		

Relationship with the wider landscape/townscape

<p>Adjacent settlement: Ifold</p>
<p>Character of the urban edge: Mature woodland and heathland. Mature planting of garden boundaries, at times visually intrusive close board timber fencing enclosing the PRoW. The edges of the settlement to the North and East are blurred by large garden plots, merging with the surrounding countryside</p>
<p>Presence in a floodplain: Zones 2 and 3. Tributary to River Arun and adjacent to canal system.</p>
<p>Relationship with adjacent wider countryside: The presence of woodland and heathland is typical of the wider character; however the style of settlement is entirely distinctive and does not reflect the more traditional characteristics and qualities to properties along Loxwood Lane. These properties relate and face into the adjacent sub-area 165, however these are part of Ifold and along with other, nearby villages more typical of the wider LCA.</p>
<p>Character of adjacent village(s): Ifold is a hamlet that is unique in Chichester district as a modern 1930-1950's planned residential 'estate' layout based on a triangular internal road pattern.</p>
<p>Historic links with the wider area if known: Industrial links associated with the Wey & Arun canal.</p>
<p>Ecological links with the wider area if known: Wooded streams, hedgerows and tree belts link with wider network. The presence of woodland (ASNW) indicates long-term connectivity with extensive woodlands within the wider landscape.</p>
<p>Recreational links with the wider area: None known.</p>

Extracts from other relevant evidence (e.g. VDS, NDP):Plastow & Ifold Parish draft VDS 2017

- *The settlement is unusual in its formation and is unique in the Chichester District area*
- *It has been established that the overarching characteristics of low density, green secluded and sylvan quality, is highly prized and worthy of retention.*
- *The historic building line should be respected and retained. This is supported by a historic restrictive covenant imposed upon the majority of the properties, which prevents any construction taking place within 30ft (9m) of the edge of private roads and the main road (VDS 16)*
- *Views into the settlement are generally from higher ground; looking west from the B2133 junction with Plaistow Road and from public footpaths to Plaistow Place looking east..(sub-areas 160 and 155)*
- *Since the introduction of the Settlement Boundary increased pressure to redevelop the larger plots with higher density residential housing.*
- *Historic Estate garden walls and garden footpaths and the lake are key links to the origin of the settlement. These should be protected for future generations whether Listed or of local interest.*
- *The footpath running to the River Lox provides an important view of the original man-made Estate lake at Loxwoodhills Pond, although in private ownership, the view from the public footpath provides an important reminder of the heritage of the settlement. Equally important is the opposite view due to the pleasant vistas.*
- *Loxwoodhills Pond (original man-made Estate lake circa early 1800s). Although in private ownership the lake should be retained as a feature in its entirety and any development of the existing dwelling house or other houses backing onto the area should have particular regard to the impact of any scheme. The open nature of the site surrounding the lake should be retained and care taken not to destroy the park-like quality of the setting. The area will be designated Local Green Space in the Neighbourhood Plan to confer additional protection,*
- *The park-like quality of the setting. The area will be designated Local Green Space in the Neighbourhood Plan to confer additional protection.*

Affecting Plaistow Road relating to Ifold's southern edge

- *Large garden sizes, verges and road frontages form an important amenity characteristic of the settlement and are designated as Local Green Space in the NP, and any additional planting should be native species to help retain and enhance the rural native sylvan quality of the settlement.*

Chichester Local Plan: Key Policies 2014-2029

- *A presumption in favour of development with unlimited windfall within the Settlement Boundary.*

CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	158 Loxwood Western Low Weald
Date of area survey:	04.09.18
Surveyors:	AC
Weather/visibility:	Overcast, Dry with periodic sunshine
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA LW 2 North Western Low Weald, LCA LW 3 Upper Arun Valley, LCA LW 4 Low Weald Hills
Landscape designations:	None

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VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
<p>Views into the sub-area from: PRow Wey South Path (National Trail) Wey & Arun Canal B2133 Track / Green Lane Farmsteads Residential properties From the Wey & Arun Junction canal tow path (western edge) limited by rising ground and intervening vegetation / hedges in fields.</p>	<p>Types of viewers: Walkers, dog walkers Cyclists Horse riders Several Farm residents and workers Loxwood residents Canal visitors</p>	<p>Opportunities for mitigation and landscape compatibility of mitigation:</p> <p>Field pattern is medium to large with some field boundaries having been lost. Restoring hedgerows. Creating new footpaths and bridleways through the area to reduce pressure on historic, ancient routes containing PRow. Copses provides a good structure on which mitigation planting could build upon.</p>
<p>Views out of the sub-area to:</p> <p>Notable far-reaching views from a number of PRow and from Pawlies Farm (highest point on the plateau) looking north of the wooded horizon across open fields. Glimpsed views out from Wey South Path (National Trail (western area). Views are more outward looking rather than into the area.</p>	<p>Magnitude of viewers (level of use and popularity): Expectations of high scenic beauty. A few residential properties with views over fields and farmsteads. Rural PRow appear well worn and regularly used The green lane containing bridleway running north-south appears to be a major route for residents, dog walkers in the early evening. Glimpsed views driving along the B2133.</p>	<p>Impacts of mitigation: Mitigation planting especially on plateau next to the village edge may interrupt key views to north east. Loss of open, heath and tree species not found elsewhere. Loss of historic field pattern.</p>
<p>Does the sub-area form part of a skyline? No.</p>	<p>Visual perceptions (activity and expectations of local visual receptors):</p> <p>Rural area with positive scenic value contributing to rural setting of Loxwood although affected by some urbanising elements along the B2133 Part of a published series of 'fancy free walks' around Loxwood village.</p>	
<p>Panoramic views: From PRow and from Pawlies Farm (highest point on the plateau).</p>		
<p>Landmark features: None.</p>		
<p>Sensitivity score: Low</p>	<p>Sensitivity score: Low/Medium</p>	<p>Sensitivity score: High</p>
<p>Visual sensitivity score: Medium</p>		

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Additional comments:		

DRAFT

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
<p>Topography and landform:</p> <p>A plateau extending north and west of the village; around the 30m contour and rising gently to high point 38m AOD by Oakhurst Farm situated on the areas north boundary.</p> <p>Along the southern edge the land drops steeply into the River Lox valley and canal at around 20m.</p>	<p>Boundary features other than vegetation:</p> <p>Timber post and barbed wire</p> <p>Traditional Sussex post and rail</p> <p>Historical linear features - ditch / mound forming field enclosure</p>	<p>Tranquillity – Noise levels:</p> <p>Traffic noise from the B2133</p> <p>Tranquil setting immediately noticeable beyond Loxwood itself. Very low noise levels.</p> <p>Birdsong and nature sounds</p>
<p>Geological features:</p> <p>Along the southern edge an escarpment carved out to contain 'The Devil's Hole) overlooks the canal and Boxall stream wooded valley</p> <p>Loxwood village is located in the low weald, which has high clay sub soil content.</p>	<p>Historic landscapes:</p> <p>An area that is highly sensitive in terms of its historic landscape</p> <p>Loxwood: Historic core containing medieval hamlet manor site (moated).</p> <p>Village west edge: Modern nursery greenhouses surrounded by modern fields (regular enclosure) used for grazing and paddocks.</p> <p>Western area: Medieval Assart fields (cohesive), wood pasture with isolated tree clumps and Ancient semi-natural medieval assarted woodland (Furzen wood and Gennets Furze).</p> <p>Medieval Assart fields surrounding Pawlies Farm.</p> <p>Large, single field (irregular enclosed) that is modern (WWII).</p>	<p>Tranquillity – Visual intrusion / detractors:</p> <p>Telephone mast</p> <p>Overhead power lines</p>
<p>Soil quality:</p> <p>Grade 3 (medium to good)</p> <p>Mainly arable with Sunflower crop notable in places, includes set-aside.</p>	<p>Parkland features:</p> <p>None.</p>	<p>Tranquillity – Light pollution/dark skies:</p> <p>Rural, away from settlements.</p>
<p>Water features:</p> <p>Stream linked to Loxwood Hall's lake and tributaries in the north.</p>		
<p>Land cover and land use:</p> <p>Predominantly open arable farmland enclosed by hedgerows (and or missing)</p> <p>Some pasture</p> <p>Single Farmstead (Pawlies Farm)</p> <p>Wood copses, wooded belts, heath land</p>	<p>Conservation Area:</p> <p>No</p>	

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Paddocks (immediately adjacent to Loxwood village edge and B2133) Ribbon settlement (larger individual properties and equestrian ménages) along the B2133		
Tree belts, individual trees and riverside trees: A few belts and heathland species tree groups interspaced in fields and edges of woods throughout the sub-area.	Landscape features of CA: Not applicable.	
Hedgerows and hedgerow trees: Native Hedgerows maintained and good condition Historic (likely to be ancient drove route) green lane delineated by linear banking, enclosed by coppiced hazel hedges, many mature oak field trees and native hedging. Strong character adding to time depth quality of this landscape. Mature field trees typical of the LCA and 'furze' heathland (oak, ash, field maple and silver birch)	Built form: Farmstead (Pawlies Farm) containing buildings and boundary treatments in the vernacular style and materials. Highly typical of the wider landscape character. Loxwood Place farm and residential properties within Loxwood village (many of which are period or modern , recent modern infilling built in the vernacular style , hipped and gable roof and materials (horizontal tarred (black) timber weatherboarding , red brick, clay hang tile and roofing tiles, white painted windows) Larger brick houses within village edge	Accessibility by public footpath: Several PRoW - Bridleway and footpaths Sussex Border Path (National Trail) defines the sub-area northern edge. Contains a notable and historic (likely to be ancient drove route) green lane containing bridleway linking village, Loxwood Place Farm with Gennetts Furze and further north.
Woodland and copses: Wooded Copse. Woodland strip along the Wey & Arun Canal. Broadleaved Copses. Young trees plantation around Loxwood Nursery.	Setting of listed buildings: Contributes to the settings of: Grade II listed buildings on the north edge: Farmhouse, Barn, Granary at Oakhurst Farm Properties on Guildford Road: Chestnut Mead (Grade II).	Open access areas: CROw: Small area by canal lock accessed from public parking area.
Wetland and meadow: Likely to be alongside wooded stream corridor along the B2133.	Scheduled Monuments: None – but mapping indicates a moated feature exists adjacent to Loxwood Place Farm (unable to access).	Recreational areas: Local Green Space: Land at Norht Hall. Th land is used every year for the village fete and contained within it is a children's playground and a recently completed wildlife conservation area and community orchard
Common land: None.	Settlement pattern: The settlement pattern of the area and context is dominated by the residential edge of Loxwood and along the B2133.	

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
	<p>To the north farmstead (Pawlies Farm) in the vernacular style and materials (black horizontal weatherboarding, red brick and clay tile, white painted brickwork). Utilitarian layout of working farms surrounded by smaller fields of pasture and larger arable fields.</p> <p>Scattered, isolated residential buildings set within vegetation and long gardens.</p>	
<p>Heathland: Place names (Furze, Furzen wood) of pre 7th century origins suggests land to the west of Loxwood village has a continued history of heathland (gorse). Signs of remnant heath vegetation, birch and grassland surrounding field edges indicating its subtle influence.</p>	<p>Contribution of private gardens to landscape character: Well vegetated settlement edge (defined by PRoW/ and historic green lane) In places long paddocks (horse and sheep grazing) associated with large houses back onto open fields. Mapping indicates a moated feature surrounds Loxwood Place Farm (unable to access).</p>	<p>Aesthetic sensitivity - Elements of openness/enclosure: A generally open landscape with more enclosure by field boundaries, green lane and around the settlement edges.</p>
<p>Other significant vegetation cover: None</p>	<p>Cultural associations: None found</p>	<p>Aesthetic sensitivity – landscape pattern: Typical of the wider LCA Pleasant, attractive and engaging with views out; of positive scenic value. The overall condition is good and overall sensitivity to change is high, reflecting many landscape qualities of the area, and visual prominence of some valley sides.</p>
<p>Priority Habitat Inventory/Phase 1 records: Deciduous broadleaved woodland.</p>	<p>Features of cultural importance: Historic green lane.</p>	
<p>Presence of SPA/SAC/SSSI/SNCI/SANG local wildlife designation/Semi-Natural Ancient Woodland: Not present: SPA, SAC, NNR, LNR, SNCI or SSSI's Several areas of woodland, 5 of which are ASNW. Black Hole Copse, The Rookery, Pond Copse, Gennets Furze and Furzen Wood.</p>		
<i>Other information</i>		
<p>Sensitivity score: High</p>	<p>Sensitivity score: Medium/High</p>	<p>Sensitivity score: Medium</p>
<p>Landscape sensitivity score: Medium / High</p>		

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Additional comments:		

Relationship with the wider landscape/townscape

<p>Adjacent settlement: Loxwood.</p>
<p>Character of the urban edge: The settlement edge is reasonably well-vegetated and defined by physical features. Residential buildings are set back and well screened from view or in places glimpsed through mature trees. The vernacular architecture (old and new buildings) adding to scene. A highly attractive and distinctive character and village setting.</p>
<p>Presence in a floodplain: None.</p>
<p>Relationship with adjacent wider countryside:</p> <p>Slightly differs to the relationship between village and farmland to the east (sub-area 159). Western side is less organised, more rural and lower condition, however it is similar in that its arable farmland, rural lane and settlement. It contains a number of other features absent in 159 and therefore is more representative of the wider landscape character area (e.g. the natural flat plateau and heathland and associated tree species and vegetation. Fields and vegetation combined with the easy access to the PRoW network has a very positive influence on the setting of Loxwood village.</p> <p>A rural and attractive village and setting that is typical of the landscape described in the 3 LCAs (Low Weald and Low Weald Hills and River Arun Valley).</p> <p>Well-served by an excellent network of bridleways and footpaths crossing the Low Weald and joining with those in adjacent Counties. The Wey and Arun Canal passes to the East and South of the village.</p>
<p>Character of adjacent village(s): Loxwood village is a small village within the Low Weald made up of a historic core with small pockets of modern infill development built in the vernacular style and materials mainly located on the southern edge.</p>
<p>Historic links with the wider area if known: None known.</p>
<p>Ecological links with the wider area if known: Wooded stream linked to Loxwood hall to the north, hedgerows and tree belts / copses link with wider network. The presence of woodland (ASNW) indicates long-term connectivity of wildlife corridors across this area to wider wooded landscape. Both the tributary watercourse wooded corridor running alongside the Wey & Arun canal adds to the wider linkages.</p>
<p>Recreational links with the wider area: Part of a wider network of PRoW's with a single direct footpath link to Wey South path and Wey & Arun canal national trails to the south.</p>

Extracts from other relevant evidence (e.g. VDS, NDP):Loxwood Neighbourhood Plan (2013 to 2029)

- *3 SHLAA sites for residential development identified within the settlement boundary on land: Nursery Site (western settlement edge) and Land at Farm Close (southern settlement edge) and Land South of Loxwood Farm Place.*
- *Ancient woodland adjacent to the Neighbourhood Plan Settlement Boundary by pond copse is of particular interest.*
- *Local Green Spaces policy to protect the areas of green spaces which are important to the parish. On settlement edge lies Local Green Space Land at North Hall - between Pond Copse and ribbon settlement along B2133.*
- *It is the intention to concentrate development within the Settlement Boundary in the context of a presumption in favour of sustainable development. This does not preclude sustainable development in the rural areas outside the Settlement Boundary in accordance with this Neighbourhood Plan, the Chichester District Saved and Emerging Local Plan and the NPPF.*
- *Spaces and Outlooks There are spaces and outlooks from many parts of the village which give pleasure to the residents and form the rural character of the village. Area around North Hall including the parish land to the North of the hall including the wildlife conservation area.*
- *Views to the West & North West from Fritchfold over Blackdown and Hascombe Hill Views to South, East and West from the ridge running to east of Spy Lane and Merry Hills. Line of Canal and the open space on each side.*
- *Local Lanes within the parish: Green Lane, Brewhurst Lane, Nep Lane, Twittens.*

CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	159 Loxwood Eastern Low Weald
Date of area survey:	06.09.18
Surveyors:	AC
Weather/visibility:	Clear visibility, sun and cloud, dry
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA LW4 Low Weald Hills across the majority of the parcel with LW3 Upper Arun Valley along the Wey & Arun canal valley.
Landscape designations:	None.

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VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
<p>Views into the sub-area from:</p> <p>PRoW Wey South Path (National Trail) Wey & Arun Canal B2133 Track / Green Lane/ Lanes Farmsteads Residential properties Loxwood Village Hall and play area</p> <p>PRoWs - Views back towards village edge from the rolling ridgeline overlooking Spy Farm and village are interesting and particularly noteworthy.</p> <p>Typically glimpsed views, framed by mature trees and woodland into arable fields that lie to the north on higher ground from the adjacent canal towpath. North Downs and High Weald Forests to the north and east, however views into the sub-area from this distance are limited due to the intervening tree cover.</p>	<p>Types of viewers:</p> <p>Visitors to the Canal and public house outdoor garden Canal users (tourist canal boat, no other water craft seen). Walkers, dog walkers. Local residents. Cyclists and Horse riders (tow path). Drivers along Loxwood Road (the only road crossing the area east west). Farmer and agricultural workers.</p>	<p>Opportunities for mitigation and landscape compatibility of mitigation:</p> <p>The landscape has an open character with well maintained trimmed, low hedgerows; provides a good structure on which mitigation planting could build upon.</p> <p>Field pattern is medium to large with some lost field boundaries. Restoring hedgerows (enclosure) small woods, deciduous copses and tree belts would be in character.</p> <p>Arable crop converted to pasture seen from the canal side.</p>
<p>Views out of the sub-area to:</p> <p>Despite the high degree of enclosure in many parts of the area, some ridgetops and slopes are prominent beyond the sub-area with distinctive long views to both North and South Downs and across the Crawley Vale to the High Weald Forests. (The ability to appreciate the far reaching views out from the ridgeline is a particular feature of this parcel's character).</p> <p>Found: Series of panoramic views that contain far reaching views out to wooded broadleaved / conifer forests and woodlands in all directions from the PRoW network that criss-crosses the rolling ridgeline</p>	<p>Magnitude of viewers (level of use and popularity):</p> <p>A few residential properties with views over fields and farmsteads. Rural PRoW appear well worn and regularly used. Periodically busy road (B2133).</p>	<p>Impacts of mitigation:</p> <p>Views back towards village edge would be negatively affected. Mitigation planting especially on rising ground next to the village edge would interrupt key views. Impacts on the 'open' character affording long reaching rural views including to the wooded ridges and forests. Positive benefits associated with restoring lost field boundaries. Negative impacts on mature (possibly veteran) field trees. Loss of 'openness' and a sense of understanding of the rolling ridge topography</p>

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
<p>Views towards the south include the South Downs ridgeline against the skyline Extensive woodland to the east limits the extent of distant views Properties on higher ground at 'Merry Hills' enjoy panoramic views looking south towards Loxwood. Views from PRoW at Songhurst New Farm look north across the Low Wead Hills landscape character. Housing along the eastern edge of Loxwood</p>		<p>that lies immediately along settlement edge – a distinctive feature in its own right..</p>
<p>Does the sub-area form part of a skyline? Yes – for properties facing east, the local ridgeline running north-south.</p>	<p>Visual perceptions (activity and expectations of local visual receptors): Rural area with positive scenic value contributing to rural setting of Loxwood although affected by some urbanising elements along the B2133. Part of a published series of 'fancy free walks' around Loxwood village (the Onslow Arms pub walk).</p>	
<p>Panoramic views: From PRoW network that criss-crosses the rolling ridgeline with far reaching views in all directions.</p>		
<p>Landmark features: Isolated, mature field oaks within fields to the east of the village on the rolling ridgeline are seen set against the skyline. Glimpses / frame views of the clock and bell tower with distinctive pointed copper roof of Loxwood Hall (on the northern boundary) seen from the PRoW.</p>		
<p>Sensitivity score: High</p>	<p>Sensitivity score: High</p>	<p>Sensitivity score: High</p>
<p>Visual sensitivity score: High</p>		

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Additional comments:		

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LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
<p>Topography and landform: A rolling ridgeline extends north-south from 33m AOD to 50m AOD to the north of Songhurst New Farm. The eastern edge of the village lies below around the 25m contour line.</p>	<p>Boundary features other than vegetation: White painted Village welcome 'gates/rails' Low brick wall natural stone large rubble low boundary walls decorative metal gates Timber post and chain knee rail Small timber palisade gates Traditional Sussex chestnut post and rail Timber close board fence To north of the area more agricultural treatment and in places reduced condition/ appearance:</p> <ul style="list-style-type: none"> • Timber post with rabbit proof mesh • Concrete posts with damaged chestnut rails 	<p>Tranquillity – Noise levels: Very quiet (birdsong), peaceful and tranquil away from the roads. Traffic noise from a busy B2133 and rural lanes.</p>
<p>Geological features: Loxwood village is located in the low weald, which has high clay sub soil content.</p>	<p>Historic landscapes: An area that is highly sensitive in terms of its historic landscape. Loxwood: Historic core containing medieval hamlet manor site (moated). Village south edge: modern planned settlement. Village east edge and land to north of Loxwood Road includes a large area of Medieval Assart fields (irregular enclosure). South of Loxwood Road: Majority of area is Medieval Assart fields (irregular enclosure) with Medieval fields (irregular enclosure) including historic mill alongside the river valley and Wey & Arun canal. Regenerating woodland and single, large modern field (regular enclosed) backing onto Loxwood Road.</p>	<p>Tranquillity – Visual intrusion / detractors: Overhead telegraph wires and poles. Single telephone mast .Extension of equestrian related paraphernalia on land extending along the B2133 northwards.</p>
<p>Soil quality: Grade 3 (medium to good) across the area</p>	<p>Parkland features: Small area of designed landscape / informal parkland with isolated tree clumps extending south from Loxwood Hall and its large landscaped gardens.</p>	<p>Tranquillity – Light pollution/dark skies: Light glow from the village edge No street lighting to the B-road along the boundary and rural lane crossing the area.</p>
<p>Water features: Canal the Wey and Arun Canal Original meandering River Lox (a tributary of the Arun) Ditches</p>		

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
<p>Land cover and land use: Loxwood residential edge and large isolated farmsteads Canal Fields – arable (crop including sunflower,) and pasture (hay feed) Paddocks (sheep and horse grazing) Series of smaller horse paddocks and timber shelters along and either side of the B2133 Woodlands Large farmsteads Tributary stream and wooded valley Busy B2133 and rural lane.</p>	<p>Conservation Area: No</p>	
<p>Tree belts, individual trees and riverside trees: In the north: Individual mature (veteran?) field oaks Tree belts adjacent to village</p> <p>In the southern area: Ancient replanted woodland (Conifer) Young trees plantation around Brewhurst Bridge Several deciduous broadleaved woodlands north and south of the Wey and Arun Cana Riparian woodland, scrub and vegetation associated along the tributary watercourse.</p>	<p>Landscape features of CA: Not applicable.</p>	
<p>Hedgerows and hedgerow trees:</p> <p>Native Hedgerows (maintained well and stock proof) comprising of hawthorn, bracken, hazel with an absence of trees Mature, possibly veteran oak tree lined historic trackway along wavy wooded field margin containing footpath.</p>	<p>Built form: Ribbon development along the B2133 (bungalows with large gardens and paddocks to rear and sides) Nucleated medium sized village in the Weald style and containing a few historic properties within. Loxwood Canal Centre (Timber / glass) Onslow Arms (public house) on the canal Wharf.</p>	<p>Accessibility by public footpath: Many PRow footpaths cross the area with links to the Sussex Border path to the north Wey South Path (National Trail) and bridleway that follows the Wey and Arun Canal National Trail.</p>

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
<p>Woodland and copses: Small copses and wooded Shaw found internally. Large, extensive mixed broadleaved / conifer woodland beyond the sub-area boundary to the east</p>	<p>Setting of listed buildings: Contributes to the setting of many listed buildings located on the edge of Loxwood and within the sub-area, they include the Onslow Arms Inn associated with the Wey & Arun Canal, Brewhurst Mill (Grade II) and the Farmhouse and Barn at Brewhurst Farm (both Grade II), Brewhurst Bridge (Grade II) on Brewhurst lane over the Wey & Arun Canal, Pound Cottage (Grade II), Yew tree Cottage (Grade II), Elm Cottage (Grade II) and Hour Houses (Grade II) off Merry Hills Lane, Pancake Cottage (Grade II).</p>	<p>Open access areas: None.</p>
<p>Wetland and meadow: Habitats associated with the wet meadows and riparian vegetation alongside streams and canal towpath edges.</p>	<p>Scheduled Monuments: None.</p>	<p>Recreational areas: None.</p>
<p>Common land: None</p>	<p>Settlement pattern: The settlement pattern of the area and context is dominated by the residential edge of Loxwood and along the B2133 To the north scattered farmsteads in the vernacular style and materials (black horizontal weatherboarding, red brick and clay tile, white painted brickwork) sit across higher ground. More utilitarian layout of working farms surrounded by smaller fields of pasture and larger arable fields. A cluster of larger properties with mature gardens at 'Merry Hill' and along the B2133 (includes mock timber frame, white render, clay tile) provide points of interest. Scattered, isolated residential buildings set within vegetation and long gardens.</p>	
<p>Heathland: None</p>	<p>Contribution of private gardens to landscape character: Yes – gardens facing east are generally well contained and kept close to the property. Boundaries in Sussex chestnut post and rail and maintained native hedges. Permitting uninterrupted views out across open farmland.</p>	<p>Aesthetic sensitivity - Elements of openness/enclosure: Semi-open/enclosed associated with small to medium scale arable fields set on a gently undulating rolling landscape that contains a notable ridgeline.</p>

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
	Properties with equestrian stables/ purposes also contribute strongly to the character along the B2133.	Enclosure provided by boundary vegetation, tree belts and copses along roads and field boundaries.
Other significant vegetation cover: 3 Traditional orchards around 'Merry Hills'.	Cultural associations: Places of interest associated with the Wey-South Path, a long distant footpath from Guildford to Amberley that runs alongside the Wey & Arun canal (including Brewhurst Lock, Brewhurst Bridge, Devils' Hole Lock, and Southland Lock). Published history sources states in the 19 th century this canal made it possible to travel by boat from London to Littlehampton on the south coast.	Aesthetic sensitivity – landscape pattern: Medium scale with smaller scale to the west and adjacent to the village edge Attractive containing a mix of landscape habitat types, a complex landscape character The overall condition is good and overall sensitivity to change is high, reflecting many landscape qualities of the area, and visual prominence of some valley sides. Fields are intensively farmed, but some hedgerows have been lost.
Priority Habitat Inventory/Phase 1 records: None listed.	Features of cultural importance: The restored canal and locks Brewhouse Mill and Brewhurst Lock adjacent to Brewhurst Farm. The mill with waterwheel(s) has been in existence since the 1500's.	
Presence of SPA/SAC/SSSI/SNCI/SANG local wildlife designation/Semi-Natural Ancient Woodland: Not present: SPA, SAC, NNR, LNR, SNCI or SSSI's Ancient replanted woodland (Conifer).		
<i>Other information</i>		
Sensitivity score: Medium / High	Sensitivity score: High	Sensitivity score: High
Landscape sensitivity score: High		
Additional comments: Wey South Path (National Trail) is a 36 mile path from Millmead Lock, Guildford to Amberley in West Sussex, with links to North Downs Way National Trail and the South Downs Way National Trail above Amberley. It follows the route of the Wey and Arun Canal tow path, a route following a 23-mile-long canal in the south of England, between the River Wey at Shalford, Surrey and the River Arun at Pallingham, in West Sussex.		

Relationship with the wider landscape/townscape

<p>Adjacent settlement: Loxwood.</p>
<p>Character of the urban edge: The settlement edge is reasonably well contained by gardens and vegetation, open in places with views out and appears rural.</p>
<p>Presence in a floodplain: Small area falls within Zones 2 and 3. Tributary to River Arun and adjacent to canal system.</p>
<p>Relationship with adjacent wider countryside:</p> <p>This area of well maintained arable farmland, rural lane and settlement is representative of the wider landscape character area. The natural topography and rolling ridgeline, fields and vegetation combined with the easy access to the PRoW network has a very positive influence on the setting of Loxwood village.</p> <p>Woods / trees with individual houses set within facing out across open fieldscape. A rural, tranquil and attractive village and setting.</p>
<p>Character of adjacent village(s): Loxwood village is a small village within the Low Weald made up of a historic core with small pockets of modern infill development built in the vernacular style and materials mainly located on the southern edge.</p>
<p>Historic links with the wider area if known: Industrial heritage associated with the Wey & Arun Junction canal.</p>
<p>Ecological links with the wider area if known: Wooded streams, hedgerows and tree belts link with wider network. The presence of woodland indicates long-term connectivity with extensive woodlands (e.g. Halffurze Field) within the wider landscape. Both the original River Lox tributaries wooded corridor running alongside the Wey & Arun Junction canal adds to the wider linkages.</p>
<p>Recreational links with the wider area: Part of a wider network of PRoW's The towpaths link up with the Wey-South and Downs Link paths, which combine to provide a long-distant walking and cycling route between the North and South Downs. The Wey & Arun canal stretching north and east.</p>

Extracts from other relevant evidence (e.g VDS, NDP):Loxwood Neighbourhood Plan (2013 to 2029)

- *3 SHLAA sites for residential development identified within the settlement boundary on land: Nursery Site (western settlement edge) and Land at Farm Close (southern settlement edge) and Land South of Loxwood Farm Place.*
- *Ancient woodland adjacent to the Neighbourhood Plan Settlement Boundary by pond copse is of particular interest.*
- *Local Green Spaces policy to protect the areas of green spaces which are important to the parish. On settlement edge lies Local Green Space to field between Pond Copse and ribbon settlement along B2133.*
- *It is the intention to concentrate development within the Settlement Boundary in the context of a presumption in favour of sustainable development. This does not preclude sustainable development in the rural areas outside the Settlement Boundary in accordance with this Neighbourhood Plan, the Chichester District Saved and Emerging Local Plan and the NPPF.*
- *Spaces and Outlooks There are spaces and outlooks from many parts of the village which give pleasure to the residents and form the rural character of the village. Area around North Hall including the parish land to the North of the hall including the wildlife conservation area.*
- *Views to the West & North West from Fritchfold over Blackdown and Hascombe Hill Views to South, East and West from the ridge running to east of Spy Lane and Merry Hills. Line of Canal and the open space on each side.*
- *Local Lanes within the parish: Green Lane, Brewhurst Lane, Nep Lane, Twittens.*

CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	160 Ifold Eastern Low Weald
Date of area survey:	04.09.18
Surveyors:	AC
Weather/visibility:	Overcast, Dry with periodic sunshine
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA LW 2 North Western Low Weald, LCA LW 3 Upper Arun Valley
Landscape designations:	None

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VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
<p>Views into the sub-area from:</p> <p>B2133 Plaistow Road PRoW - Bridleway in adjacent sub-area 161 Loxwood Church garden of remembrance Large part of the area seen from PRoW and lanes Wey South Path (National Trail) Wey& Arun canal. Residential properties on edge of Ifold Loxwoodhills Pond. Farmstead.</p>	<p>Types of viewers: Farmer and workers Residents Church Visitors Visitors on organised boat trips and visiting the Wey&Arun Canal Trust facilities Wey&Arun Canal Trust volunteers and operatives Canal users (canal boats, canoes noted) Walkers, dog walkers (tow path) Cyclists Horse Riders Drivers along Plaistow Road and Loxwood High Street that contain the area to south and east.</p>	<p>Opportunities for mitigation and landscape compatibility of mitigation:</p> <p>North area has little opportunities as well vegetated and ecologically sensitive.</p> <p>Remaining area: Existing structure of hedgerows provides a good structure on which mitigation planting could build upon, and include further sub-division (smaller field amalgamation into larger to facilitate arable production is apparent).</p> <p>Generally new planting could be in character with opportunities to restore lost or improve existing field boundaries and wooded stream valley.</p>
<p>Views out of the sub-area to:</p> <p>Visible above low hedgerow structure from the junction of B2133 and Plaistow Road with notable mid and far distant views across the low weald landscape towards the far distant wooded horizon. From canal towpath views into the adjacent sub-area 158 to north From elevated PRoW above canal across farmland into sub-area 158 From PRoW crossing the area looking north and south across open fields towards wooded edge of sub-area 161.</p>	<p>Magnitude of viewers (level of use and popularity): Easy access to the canal tow path and visitor facilities (free car park, Public house garden and canal information building) indicates a high level of popularity. Large numbers of people engaged in many forms of recreational activity within the northern edge of the area and into adjacent sub-areas.</p>	<p>Impacts of mitigation: Loss of ‘openness’ and ability for residents and drivers on the B2133 to appreciate the far-reaching views north and particularly to the west.</p>
<p>Does the sub-area form part of a skyline? No</p>	<p>Visual perceptions (activity and expectations of local visual receptors): High expectation of scenic beauty associated with the canal setting from PRoW including the national trail alongside the canal. A rural, attractive agricultural landscape with interesting features and buildings of former industrial heritage within easy reach of Loxwood village edge.</p>	

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
<p>Panoramic views: From area of high ground (35m AOD) in south eastern corner at junction of B2133 and Plaistow Road. Prominent wooded skyline in view.</p>		
<p>Landmark features: Saint John the Baptist Church with its unusually short tower is a localised landmark, partially hidden in the valley bottom next to the busy B2133. Glimpsed views of the tower seen from the canal towpath.</p>		
Sensitivity score: High	Sensitivity score: High	Sensitivity score: Medium/Low
Visual sensitivity score: Medium / High		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
<p>Topography and landform:</p> <p>On the valley sides starting around 35m contour to south east, incised by stream valley leading to valley floor around 19m contour to north</p>	<p>Boundary features other than vegetation:</p> <p>Park estate rail (painted black) Timber post and rail (painted black) Red brick walls (canal infrastructure) Domed natural stone coping to red brickwork of river bridge Sub-urban timber close board fencing.</p>	<p>Tranquillity – Noise levels:</p> <p>Constant Traffic noise along the B2133 and Plaistow Road during the day and early evening Overhead aircraft noise</p>
<p>Geological features:</p> <p>Loxwood village is located in the low weald, which has high clay sub soil content.</p>	<p>Historic landscapes:</p> <p>An area that is moderately sensitive in terms of its historic landscape.</p> <p>Northern area: Medieval assart fields (irregular enclosure) alongside river valley. Mid to southern area: Amalgamated modern fields.</p>	<p>Tranquillity – Visual intrusion / detractors:</p> <p>Line of houses along Plaistow Road opposite Headfoldswood farm are late modern, not built in the vernacular style, painted white and being in a visually prominent position clearly standout and detract from the surrounding more traditional and screened properties.</p> <p>Along road verges Leylandii hedges and sub-urban timber close board fencing</p> <p>Overgrown Leylandii / conifer trees (surrounding horticultural tree nursery producing christmas tree and other confers) has impacted on the historic PRoW that abuts.</p>
<p>Soil quality:</p> <p>Grade 3 (medium to good) across area with Grade 4 (poor) along Wey and Arun Canal and valley containing tributary watercourse.</p>	<p>Parkland features:</p> <p>None.</p>	<p>Tranquillity – Light pollution/dark skies:</p> <p>No street lighting to roads Properties generally well-screened by vegetation thus unlikely to produce light spill.</p>
<p>Water features:</p> <p>Wey & Arun Canal Original meandering River Lox (a tributary of the Arun). Devil's Hole, a former 'ox-bow' part of the old river. Boxall stream, springs and ditch network</p>		
<p>Landover and land use:</p> <p>Headfoldswood Farm. Canal.</p>	<p>Conservation Area:</p> <p>No.</p>	

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Fields (arable and pasture) Wet meadows. Broadleaved woodland Saint John The Baptist C of E Church Churchyard and remembrance garden. Linear settlement.		
Tree belts, individual trees and riverside trees: Mature (and likely to be veteran) field oak trees within open arable fields, remnant of former field pattern. Native wooded stream valley.	Landscape features of CA: Not applicable.	
Hedgerows and hedgerow trees: Strong, tall hedges with mature field oak trees. In places hedgerow structure appears to have been lost during field amalgamation, only heath (bracken/grassland) strips with mature field trees remains dividing fields. Managed native hedgerows, tops cut flat with young and mature field trees and stands of riparian trees (oak, ash, field maple, willow, osier, poplar).	Built form: Saint John The Baptist Church in decorative red brick and red clay tile roof Individual residential properties set with mature, hedged gardens Canal bridges Loxwood and Devil's Hole Locks	Accessibility by public footpath: One PRoW footpath crosses the area through Headfoldswood Farm. Bridleway and the Wey and Arun Canal (national Trail). Wey South Path (National Trail).
Woodland and copses: Broadleaved copses along canal / streamside.	Setting of listed buildings: Contributes to the settings of: Isolated farmstead within countryside: Headfoldswood Farm (Grade II) and Headfoldswood Farm Cottages (Grade II) on Plaistow Lane St. John The Baptist C of E Church does not have listed status.	Open access areas: CROw: Mature field oak trees and hedgerow along grass verges: B2133
Wetland and meadow: Notable small, irregular shaped sinuous water meadows along banks of meandering watercourse traditionally managed cutting regime for ecological value and benefit.	Scheduled Monuments: None	Recreational areas: None formally designated but places of interest along the Wey-South Path (national Trail).
Common land: No	Settlement pattern: Around the edges. Linear, ribbon along B2133	

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
<p>Heathland: No</p>	<p>Contribution of private gardens to landscape character: Slight negative effect arising from domestic and unusually mature tree planting (pine, robinia, holm oak, conifers) within front gardens facing Plaistow Road and B2133. Tall, well maintained and clipped hedges to frontages along verge out of character with native, rural hedges surrounding other cottages within sub-area.</p>	<p>Aesthetic sensitivity - Elements of openness/enclosure: Generally enclosed within the canal / stream valley and more open and expansive in character to the south of the area.</p>
<p>Other significant vegetation cover: None.</p>	<p>Cultural associations: An extended 18-mile section of the Arun navigation canal, the Wey & Arun Junction canal has been restored and contains 23 locks (built circa.1816, closed 1871) with bridges (unlisted). Industrial heritage. An important tourist and historical feature and noted within the LCA. Places of interest associated with the Wey-South Path, a long distant footpath from Guildford to Amberley that runs alongside the Wey & Arun canal (including Brewhurst Lock, Brewhurst Bridge, Devils' Hole Lock, and Southland Lock). Published history sources states in the 19th century this canal made it possible to travel by boat from London to Littlehampton on the south coast.</p>	<p>Aesthetic sensitivity – landscape pattern: Medium to large scale arable fields The overall condition is good with overall sensitivity to change as high, reflecting many landscape qualities of the area, and visual prominence of some valley sides. Fields are intensively farmed, but some hedgerows have been lost. Largely attractive and rural.</p>
<p>Priority Habitat Inventory/Phase 1 records: Deciduous broadleaved woodland</p>	<p>Features of cultural importance: Devil's Hole Lock is no 6 of the Wey & Arun Junction Canal. Built in stone <i>'the river Lox was straightened and diverted to avoid building aqueducts'</i> (Canal Trust literature). Devil's hole is a former 'ox-bow' part of the old river. Has historical links to the preparation for the Dieppe raid of August 1942</p>	
<p>Presence of SPA/SAC/SSSI/SNCI/SANG local wildlife designation/Semi-Natural Ancient Woodland: Not present: SPA, SAC, NNR, LNR SNCI or SSSI's</p>		

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Several areas of woodland, 4 of which are ASNW. Hill Hanger orchard, Rickfield, Horse croft hanger and one other unnamed north of the canal.		
<i>Other information</i>		
Sensitivity score: High	Sensitivity score: Medium	Sensitivity score: Medium/High
Landscape sensitivity score: Medium/High		
<p>Additional comments: Wey South Path (National Trail) is a 36 mile path from Millmead Lock, Guildford to Amberley in West Sussex, with links to North Downs Way National Trail and the South Downs Way National Trail above Amberley. It follows the route of the Wey and Arun Canal tow path, a route following a 23-mile-long canal in the south of England, between the River Wey at Shalford, Surrey and the River Arun at Pallingham, in West Sussex.</p>		

Relationship with the wider landscape/townscape

<p>Adjacent settlement: Loxwood and Ifold.</p>
<p>Character of the urban edge: Urban edge (piecemeal) is concentrated around the outer edges of this area. Well-vegetated edge to ribbon settlement along the B2133 close to canal and stream corridor. Hedged and garden frontages of modern semi-detached houses facing Plaistow Road Along the edge of Ifold mature gardens Domestic garden vegetation, native hedges and Sussex chestnut post and rail fences enclosing traditional farm cottages along Plaistow Road, backing directly out onto open farmland.</p>
<p>Presence in a floodplain: Zones 2 and 3. Tributary to River Arun</p>
<p>Relationship with adjacent wider countryside The area is slightly removed from Loxwood village, more associated with the hamlet containing the Church and few houses along B2133. Its relationship is closely tied to the canal and original valley that contained the River Lox. It is highly characteristic of the LCA LW3 and LW 2 North Western Low Weald landscape character.</p>
<p>Character of adjacent village(s): Loxwood village is a small village within the Low Weald made up of a historic core with small pockets of modern infill development built in the vernacular style and materials mainly located on the southern edge.</p>
<p>Historic links with the wider area if known: Devil's Hole has historical links to the preparation for the Dieppe raid of August 1942.</p>
<p>Ecological links with the wider area if known: Wooded streams, hedgerows and tree belts link with wider network. The presence of woodland (ASNW) indicates long-term connectivity with riparian woods and continuation of river valley within the wider landscape. Both the original River Lox tributary wooded corridor and Wey & Arun Junction canal adds to and links together riparian and ecological sites within wider linkages.</p>
<p>Recreational links with the wider area: The towpaths link up with the Wey-South and Downs Link paths, which combine to provide a long-distant walking and cycling route between the North and South Downs.</p>

Extracts from other relevant evidence (e.g. VDS, NDP):Loxwood Neighbourhood Plan (2013 to 2029)

- *3 SHLAA sites for residential development identified within the settlement boundary on land: Nursery Site (western settlement edge) and Land at Farm Close (southern settlement edge) and Land South of Loxwood Farm Place.*
- *Ancient woodland adjacent to the Neighbourhood Plan Settlement Boundary by pond copse is of particular interest.*
- *Local Green Spaces policy to protect the areas of green spaces which are important to the parish. On settlement edge lies Local Green Spaceto field between Pond Copse and ribbon settlement along B2133.*
- *It is the intention to concentrate development within the Settlement Boundary in the context of a presumption in favour of sustainable development. This does not preclude sustainable development in the rural areas outside the Settlement Boundary in accordance with this Neighbourhood Plan, the Chichester District Saved and Emerging Local Plan and the NPPF.*
- *Spaces and Outlooks There are spaces and outlooks from many parts of the village which give pleasure to the residents and form the rural character of the village. Area around North Hall including the parish land to the North of the hall including the wildlife conservation area.*
- *Views to the West & North West from Fritchfold over Blackdown and Hascombe Hill Views to South, East and West from the ridge running to east of Spy Lane and Merry Hills. Line of Canal and the open space on each side.*
- *Local Lanes within the parish: Green Lane, Brewhurst Lane, Nep Lane, Twittens.*

CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	161 Foxbridge Low Weald
Date of area survey:	06.09.18
Surveyors:	AC
Weather/visibility:	Clear visibility, sun and cloud, dry
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA LW 2 North Western Low Weald
Landscape designations:	None

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VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
<p>Views into the sub-area from:</p> <p>PRoW Plaistow Road looking southwards Residential properties on Plaistow Road looking southwards Foxbridge Golf Course, although views contained by wooded stream valley of Foxbridge Hanger to north and Wephurst Wood and Little Headfoldswood Copse situated to the east.</p>	<p>Types of viewers:</p> <p>Drivers Cyclists Horse riders Visitors to Corner Copse managed by the Woodland Trust with public access Users of the rural PRoW (footpath and bridleway) - Walkers, Dog walkers and local residents Farm residents and workers Members and visitors to Foxbridge Golf course.</p>	<p>Opportunities for mitigation and landscape compatibility of mitigation:</p> <p>Existing planted structure surrounding large gardens, woods and hedges along verges to Plaistow Road provides structure on which mitigation planting could be built upon.</p> <p>Planting within property grounds and paddocks to south of Plaistow Road</p>
<p>Views out of the sub-area to:</p> <p>PRoW bridleway looking north. Views across flat, low-lying farmland of the adjacent sub-area 160 to the wooded horizon; views generally curtailed by extensive woodland cover and buildings along Plaistow Road.</p>	<p>Magnitude of viewers (level of use and popularity):</p> <p>Driver appreciation limited to Plaistow Road and rural lane. Properties overlooking Plaistow Road Residents, workers and horse riders at Foxbridge Farm Residents of isolated cottages in the east.</p>	<p>Impacts of mitigation:</p> <p>Sub-urban boundary treatments and activities encroaching to the wooded landscape Loss of woodland sylvan character</p>
<p>Does the sub-area form part of a skyline?</p> <p>No</p>	<p>Visual perceptions (activity and expectations of local visual receptors):</p> <p>Rural, attractive agricultural landscape immediately beyond Plaistow Road and Ifold village edge. High expectations of scenic beauty however drivers' expectation is likely to be lower as travelling on roads that border the area at speed.</p>	
<p>Panoramic views:</p> <p>None</p>		
<p>Landmark features: None</p>		
<p>Sensitivity score: Low</p>	<p>Sensitivity score: Low/Medium</p>	<p>Sensitivity score: Low</p>
<p>Visual sensitivity score: Low</p>		
<p>Additional comments:</p>		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
<p>Topography and landform: Gently undulating with stream valley crossing the area west to east 20 to 35m contouring</p>	<p>Boundary features other than vegetation: Brick walls Close board timber fence Low chestnut timber knee rails Foxbridge Farm - walls of rubble natural stone with brick coping</p>	<p>Tranquillity – Noise levels: Noise from high levels of traffic travelling along Plaistow Road</p>
<p>Geological features: None noted</p>	<p>Historic landscapes: An area that is highly sensitive in terms of its historic landscape Unimproved/Unenclosed wooded over common. Medieval Assart fields enclosed by woodland (Corner Copse, Foxbridge Hanger) replanted ASN plantation (Little Headfoldswood Copse) and plantations. Large non-historic farmstead surrounded by modern field (irregular enclosure).</p>	<p>Tranquillity – Visual intrusion / detractors: Leylandii hedging – suburban species found within rural countryside</p>
<p>Soil quality: Grade 3 (medium to good)</p>	<p>Parkland features: None</p>	<p>Tranquillity – Light pollution/dark skies: Car headlights on rural roads Light glow from Ifold private estate, although may be limited by mature garden vegetation No street lighting to rural roads</p>
<p>Water features: Wooded stream valley divides the area in two halves From Plaistow village the meandering stream/ watercourse crosses through the sub-area from west to east to join the canal river valley south of Loxwood village. Ditches</p>		
<p>Land cover and land use: Horse paddocks and equestrian uses Wooded streams, Woodland and copses managed for wildlife Arable fields (pasture) Scrubland Large and small domestic gardens</p>	<p>Conservation Area: No</p>	

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Tree belts, individual trees and riverside trees: Tree belts along rural road Individual mature field oak trees set within gardens and grass verges	Landscape features of CA: N/A	
Hedgerows and hedgerow trees: Native hedges and mature oak, Ash field trees Clipped laurel hedges to gardens fronting roads	Built form: Foxbridge Farm in traditional vernacular style and materials (black horizontal weatherboarding, clay tile and brick)	Accessibility by public footpath: Limited number of PRow's cross the area. 1 footpath and 1 bridleway both in the east. Sub-area connected to adjacent sub-area 156 by single footpath from the west
Woodland and copses: Corner Copse broadleaved woodland with coppiced hazel stands Mixed broadleaved / conifer woodland (little Headsfoldswood Copse)	Setting of listed buildings: No listed buildings present	Open access areas: None
Wetland and meadow: Small fields alongside wooded stream	Scheduled Monuments: None	Recreational areas: Corner Copse Scout hut and own field set within woodland
Common land: None	Settlement pattern: Linear development of individual houses along Plaistow Road	
Heathland: Possible adjacent to Corner Copse	Contribution of private gardens to landscape character: Large properties with extensive gardens and paddocks (sheep and horse grazing) contribute to the character of the southern side of Plaistow Road	Aesthetic sensitivity - Elements of openness/enclosure: Area is generally enclosed, secluded and intimate in character. Wooded stream valley divides the area in two halves adding to the sense of enclosure
Other significant vegetation cover: Area of naturalising pioneer trees, native scrub and possibly heathland in large field to east of Corner Copse	Cultural associations: None found	Aesthetic sensitivity – landscape pattern:
Priority Habitat Inventory/Phase 1 records: Species rich wildflower meadow	Features of cultural importance: None noted	

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
<p>Presence of SPA/SAC/SSSI/SNCI/SANG local wildlife designation/Semi-Natural Ancient Woodland: Not present: SPA, SAC, NNR, LNR or SSSI's</p> <p>SNCI: Headfolds Wood Meadow. Area designated for its grassland mosaic consisting of course, acid and neutral grassland dissected by ditch, scrub and bounded by stream.</p>		
<i>Other information</i>		
Sensitivity score: High	Sensitivity score: Low/Medium	Sensitivity score: Medium
Landscape sensitivity score: Medium		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: Ifold
Character of the urban edge: Road with grass verges containing mature field trees and mature planting / hedges to front garden boundaries. The southern edge of Ifold directly overlooks the area.
Presence in a floodplain: Zones 2 and 3. Tributary to River Arun and adjacent to canal system.
Relationship with adjacent wider countryside: The presence of woodland and arable field is typical of the wider landscape character. This sub-area contributes to the setting and sylvan character of Ifold village, particularly along Plaistow Road/southern edge.
Character of adjacent village(s): Ifold is a hamlet that is unique in Chichester district as a modern 1930-1950's planned residential 'estate' layout based on a triangular internal road pattern.
Historic links with the wider area if known: None known.
Ecological links with the wider area if known: Wooded streams, hedgerows and tree belts link with wider network. The presence of woodland (ASNW) indicates long-term connectivity with extensive woodlands within the wider landscape. Wildlife observed in fields close to village edge. Habitats associated with wet meadows and ditches adding to the ecological / riparian network.
Recreational links with the wider area: Served by PRoW connected to the village and into the wider network north to Wey South Path (National Trail).
Extracts from other relevant evidence (e.g. VDS, NDP): <u>Plaistow & Ifold Parish draft VDS 2017</u> Relating to Ifold <ul style="list-style-type: none"> • <i>It has been established that the overarching characteristics of low density, green secluded and sylvan quality, is highly prized and worthy of retention.</i> • <i>The historic building line should be respected and retained. This is supported by a historic restrictive covenant imposed upon the majority of the properties, which prevents any construction taking place within 30ft (9m) of the edge of private roads and the main road (VDS 16)</i> • <i>Historic Estate garden walls and garden footpaths and the lake are key links to the origin of the settlement. These should be protected for future generations whether Listed or of local interest.</i> Affecting Ifold and Plaistow Road along the sub-area's northern edge <ul style="list-style-type: none"> • <i>Large garden sizes, verges and road frontages form an important amenity characteristic of the settlement and are designated as Local Green Space in the NP, and any additional planting should be native species to help retain and enhance the rural native sylvan quality of the settlement.</i>

CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	162 Belchamber's Low Weald
Date of area survey:	29.08.18
Surveyors:	AC
Weather/visibility:	Cloudy, visibility improving. Sunshine and cloud.
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA LW2 North Western Low Weald
Landscape designations:	None

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VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
<p>Views into the sub-area from: PRow Rural lanes Residential properties</p>	<p>Types of viewers: Walkers and dog-walkers using the rural PRow Disabled buggy users Horse riders Drivers Residents</p>	<p>Opportunities for mitigation and landscape compatibility of mitigation: Existing structure of hedgerows is strong with some open boundaries. Provides a good structure on which mitigation planting could build upon. More opportunities for planting within the flatter, lower lying land already enclosed by copses and overgrown hedgerows. Planting less preferable on the higher, visually exposed ground to west. Possibility of replacing timber post and barbed wire around fields with native hedges, reinstating ecological connectivity and improving the visual appearance, yet still maintaining a secure boundary for grazing cattle</p>
<p>Views out of the sub-area to: Key view from high ground (western edge of sub-area) from PRow towards the South Downs ridge and the typical landscape of the north western low weald.</p>	<p>Magnitude of viewers (level of use and popularity): A number of properties Two PRow (footpaths) crossing the area linked to Great Common. Condition of the footpaths indicates this area is well used on a regular basis More people seen during fieldwork crossing this sub-area than elsewhere indicating within easy walking distance of the village and highly valued Surrounded on east, west and southern side by reasonably busy rural road leading into Kirdford.</p>	<p>Impacts of mitigation: Potential loss or reduction in appreciating the panoramic views from rising ground into the valley below and beyond. Negative effects on sensitive hydrology of stream / ditch network passing through the area connecting to other water features within the surrounding landscape Further enclosure within field pattern</p>
<p>Does the sub-area form part of a skyline? yes</p>	<p>Visual perceptions (activity and expectations of local visual receptors): High expectation of scenic beauty associated with the western area of high ground (ridge) overlooking the village below. A rural, attractive agricultural landscape with an interesting arrangement of building within Belchamber's Farm set within wooded field mosaic landscape.</p>	
<p>Panoramic views:</p>		

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
From elevated ground along the western edge of the area and lane crossing Staples Hill wide ranging and uninterrupted panoramic views towards the northeast to south, extending out across intervening landscape laid out below towards the South Downs wooded ridgeline. Belchamber's Farm in view but Kirdford is hidden within wooded setting.		
Landmark features: Belchamber's Farm buildings set within trees South Downs wooded hangers		
Sensitivity score: Medium / High	Sensitivity score: High	Sensitivity score: High
Visual sensitivity score: High		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Lower lying flat around 25m contour (contiguous with the broader valley floor) then rising westwards to 40m AOD on notable ridgeline of Staples Hill	Boundary features other than vegetation: Traditional Sussex chestnut timber post and rail Five bar timber field gates Timber post and barbed wire fencing around fields and PRow Timber palisade	Tranquillity – Noise levels: Noticeably very quiet and tranquil away from rural lanes
Geological features: None noted	Historic landscapes: To north east beyond Belchamber's Farm lies 3 fields of medieval aggregate assarts Belchamber's Farm - Designed landscape of informal parkland and large landscape garden with pond. Post medieval to modern Informal fieldscapes to remaining area: To west - 3 fields of regular piecemeal enclosure of medieval to post medieval. To south east - 3 fields of modern field amalgamation Has a high sensitivity in terms of its historic landscape.	Tranquillity – Visual intrusion / detractors: Encroachment of garden waste / compost bin structures beyond property cartilage out into open fields; visible from PRow Unightly garden sheds Poor quality garden fencing Lack of screening garden paraphernalia backing onto open countryside.
Soil quality: Grade 3 (Moderate to Good)	Parkland features: Designed garden, rectangular pond.	Tranquillity – Light pollution/dark skies: Generally dark – glow of settlement No street lighting along rural lanes.
Water features: Pond within Belchamber's Farm Ditched watercourse dividing fields with small ponds linked to Greta Common to east.		
Land cover and land use: Open pasture (cattle), pasture / grazed fields to high ground to the west Hay pasture to east	Conservation Area: Kirdford Conservation Area does not influence this sub-area.	
Tree belts, individual trees and riverside trees: Trees largely within hedgerows.	Landscape features of CA:	
Hedgerows and hedgerow trees: Hedgerows (tall and dense) between fields and along lanes, generally with mature, dominating field oaks	Built form: Contains historic farmstead (Belchamber's Farm) with vernacular buildings and recent converted outbuildings and boundary treatments (regular	Accessibility by public footpath: Yes, two PRow footpaths cross the area Footpath through Belchamber's Farm linking Staples Hill to Great Common is possibly

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Hay pasture and grazed pasture fields edged by hedges, mature trees.	coursed natural stone walls of high quality, horizontal tarred weatherboarding, solid timber gates, handmade red brickwork, red tile roofing, hipped gable profiles, corrugated steel Other residential properties in the traditional vernacular materials, hipped roof and style of the area	along an ancient, historical route given the age and significance of the farmstead and presence of commons surrounding Kirdford village.
Woodland and copses: Strip of deciduous oak woodland and heath vegetation along lane, associated with Great Common.	Setting of listed buildings: Farmland and wooded fieldscape contributes to the setting of Belchamber's Farmhouse (Grade II), its pond and associated buildings of Belchamber's farm in the centre of the area and two cottages; that of Message Cottage (Grade II) and Appletree Cottage (Grade II) both facing onto Great Common and the lane.	Open access areas: CROW: Sheers Common (north west corner)
Wetland and meadow: Single watercourse / ditch crossing the area dividing fields feeding pond at Belchamber's farm	Scheduled Monuments: None	Recreational areas: None designated however grass strip airfield on high ground linked to large properties on western edge.
Common land: Verge to rural lane that includes many mature field trees and heath habitats/ character associated with Great Common.	Settlement pattern: The settlement pattern of the area and context is dominated by isolated farmstead surrounded by fields and lines of cottages set within large gardens facing onto rural lanes.	
Heathland: Heathland species noted within hedgerows, linked to Great Common.	Contribution of private gardens to landscape character: Outbuildings, mature native but more decorative subspecies trees, pond and hedges in gardens at Belchamber's Farmhouse combined contribute to and maintain the wider LW2 landscape character Domestic, low-key planted gardens with orchard trees backing onto open farmland to properties along the western ridgeline.	Aesthetic sensitivity - Elements of openness/enclosure: Two thirds of the area to west characterised by large, open pastoral fields on gently rising ground to meet ridge along Staples Hill (40m AOD) Remaining area to east semi-enclosed created by strong hedgerow / mature field tree framework surrounding smaller fields and settlements / farmstead.
Other significant vegetation cover: Two small traditional orchards associated with Belchamber's farm and Tollards to south.	Cultural associations: None known	Aesthetic sensitivity – landscape pattern: An attractive pastoral landscape defined by a network of hedges, mature field tree. Edges strongly defined, both physical and visually contained by Whithurst plantation / over

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
		wooded Great Common and copses. Mature hedges and mature oak trees adding to the rural lane character.
Priority Habitat Inventory/Phase 1 records: Traditional orchard adjacent to Belchamber's Farm Both Copse's and woodland along lane Broadleaved deciduous woodland.	Features of cultural importance: None known	
Presence of SPA/SAC/SSSI/SNCI/SANG local wildlife designation/Semi-Natural Ancient Woodland: Ancient Semi Natural Woodland (Belchambers Copse) SW corner of parcel defined by Ancient Semi Natural Woodland (picked croft copse) 2 SNCI's along NW Boundary Steers Common. National Trust Common land. Area contains woodland, herb rich grassland, small meadow and seasonal ponds providing diverse habitat with notable flora. Whithurst park. Area designated for the semi-natural habitat mosaic with Ancient woodland, species rich grassland, shaws and lake. Not present: SPA, SAC, NNR, LNR or SSSI's.		
<i>Other information</i>		
Sensitivity score: Medium/High	Sensitivity score: High	Sensitivity score: Medium / High
Landscape sensitivity score: Medium/High		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: Kirdford
Character of the urban edge: Only a few properties with domestic planted gardens lie along the edges, all accessed from the rural lanes. Lanes are well-wooded, mature oak trees and native hedges, some containing coppiced hazel. Sub-area lies to the north of Pound Common and is effectively separated from the settlement edge of Kirdford.

<p>Presence in a floodplain: No.</p>
<p>Relationship with adjacent wider countryside: The area is pastoral farmland forming an integral part of the low weald landscape to the west. The plantations, copses, mature trees, field pattern and hedgerows makes a positive contribution to the rural setting of Kirdford village, of the historic Belchamber's farmstead and the rural road network.</p>
<p>Character of adjacent village(s): Kirdford is made up of a historic core containing a distinctive Church and small village green surrounded by period properties in the Sussex Weald vernacular style and materials. Further north the settlement contains more modern properties set within mature gardens, a converted barn as village store adjacent to a second 'village green' open space surrounded by more recent housing development. An industrial estate lies close nearby.</p>
<p>Historic links with the wider area if known: None identified.</p>
<p>Ecological links with the wider area if known: Wooded streams, hedgerows and tree belts links with wider network. The presence of woodland (ASNW) indicates long-term connectivity with a number of Commons within the wider landscape. Streams, ditches and ponds at Belchamber's Farm adding to the ecological / riparian network of inter-connected sites.</p>
<p>Recreational links with the wider area: Part of a wider network of PRoW's with links to the South Downs National Park.</p>

<p>Extracts from other relevant evidence (e.g. VDS, NDP):</p> <p><u>Strategy for the West Sussex Landscape</u></p> <ul style="list-style-type: none"> • <i>'Important ancient woodland needs to be conserved and managed to maintain its diverse woodland types, including coppice, hangers and mixed broadleaved woodland.'</i> • <i>'The River Kird and its immediate water meadows provide a number of varied habitats for wildlife which should be preserved and, where feasible, enhanced, to increase its biodiversity potential.'</i> <p><u>Kirdford Parish Neighbourhood Development Plan 2013</u> No SHLAA sites.</p> <p>Relevant policies include:</p> <ul style="list-style-type: none"> • <i>Farm building clusters and former farm workers' cottages that remain should ideally be retained to reflect the characteristics of the historical landscape.</i> • <i>To maintain, improve and extend the local footpaths and bridleways as appropriate.</i> • <i>Greater participation in appropriate land management and improved wildlife connectivity.</i> • <i>Land identified on the 'NDP – Proposals Map', will be designated as 'Local Green Space' due to its mixture of community, recreational, historic or environmental value.</i> • <i>Existing public rights of way and means of public access, provide a high level of amenity value, and will be protected, and where possible.</i>
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- *The significance of designated heritage assets, including nationally protected listed buildings and their settings, archaeological sites and conservation areas and their settings, as well as undesignated heritage assets (including locally listed buildings), will be recognised and they will be given the requisite level of protection.*
- *Policy DS.1 – New development on unallocated sites must respect the rural character of Kirdford and is not out of keeping by way of scale, design or layout.*

Kirdford Village Design Statement (2010)

- *Approached via the many local footpaths through fields and woodland, the boundary of the village settlement is hidden by trees giving it a unique relationship between residential areas and the landscape. Trees around the whole of the perimeter of the village settlement area, both mature and young, reinforce the hidden aspect of Kirdford when viewed from the many footpaths in the surrounding area.*
- *Kirdford is particularly significant as it lies between the two most important forest sites, namely Ebernoe Common and The Mens, both of which are SSSI and SAC. The village, with its extensive tree cover, provides a biodiversity corridor.*
- *The relationship between surrounding countryside and the village edges are particularly important and all the approaches to the village emphasise its rural setting and the sharply defined boundaries between its built up areas and the surrounding countryside.*
- *Paths are well used, they link to open countryside.*

'Approach the village using one of the many local footpaths and one will not be aware of the village until you emerge within it. This lack of visual intrusion by a settlement makes Kirdford remarkable and is a wonderful attribute of its evolution considering its location within some of most beautiful countryside within West Sussex. Only the Church spire is visible from any distance when approaching from the south west along the footpath below Townfield, otherwise the settlement area remains hidden from view. This aspect has been maintained over the years and even the more recent development in the village has maintained this landscape characteristic'.

Policies state:

- *There should be no adverse impact on wildlife habitats, particularly those listed together with the wildlife corridors linking them.*
- *The creation of new wildlife areas and corridors during development should be encouraged.*
- *Existing woodland should be preserved. Long term schemes for planting and maintaining slow growing native species.*
- *Watercourses, ponds, grassland and hedgerows must be protected.*
- *It is important that the footpath network is maintained and extended in future.*

Kirdford Conservation Area Character Appraisal & Management Proposals (2010)

- *The Kirdford Conservation Area feels rather inward looking and although there are views along the three lanes, these tend to be enclosed by the buildings and trees which lie to either side.*
- *Views from St John's Church - much longer views to the surrounding countryside from the Churchyard.*
- *The only views out of the conservation area can be obtained from the road from Wisborough Green, over the recreation ground to the squat tower of St John's Church, and from the Churchyard itself, looking over towards Churchlands and the fields which surround it, with a line of trees beyond.*

- *In many locations, mature trees frame views, and help to screen some of the more modern buildings which lie around the boundaries of the conservation area (settlement edge).*
- *Hedging is popular, sometimes clipped and sometimes left to grow naturally, with traditional post and rail timber fences*
- *Lanes in the conservation area retain a rural quality which is further enhanced by the wide grass verges, soft front boundaries (various forms of hedging predominate) and the many trees.*
- *The many mature trees add to the sylvan character*
- *Front boundaries within the conservation area are usually made from brick or from the local greensand stone, and are varied in height from only about three feet to over eight feet. These walls make an important contribution to the character of the conservation area*
- *'Notable trees can be seen around and close to St John's Church (particularly in the Churchyard).*
- *The protection and enhancement of the rural character of the conservation area;*
- *Policy BE6 Conservation Areas (ii) The proposals by reason of their bulk and height would obstruct or adversely affect views of buildings which are effective in helping to maintain the historic character of the conservation area;*
- *Policy BE4 Buildings of Architectural or Historic Merit - Development affecting a listed building which would result in the loss of character of an area will similarly be resisted and (iv) The proposals would result in the loss of trees, walls or other means of enclosure which are important to the character of the conservation area.*
- *Throughout the village, the use of timber framing, red brick, handmade clay tiles, and Horsham stone slates , red or blue brick, and most importantly, the local winklestone (a type of Wealden greensand stone), all provide a distinct character.*

CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	163 Kirdford Nothern Low Weald
Date of area survey:	29.08.18
Surveyors:	AC
Weather/visibility:	Cloudy, visibility improving. Sunshine and cloud.
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA LW2 North Western Low Weald
Landscape designations:	None

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VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
<p>Views into the sub-area from: Little of this sub-area is visible from the wider surroundings. Views restricted by mature vegetation, even when viewed from adjacent sub-area 164 to the east</p>	<p>Types of viewers: Kirdford residents Farmstead residents Walkers, dog walkers and weekend ramblers Horse riders Drivers Cyclists National Trust visitors to Butts Common, the village and village</p>	<p>Opportunities for mitigation and landscape compatibility of mitigation: The existing vegetation provides a strong sense of visual and physical enclosure. Opportunities to introduce more are limited and on a small scale too small to be meaningful. Generally new planting could be in character with opportunities to restore lost or improve existing fragmented field boundaries, reduce field size and expand broadleaved woodlands on periphery. Existing structure of hedgerows and copses provides a good structure on which mitigation planting could build upon. Placing pylons and cables underground.</p>
<p>Views out of the sub-area to: Views from residential properties along the eastern edge of settlement are limited by woodland beyond open paddocks. From PRoW footpath looking north east.</p>	<p>Magnitude of viewers (level of use and popularity): Limited number of PRoW and restricted access / presence of CCTV make the walking experience along PRoW less favourable and enjoyable. Likely to be local residents in early mornings and evenings Paths appear well worn in places indicating regular use closest to settlement edge. Walkers will have expectation of scenic beauty having arrived along the PRoW network from rural lanes and wooded surroundings A series of published walks around the edge of the village out into the surrounding countryside indicating the PRoW network is valued and well used by residents and visitors to the village and exploring the SDNP.</p>	<p>Impacts of mitigation: Planting native hedgerows would be a beneficial improvement removing the timber post and rail surrounding paddocks and rectilinear pattern imposed on earlier historical field pattern landscape. No key views would be interrupted Planting may result in loss of small pockets of openness and loss of historical field pattern</p>
<p>Does the sub-area form part of a skyline? No</p>	<p>Visual perceptions (activity and expectations of local visual receptors): Rural, attractive agricultural landscape immediately around the village edge. Moderate expectations of scenic beauty given the equestrian use but becoming higher when entering land further north.</p>	

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
	Quality and scenic beauty reduced by the presence of equestrian uses, paraphernalia and fenced paddocks.	
Panoramic views: None found		
Landmark features: None		
Sensitivity score: Low	Sensitivity score: Medium/High	Sensitivity score: Medium
Visual sensitivity score: Medium		
Additional comments:		

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LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
<p>Topography and landform: Gently undulating around 20m contour level across the area, falling slightly towards watercourse and series of ponds (15m contour).</p>	<p>Boundary features other than vegetation: A wide mix throughout the area, mostly more suburban moving closer to settlement edge.</p> <p>5 bar metal field gates 5 bar timber field gates Traditional chestnut Sussex post and rail (with green mesh by settlement edge) Timber post and rail (paddock style) with sheep proof mesh Timber post and barber wire with sheep mesh fences Temporary electric fences Orange mesh tape fixed to post and barbed wire</p>	<p>Tranquillity – Noise levels: Domestic noise Noise from aircraft Traffic noise from road through the village Birdsong, moderate tranquillity</p>
<p>Geological features: Deeply incised watercourse through wooded valley. Evidence of sub-areas historical time-depth</p>	<p>Historic landscapes: Surrounding Great Common to east series of interlinked fishponds (post medieval to modern) dividing fieldscapes of medieval Aggregate Assart on either side To north medieval cohesive assart (field within settlement boundary) and regular piecemeal enclosure. Surrounding Heron’s Farm to south and adjacent to Kirdford settlement edge is informal fieldscapes of 3 fields of regular piecemeal enclosure To south Kirdford settlement edge overlooks modern, regular piecemeal enclosure.</p> <p>Historic woodland containing coppiced hazel stands enclosed by linear and mounded earthworks/banks and ditches, possible containing evidence of industrial archaeology (tbc)</p> <p>Has a high sensitivity in terms of its historic landscape.</p>	<p>Tranquillity – Visual intrusion / detractors:</p> <p>Electric pylons crossing fields CCTV cameras along PRoW Telegraph poles and overhead wires Suburban 1.8m ht. timber close board fences Post and barbed wire fences subdividing larger fields into smaller grazing plots Extensive timber post and rail fencing surrounding a large number of paddocks Telecoms mast Encroaching garden paraphernalia and fencing All are detracting features.</p>
<p>Soil quality: Grade 3. Good quality</p>	<p>Parkland features: None</p>	<p>Tranquillity – Light pollution/dark skies: No street lighting along rural lanes Temporary sports pitch floodlighting to football field</p>

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Clay soils contributing to vegetation character (typical species bracken, heath, hazel, holly and oak)		Light spill/ glow from residential edge of settlement. Elsewhere generally dark
Water features: Series of interlinked series of fishponds (Post medieval to modern) fed by tributary stream from Whithurst plantation and Pound Common linked into Broxal Brook valley and pond (designed landscape of Herons Farm) to east		
Landcover and land use: wooded pasture and rough grassland pasture grazing fields fields put over to hay production and productive paddock grazing Wooded over common Paddocks in the east (horse and sheep) Tarmac drives Residential properties and gardens forming edge of Kirdford village Woods and copses Equestrian	Conservation Area: Kirdford Conservation Area	
Tree belts, individual trees and riverside trees: Large, mature field oaks set within hedges Formal avenue of lime trees planted along drive to Boxalland farm. Substantial tree belts along tributary and along PRow Veteran stature oak trees Distinctive riparian tree structure along stream / watercourse PRow contained between linear ditch / banks with coppiced hazel hedgerows	Landscape features of CA: <i>Lanes in the conservation area retain a rural quality which is further enhanced by the wide grass verges, soft front boundaries (various forms of hedging predominate) and the many trees.</i> <i>The Kirdford Conservation Area feels rather inward looking and although there are views along the three lanes, these tend to be enclosed by the buildings and trees which lie to either side.</i> <i>In many locations, mature trees frame views, and help to screen some of the more modern buildings which lie around the boundaries of the conservation area (settlement edge).</i> <i>Hedging is popular, sometimes clipped and sometimes left to grow naturally, with traditional post and rail timber fences.</i> <i>The many mature trees add to the sylvan character</i>	

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
	<p>Front boundaries within the conservation area are usually made from brick or from the local winklestone (a type of Wealden greensand stone, and are varied in height from only about three feet to over eight feet. These walls make an important contribution to the character of the conservation area.</p> <p>The protection and enhancement of the rural character of the conservation area.</p>	
<p>Hedgerows and hedgerow trees: Native hedges (generally absent of trees, occasional); continuous and moderately and well maintained/trimmed.</p>	<p>Built form: Contains Boxalland Farm, Herons Farm and Lakelands Farm in the vernacular style and materials.</p> <p>Modern and period properties along settlement edge (Large barns, farmhouses in local style and materials, hipped roofs, decorative brick chimneys).</p> <p>Timber shelters in paddocks.</p>	<p>Accessibility by public footpath: Yes – 3 PRoW (footpath) running north to south through ASNW and Great Common. 2 further footpaths running east-west through fields.</p> <p>Single metalled track road linked to drive to Boxalland Farm (part of PRoW, and now diverted around paddocks, further restricting access and enjoyment).</p>
<p>Woodland and copses: Mixed broadleaved copses adjacent to settlement edge and across Great Common.</p>	<p>Setting of listed buildings: Contributes to the setting of Herons Farm (Grade II), Boxalland Farm (Grade II), and Chapmans (Grade II).</p>	<p>Open access areas: CROWw: Great Common.</p>
<p>Wetland and meadow: Likely to find wetland and damp meadow associated with tributary stream, series of interconnected ponds and wooded valley by Herons farm.</p>	<p>Scheduled Monuments: None.</p>	<p>Recreational areas: A clearing within Great Common contains mown football pitches and goal nets.</p>
<p>Common land: Great Common (Wooded Over Common) containing oak, holly, bracken and grassland, hazel, lime and specimen yews.</p>	<p>Settlement pattern: A complex settlement pattern of large isolated farmsteads, mixed residential settlement edge.</p>	
<p>Heathland: Pockets within Great Common and surrounding area. To the west a large square field of colonising natural scrub vegetation surrounded by wooded over Common (unimproved / unenclosed),</p>	<p>Contribution of private gardens to landscape character: Limited contribution. Equestrian land uses associated with properties dominate south area. Modern property gardens intrudes less beyond the settlement edge into the surrounding fields, has a much lesser influence.</p>	<p>Aesthetic sensitivity - Elements of openness/enclosure: Semi open. Medium size arable fields with deGraded hedgerows give a limited sense of enclosure</p>

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
containing heathland vegetation species on the edge of the settlement overlooked by houses.		with selected long distant views of wooded hills to north east. Elsewhere wooded commons and dense vegetation around small fields provides greater levels of enclosure.
Other significant vegetation cover: None.	Cultural associations: None known.	Aesthetic sensitivity – landscape pattern: Medium scale, flat arable fields interspersed with woods.
Priority Habitat Inventory/Phase 1 records: Broadleaved deciduous woodland of herrings Copse and linked strip of woodland extending south.	Features of cultural importance: None known.	
Presence of SPA/SAC/SSSI/SNCI/SANG local wildlife designation/Semi-Natural Ancient Woodland: Herring's Copse - Ancient and Semi Natural Woodland. Not present: SPA, SAC, NNR, LNR SNCI or SSSI's		
<i>Other information</i>		
Sensitivity score: High	Sensitivity score: Medium	Sensitivity score: Medium / High
Landscape sensitivity score: Medium / High		
Additional comments:		

Relationship with the wider landscape/townscape

<p>Adjacent settlement: Kirdford.</p>
<p>Character of the urban edge: Mixed. Generally modern and older period properties with mature back gardens facing out onto open fields. In places the edge is well-screened by vegetation with glimpses of grander, larger properties set within grounds. In other places houses directly overlook with suburban close board timber fences are placed abutting fields and against the PRoW. Recent development along this edge includes houses moderately typical of other buildings within this LCA in terms of style and materials (white painted brickwork, red clay hanging and roof tiles).</p>
<p>Presence in a floodplain: Zones 2 and 3. Boxall Brook.</p>
<p>Relationship with adjacent wider countryside: Historic core of the village has a direct relationship with the wider countryside. The landscape around the settlement edge being generally representative of the North Western Low Weald landscape character but less so in the east (extensive paddocks and urban influences).</p>
<p>Character of adjacent village(s):</p> <p>Kirdford is made up of a historic core containing a distinctive Church and small village green surrounded by period properties in the Sussex Weald vernacular style and materials. Further north the settlement contains more modern properties set within mature gardens, a converted barn as village store adjacent to a second 'village green' open space surrounded by more recent housing development. An industrial estate lies close nearby.</p> <p>The village is centred on the junction of three roads, one from the east which connects to Wisborough Green, one from the south, which leads back onto the A272 and thence to Petworth (Glasshouse Lane), and one which leads in a north west direction towards Butts Common and thence to Staples Hill and Ifold.</p> <p>St John the Baptist's Church is listed Grade I sits on a slight mound and is notable for its Horsham stone.</p>
<p>Historic links with the wider area if known: Likely to be part of wider network of ancient footpath routes, with tracks and footpath following sinuous wooded field edges, through ancient woods connecting the village to outlying farmsteads and surrounding areas.</p>
<p>Ecological links with the wider area if known: Wooded streams, hedgerows and tree belts links with wider network. The presence of woodland (ASNW) and Commons indicates long-term connectivity with the wider landscape. Deer and wildlife observed in fields close to village edge. Stream, ditches and series of interconnected ponds through woodlands adding to the ecological / riparian network of inter-connected sites.</p> <p><i>Kirdford is particularly significant as it lies between the two most important forest sites, namely Ebernoe Common and The Mens, both of which are SSSI's and SAC's. The village, with its extensive tree cover, provides a biodiversity corridor' (Conservation Area Appraisal).</i></p>
<p>Recreational links with the wider area: Part of a wider network of PRoW's with links to the South Downs National Park. Cyclists known to meet in Kirdford (village stores) before exploring the local lane network close to the south downs national park.</p>

Extracts from other relevant evidence (e.g VDS, NDP):Strategy for the West Sussex Landscape

- *'Important ancient woodland needs to be conserved and managed to maintain its diverse woodland types, including coppice, hangers and mixed broadleaved woodland.'*
- *'The River Kird and its immediate water meadows provide a number of varied habitats for wildlife which should be preserved and, where feasible, enhanced, to increase its biodiversity potential.'*

Kirdford Parish Neighbourhood Development Plan 2013

2 medium sized SHLAA sites:

- Land between football field and footpath along north edge of village within the settlement boundary. Develop Site to North of Village as new Residential, Work/Live and Workspace Cluster.
- The field (Nursery) to the east of Bramley Close outside the settlement boundary. Develop as New Allotments/Orchard.

Relevant policies include:

- *Farm building clusters and former farm workers' cottages that remain should ideally be retained to reflect the characteristics of the historical landscape.*
- *To maintain, improve and extend the local footpaths and bridleways as appropriate.*
- *Greater participation in appropriate land management and improved wildlife connectivity.*
- *Land identified on the 'NDP – Proposals Map', will be designated as 'Local Green Space' due to its mixture of community, recreational, historic or environmental value.*
- *Existing public rights of way and means of public access, provide a high level of amenity value, and will be protected, and where possible the significance of designated heritage assets, including nationally protected listed buildings and their settings, archaeological sites and conservation areas and their settings, as well as undesignated heritage assets (including locally listed buildings), will be recognised and they will be given the requisite level of protection.*
- *Policy DS.1 – New development on unallocated sites must respect the rural character of Kirdford and is not out of keeping by way of scale, design or layout.*

Kirdford Village Design Statement (2010)

- *Approached via the many local footpaths through fields and woodland, the boundary of the village settlement is hidden by trees giving it a unique relationship between residential areas and the landscape. Trees around the whole of the perimeter of the village settlement area, both mature and young, reinforce the hidden aspect of Kirdford when viewed from the many footpaths in the surrounding area.*
- *Kirdford is particularly significant as it lies between the two most important forest sites, namely Ebernoe Common and The Mens, both of which are SSSI and SAC. The village, with its extensive tree cover, provides a biodiversity corridor.*
- *The relationship between surrounding countryside and the village edges are particularly important and all the approaches to the village emphasise its rural setting and the sharply defined boundaries between its built up areas and the surrounding countryside.*

- *Paths are well used, they link to open countryside.*

'Approach the village using one of the many local footpaths and one will not be aware of the village until you emerge within it. This lack of visual intrusion by a settlement makes Kirdford remarkable and is a wonderful attribute of its evolution considering its location within some of most beautiful countryside within West Sussex. Only the Church spire is visible from any distance when approaching from the south west along the footpath below Townfield, otherwise the settlement area remains hidden from view. This aspect has been maintained over the years and even the more recent development in the village has maintained this landscape characteristic.'

Policies state:

- *There should be no adverse impact on wildlife habitats, particularly those listed together with the wildlife corridors linking them.*
- *The creation of new wildlife areas and corridors during development should be encouraged.*
- *Existing woodland should be preserved. Long term schemes for planting and maintaining slow growing native species.*
- *Watercourses, ponds, grassland and hedgerows must be protected.*
- *It is important that the footpath network is maintained and extended in future.*

Kirdford Conservation Area Character Appraisal & Management Proposals (2010)

- *Policy BE6 Conservation Areas (ii) The proposals by reason of their bulk and height would obstruct or adversely affect views of buildings which are effective in helping to maintain the historic character of the conservation area;*
- *Policy BE4 Buildings of Architectural or Historic Merit - Development affecting a listed building which would result in the loss of character of an area will similarly be resisted and (iv) The proposals would result in the loss of trees, walls or other means of enclosure which are important to the character of the conservation area.*
- *Throughout the village, the use of timber framing, red brick, handmade clay tiles, and Horsham stone slates, red or blue brick, and most importantly, the local winklestone (a type of Wealden greensand stone), all provide a distinct character.*

CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	164 Kirdford Eastern Paddocks
Date of area survey:	29.08.18
Surveyors:	AC
Weather/visibility:	Cloudy, visibility improving. Sunshine and cloud.
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA LW2 North Western Low Weald
Landscape designations:	Near to SDNP

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VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
<p>Views into the sub-area from: Views from B-road and junction at Hayling Green above low hedge From the PRoW through the centre of the area Limited places from which to see into the sub-area area, mainly from the rural lane above verge hedge or from the single PRoW that crosses the area.</p>	<p>Types of viewers: Walkers Horse riders Stud farm owners, horse owners and visitors</p>	<p>Opportunities for mitigation and landscape compatibility of mitigation: Opportunities to plant new oaks as a priority to ensure a new generation of individual specimens. Conversion of arable fields to permanent pasture Replant fragmented hedgerows along road verges noted in poor condition with a diverse mix of native species Removal of paddocks and intrusive timber post and rail fencing The use of vernacular building materials to new buildings and boundaries</p>
<p>Views out of the sub-area to: Views out from PRoW across paddocks looking towards wooded horizon interspaced with occasional, isolated farmstead buildings frames and set within mature trees. Views out curtailed by copse and mature 'parkland' and likely to be veteran status oak trees</p>	<p>Magnitude of viewers (level of use and popularity): Horse riders using stud facilities on a regular basis Walkers are less likely on a daily basis and will experience difficulties. The only access to the footpath from the south east and from the village is along a very busy, rural lane with minimal verge or road itself.</p>	<p>Impact Removing intrusive sub-urban fencing, the use of vernacular materials and new tree and hedge planting would benefit the wider landscape character area.</p>
<p>Does the sub-area form part of a skyline? No</p>	<p>Visual perceptions (activity and expectations of local visual receptors): Walkers will have expectation of scenic beauty having arrived along the PRoW network from rural lanes and wooded surroundings. A series of published walks around the edge of the village out into the surrounding countryside indicating the PRoW network is valued and well used by residents and visitors to the village and exploring the SDNP. Horse riding and management of grazing/ horses is the primary activity. Riders exercising horses on the PRoW network and local lanes will have high</p>	

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
	expectations of scenic beauty and an interest in their surroundings.	
Panoramic views: None		
Landmark features: Normandie Stud buildings and complex		
Sensitivity score: Medium	Sensitivity score: Low / Medium	Sensitivity score: Medium
Visual sensitivity score: Medium		
Additional comments:		

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LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
<p>Topography and landform: Generally flat with gentle undulation/ slope down to wooded watercourse of Broxal Brook, generally 15-20m AOD.</p>	<p>Boundary features other than vegetation: Paddock style timber post and rail fence Natural stone and red brick garden boundary walls Traditional Sussex chestnut post and rail</p>	<p>Tranquillity – Noise levels: high levels of traffic and noise along the lanes Civilian and military aircraft noise. Away from roads higher tranquillity with birdsong and sounds of the countryside</p>
<p>Geological features: None</p>	<p>Historic landscapes: Post medieval to modern regular piecemeal enclosure across the area Large modern farmstead (Normandie Stud) Small parcel of medieval assart adjacent to north boundary linked to Boxalland Copse (ASNW) and Medieval irregular piecemeal enclosure alongside Boxall Brook Irregular field of post medieval gentrification designed landscape informal parkland associated with Barkfold Manor</p> <p>Has a high sensitivity in terms of its historic landscape.</p>	<p>Tranquillity – Visual intrusion / detractors: Movement of cars (and headlights) along rural lanes travelling at speed. invasion of walker's privacy by CCTV cameras placed in the countryside in and around the Stud farm</p> <p>Unsympathetic development that includes suburban features. The architectural style, scale, massing and materials of the Normandie Stud stands out, an eye-sore and is not in keeping with the wider landscape character in terms of material or style (visually dominating and not particularly unattractive or could be considered as sympathetic to the surroundings)</p> <p>The 'private' gates, walls and treatment at the entrance into the Normandie Stud is highly prominent, with signage and control of access and CCTV making it an uncomfortable experience for walkers and designed to deter people not linked to the Stud generally</p>
<p>Soil quality: Grade 3 Good quality large sized fields of predominantly high quality grass for stud grazing purposes</p>	<p>Parkland features: Mature field Oaks (individual, lines and grouped across the area), remnant of earlier historic hedge field pattern. Hedges no longer evident.</p>	<p>Tranquillity – Light pollution/dark skies: Generally dark – potential for light spill from Stud Farm buildings complex, entrance drive and yard. May affect PRoW during darker winter months No street lighting along rural lanes Movement of cars (and headlights) along rural lanes travelling at speed.</p>

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
<p>Water features: tributary of Boxal Brook Ditches and ponds linked to Barkfold Manor Land around identified as Floodzone 2</p>		
<p>Landcover and land use: Rural lanes with hedge/grass verges Equestrian paddocks Stud Building complex Farmsteads (on the perimeter) Wooded stream valley</p>	<p>Conservation Area: Kirdford Conservation Area</p>	
<p>Tree belts, individual trees and riverside trees: Riparian and broadleaved trees, wooded belt along line of watercourse Boxal Brook Stand of mature field oak trees at Hayling Green (triangle of land and connecting verges designated common land)</p>	<p>Landscape features of CA: 3 small dwellings/ cottages built in the vernacular style with natural stone and red brick boundary walls along the lane frontages and gardens. Typical attributes of the village historic character.</p>	
<p>Hedgerows and hedgerow trees: Species poor (trees absent) alongside lane</p> <p>Mature field oak trees that would have been in hedgerows (now lost / and removed to facilitate equestrian uses and introduction of paddocks) now appear similar to isolated, lines and avenue of 'statuesque parkland' trees, many of which likely to be of veteran status.</p> <p>Native hedges around the edges but all but a few of the historic division lines have been lost.</p> <p>Field trees along hedges and grass verge to lanes are important attribute of this areas defining character.</p>	<p>Built form: Large, imposing brick-built building(s). Orange roofing tiles and brickwork. Lacks the usual vernacular character seen in and around Kirdford village Timber horse shelters</p>	<p>Accessibility by public footpath: A single driveway (used by riders) that contains PRoW footpath crosses through the centre of the area</p>

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
<p>Woodland and copses: ASNW of Boxalland Copse and Kiln Copse along north east boundary (lies outside the sub-area but contributes to the areas character)</p>	<p>Setting of listed buildings: Contributes to the setting of Barkfold House (Grade II) and Boxalland Farm (Grade II) located outside but on the boundary of this parcel</p>	<p>Open access areas: CROw: Mature field oak trees and hedgerow along grass verges of the rural lane passing Normandie Stud. CROw: Stand of mature oak trees at grassland corner by Hayling Green</p>
<p>Wetland and meadow: Possibly adjacent to tributary stream (unable to access)</p>	<p>Scheduled Monuments: None</p>	<p>Recreational areas: None</p>
<p>Common land: None.</p>	<p>Settlement pattern: Small cottages along rural lanes Stud Farm complex of buildings set back from rural lane surrounded by extensive paddocks</p>	
<p>Heathland: None</p>	<p>Contribution of private gardens to landscape character: Historic farmsteads on perimeter have a limited, but important influence of the character adding to appreciation of time-depth that has been lost through equestrian development</p>	<p>Aesthetic sensitivity - Elements of openness/enclosure: A sense of enclosure from mature field oak trees, otherwise open fields containing semi permeable fencing around paddocks</p>
<p>Other significant vegetation cover: None</p>	<p>Cultural associations: None known</p>	<p>Aesthetic sensitivity – landscape pattern: Large, flat semi-open fields containing significant mature field oak trees. Regimented pattern overlaid with remnant traces of the former, irregular and historic still evident. Hedgerows around the edges and wooded stream valley passing through the northern edge adding complexity and interest. Attractive and highly distinctive character, noticeably differing from other sub-areas around Kirdford.</p>
<p>Priority Habitat Inventory/Phase 1 records: Broadleaved deciduous woodland</p>	<p>Features of cultural importance: Non known</p>	
<p>Presence of SPA/SAC/SSSI/SNCI/SANG local wildlife designation/Semi-Natural Ancient Woodland:</p>		

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Not present: SPA, SAC, NNR, LNR SNCI or SSSI's ASNW of Boxalland Copse and Kiln Copse (lies outside the sub-area but linked to other ecologically sensitive sites across the area)		
<i>Other information</i>		
Sensitivity score: Medium/High	Sensitivity score: Low / Medium	Sensitivity score: Medium/Low
Landscape sensitivity score: Medium		
Additional comments:		

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Relationship with the wider landscape/townscape

<p>Adjacent settlement: Kirdford.</p>
<p>Character of the urban edge: Small, residential cottages with small mature gardens back onto fields sub-divided as horse paddocks. Edge partially screened by vegetation.</p>
<p>Presence in a floodplain: Zones 2 and 3. Boxall Brook</p>
<p>Relationship with adjacent wider countryside: This sub-area sits on the south eastern corner of the village; apart from the village (which is highly typical in type and materials) this area is moderately typical of the North Western Low Weald landscape character; it contains a number of key landscape features however the condition has been deGraded to a large extent by the loss of key attributes as a result of the equestrian uses and buildings imposed. Visual and physical influence of the South Downs National Park on the character of this sub-area is very limited, if not negligible.</p>
<p>Character of adjacent village(s): Kirdford is made up of a historic core containing a distinctive Church and small village green surrounded by period properties in the Sussex Weald vernacular style and materials. Further north the settlement contains more modern properties set within mature gardens, a converted barn as village store adjacent to a second 'village green' open space surrounded by more recent housing development. An industrial estate lies close nearby.</p>
<p>Historic links with the wider area if known: Likely to be part of wider network of ancient footpath routes, with footpath connecting the village to outlying farmsteads and the surrounding areas.</p>
<p>Ecological links with the wider area if known: Wooded streams hedgerows and mature field trees and common along road verges link with the wider network. The presence of woodland (ASNW) around the perimeter indicates a history of long-term connectivity with sites in the wider landscape.</p>
<p>Recreational links with the wider area: Part of a wider network of PRoW's with links to the South Downs National Park. Good links into the surrounding areas</p>
<p>Extracts from other relevant evidence (e.g. VDS, NDP):</p> <p><u>Strategy for the West Sussex Landscape</u></p> <ul style="list-style-type: none"> • <i>'Important ancient woodland needs to be conserved and managed to maintain its diverse woodland types, including coppice, hangers and mixed broadleaved woodland.'</i> • <i>'The River Kird and its immediate water meadows provide a number of varied habitats for wildlife which should be preserved and, where feasible, enhanced, to increase its biodiversity potential.'</i> <p><u>Kirdford Parish Neighbourhood Development Plan 2013</u></p> <p>SHLAA site on settlement boundary: field next to PRoW on edge of village. Relevant policies include:</p> <ul style="list-style-type: none"> • <i>Farm building clusters and former farm workers' cottages that remain should ideally be retained to reflect the characteristics of the historical landscape.</i>

- *To maintain, improve and extend the local footpaths and bridleways as appropriate.*
- *Greater participation in appropriate land management and improved wildlife connectivity.*
- *Land identified on the 'NDP – Proposals Map', will be designated as 'Local Green Space' due to its mixture of community, recreational, historic or environmental value.*
- *Existing public rights of way and means of public access, provide a high level of amenity value, and will be protected, and where possible.*
- *The significance of designated heritage assets, including nationally protected listed buildings and their settings, archaeological sites and conservation areas and their settings, as well as undesignated heritage assets (including locally listed buildings), will be recognised and they will be given the requisite level of protection.*
- *Policy DS.1 – New development on unallocated sites must respect the rural character of Kirdford and is not out of keeping by way of scale, design or layout.*

Kirdford Village Design Statement (2010)

- *Approached via the many local footpaths through fields and woodland, the boundary of the village settlement is hidden by trees giving it a unique relationship between residential areas and the landscape. Trees around the whole of the perimeter of the village settlement area, both mature and young, reinforce the hidden aspect of Kirdford when viewed from the many footpaths in the surrounding area.*
- *Kirdford is particularly significant as it lies between the two most important forest sites, namely Ebernoe Common and The Mens, both of which are SSSI and SAC. The village, with its extensive tree cover, provides a biodiversity corridor.*
- *The relationship between surrounding countryside and the village edges are particularly important and all the approaches to the village emphasise its rural setting and the sharply defined boundaries between its built up areas and the surrounding countryside.*
- *Paths are well used, they link to open countryside.*

'Approach the village using one of the many local footpaths and one will not be aware of the village until you emerge within it. This lack of visual intrusion by a settlement makes Kirdford remarkable and is a wonderful attribute of its evolution considering its location within some of most beautiful countryside within West Sussex. Only the Church spire is visible from any distance when approaching from the south west along the footpath below Townfield, otherwise the settlement area remains hidden from view. This aspect has been maintained over the years and even the more recent development in the village has maintained this landscape characteristic.'

Policies state:

- *There should be no adverse impact on wildlife habitats, particularly those listed together with the wildlife corridors linking them.*
- *The creation of new wildlife areas and corridors during development should be encouraged.*
- *Existing woodland should be preserved. Long term schemes for planting and maintaining slow growing native species.*
- *Watercourses, ponds, grassland and hedgerows must be protected.*
- *It is important that the footpath network is maintained and extended in future.*

CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	165 Staples Hill – Churchlands Low Weald
Date of area survey:	29.08.18
Surveyors:	AC
Weather/visibility:	Cloudy, overcast, rain but reasonable visibility and improving.
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA LW2 North Western Low Weald
Landscape designations:	Near to South Downs National Park

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VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
<p>Views into the sub-area from:</p> <p>Generally views of the village are limited by dense hedgerow, woods and copses from surrounding PRoW though out the area</p> <p>PRoW with glimpsed views of buildings along the settlement edge. PRoW by Parsonage Farm looking south west</p> <p>Cricket ground with a clear view of the tower of The Parish Church of St John The Baptist</p> <p>From two Local Green Spaces identified in the Kirdford Neighbourhood plan (2014)</p>	<p>Types of viewers:</p> <p>Residents Cyclists Walkers Drivers Church visitors Visitors to Kirdford village stores / community hub Industrial estate workers National Trust visitors to Butts Common, the village and village</p>	<p>Opportunities for mitigation and landscape compatibility of mitigation:</p> <p>Existing structure of hedgerows is strong with some open boundaries. Provides a good structure on which mitigation planting could build upon.</p> <p>More opportunities for planting in the west and south of the area within larger, open pasture fields.</p> <p>Oliver’s, Fordland and Churchland Copses form a strong wooded structure on which mitigation planting could be built upon.</p> <p>Planting of individual oak trees, native hedges and field corner copses to strengthen character.</p>
<p>Views out of the sub-area to:</p> <p>Glimpsed views from road across Pound Common Views of Church tower and steeple form fields next to Oliver’s Copse</p>	<p>Magnitude of viewers (level of use and popularity):</p> <p>A high number of residential properties on edge of village Published walks and range of recreational activities (cycling, walking) and community facilities, cafe and hub at the village stores, public house and Church indicates a high level of interest and a popular destination for leisure, living and work. Views from valued Local Green Spaces</p>	<p>Impacts of mitigation:</p> <p>Loss of open fields and pattern Loss of quality Grade grassland Planting may interrupt important views out to the west</p>
<p>Does the sub-area form part of a skyline? Yes, seen from the village ‘s southern edge</p>	<p>Visual perceptions (activity and expectations of local visual receptors):</p> <p>Walkers will have expectation of scenic beauty having arrived along the PRoW network from rural lanes and wooded surroundings A series of published walks around the edge of the village out into the surrounding countryside indicating the PRoW network is valued and well used by residents and visitors to the village and exploring the SDNP.</p>	

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
<p>Panoramic views: Notable views from PRow crossing higher ground existing western boundary and looking westwards. Far-reaching panorama looking across sheep grazed, pastoral fields interspaced with wooded copses of wooded horizon.</p>		
<p>Landmark features: The C12-C19 medieval building and tower of The Parish Church of St John The Baptist Linfold Farm and Parsonage Farm are important landmarks and period properties, both of historic and vernacular / architectural interest. Landmark houses with large pond and outbuildings set within a rural pastoral setting.</p>		
Sensitivity score: Medium/High	Sensitivity score: Medium / High	Sensitivity score: Medium / High
Visual sensitivity score: Medium/High		
Additional comments: Notable panoramic views of the open countryside looking to the west and east.		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
<p>Topography and landform: Flat land with isolated ‘islands’ that uniformly rises upto high point 44m AOD in the west (Sladelands). 15m contour along river valley to the south.</p>	<p>Boundary features other than vegetation: Low red brick walls, pointed coping. Timber post and wire fencing. Traditional Sussex chestnut post and rail in south east area. Linear earth bank/ditches surrounding ASNW. Timber post and barbed wire. Ditches. Timber 5 bar field gates. Low Winklestone rubble garden walls</p>	<p>Tranquillity – Noise levels: Intrusive noise from military aircraft low-level flight path. Periods of tranquillity birdsong and natural noise. Within surrounding PRoW noise from light traffic on rural back lanes and through village muffled by dense vegetation.</p>
<p>Geological features: None known.</p>	<p>Historic landscapes: Informal fieldscape of medieval to post medieval regular piecemeal enclosure. Medieval Cohesive Assart fields to the west and south connected with Oliver’s Copse, Fordland Copse and the large farmstead of Parsonage Farm (post medieval). Village historic core (medieval market village manor site). Informal parkland / Designed landscape (large landscaped garden with isolated tree groups) associated with Churchlands and Churchlands Farm adjacent to The Parish Church of St John The Baptist. To the east of the settlement fields of medieval to post medieval regular piecemeal enclosure. Along the River Kird valley corridor lies medieval irregular piecemeal field enclosures. Small, enclosed field pattern, ancient woods and copses indicate this area is of high sensitivity in terms of historic landscape.</p>	<p>Tranquillity – Visual intrusion / detractors: Modern residential properties with domestic garden planting, leylandii hedges and suburban timber fencing on village’s southern edge. Poor quality modern fences. Overhead wires.</p>
<p>Soil quality: Grade 3 (good) with Grade 4 (poor) further south and west.</p>	<p>Parkland features: Individual specimen trees associated with Parsonage Farm set within grass meadow and large pond.</p>	<p>Tranquillity – Light pollution/dark skies: There is no street lighting. Largely dark.</p>
<p>Water features:</p>		

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
<p>River Kird, small tributary and valley runs through the southern area. Large manmade pond at Parsonage Farm. Pond at Churchlands Farm and possibly linked to adjacent but outside the area. Large manmade pond at Linfold Farm with other ponds, weir and Linfold Bridge / Mill. Linear ditch system through fields. Ditches within village edge.</p>		
<p>Landcover and land use: Pasture fields (sheep grazing). Farmsteads with designed landscape/garden features. Woodland / Copses dominate. Adjacent to settlement edge hay fields, natural scrub wasteland and paddocks, extended gardens.</p>	<p>Conservation Area: Kirdford Conservation Area.</p>	
<p>Tree belts, individual trees and riverside trees: Riparian trees, scrub associated with streams and River Kird. Lime tree avenue lining private drive to Linfold Farm. Mature Oak stands.</p>	<p>Landscape features of CA: <i>Mature trees add to the sylvan character.</i> <i>Front boundaries within the conservation area are usually made from brick or from the local winklestone (a type of Wealden greensand stone), and are varied in height from only about three feet to over eight feet. These walls make an important contribution to the character of the conservation area.</i> <i>Hedging is popular, sometimes clipped and sometimes left to grow naturally, with traditional post and rail timber fences.</i> <i>Mature trees that frame views, and help to screen some of the more modern buildings which lie around the boundaries of the conservation area (settlement edge).</i> <i>Views from St John’s Church - much longer views to the surrounding countryside from the Churchyard.</i> <i>The only views out of the conservation area can be obtained from the road from Wisborough Green, over</i></p>	

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
	<p><i>the recreation ground to the squat tower of St John's Church, and from the Churchyard itself, looking over towards Churchlands and the fields which surround it, with a line of trees beyond.</i></p> <p><i>'Notable trees can be seen around and close to St John's Church (particularly in the Churchyard).</i></p> <p><i>The protection and enhancement of the rural character of the conservation area.</i></p> <p><i>Lanes in the conservation area retain a rural quality which is further enhanced by the wide grass verges, soft front boundaries (various forms of hedging predominate) and the many trees.</i></p>	
<p>Hedgerows and hedgerow trees: Well developed native hedge / tree buffers to field edges. Both wavy and straight, with wide species composition (historic and non-historic).</p>	<p>Built form: St John The Baptist C of E Church, Kirdford (Grade I) is an impressive stone-built medieval Church. Isolated farmhouses (red brick, red clay roof tile, hipped and gable roof, cobble, traditional Sussex vernacular) in contrast to modern residential properties with domestic garden planting, leylandii hedges and suburban timber fencing on village's southern edge directly overlooks and abruptly abuts regenerating scrubland and wooded copses.</p>	<p>Accessibility by public footpath: Well-served by 5 PRoW (footpaths) extending out from edge of village. Countryside very easy to access from edge of village.</p>

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
<p>Woodland and copses: Notable broadleaved oak woodlands of Oliver's Copse, Fordland Copse, Sladelands and Churchland Copse (broadleaved plantation) Pound Common Fragments of conifer woodland associated with Churchlands (farm)</p> <p>Historic linear ditch / banks features enclose perimeter of Oliver's Copse and Fordlands Copse. Visible for PRoW adding to sense of time depth to this landscape.</p>	<p>Setting of listed buildings: Strongly contributes to the setting of Parsonage Farmhouse (Grade II), The Parish Church of St John The Baptist (Grade I)</p> <p>Contributes to the setting of buildings within the Conservation Area; the properties of Pennygate and Bridgefoot Cottage (Grade II) and to the north that of Pound Cottage and The Cottage (both Grade II).</p> <p>Contributes to the setting of Linfold Farmhouse (Grade II) although adjacent but situated outside the areas south east boundary There are no locally listed buildings in the Kirdford Conservation Area.</p>	<p>Open access areas:</p> <p>CROw: Mature field oak trees and hedgerow along grass verges to rural lanes crossing through this area</p> <p>CROw: Pound Common</p>
<p>Wetland and meadow: Wetland and damp meadows likely to be present alongside the meandering River Kird. Around large ponds associated with Parsonage Farm and Linfold farmhouse.</p> <p>Species rich wildflower grassland extending out from Parsonage and Linfold farms</p>	<p>Scheduled Monuments: None</p>	<p>Recreational areas: Cricket ground with a clear view of the tower of The Parish Church of St John The Baptist Contains two Local Green Spaces identified in the Kirdford Neighbourhood plan (2014)</p>
<p>Common land: To north a small area of Wooded over Common (linked to Great Common) post medieval</p>	<p>Settlement pattern: Village surrounded by pasture fields and large woodland / copses with wooded river Kird valley. Isolated, grand period houses and farm buildings set within designed parkland / landscapes with large ponds.</p>	
<p>Heathland: Heathland vegetation and species noted within Pound Common.</p>	<p>Contribution of private gardens to landscape character: Informal parkland / Designed landscape (large landscaped gardens Private gardens kept close to properties along the village southern edge. Positive influence on character.</p>	<p>Aesthetic sensitivity - Elements of openness/enclosure: Semi enclosed landscape. Hedges, copses and woodlands surround smaller fields close to the settlement edge becoming more open, large skies and out into wooded mosaic fieldscape further to the west and south. Away from the settlement edge a feeling of remoteness.</p>

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
<p>Other significant vegetation cover: Area of extensive regenerating native scrubland abuts the village's southern edge. Has high ecological value. PRow runs through the centre linking countryside (fields and dominating wooded copses) to residential estate and village school.</p>	<p>Cultural associations: None found</p>	<p>Aesthetic sensitivity – landscape pattern: Contrasting areas of large flat fields in contrast to smaller, undulating intimate field pattern enclosed by historic hedge boundaries, woodlands and large copses. Attractive and historically interesting with good time-depth.</p> <p>Attractive and varied landscape with dominate landscape features contributing to a distinctive wooded / field mosaic character.</p>
<p>Priority Habitat Inventory/Phase 1 records: Broadleaved deciduous woodland</p>	<p>Features of cultural importance: Historic farmsteads</p>	
<p>Presence of SPA/SAC/SSSI/SNCI/SANG local wildlife designation/Semi-Natural Ancient Woodland: Oliver's Copse ASNW and Fordland Copse ASNW and Ancient replanted woodland (mixed and conifer) SNCI: Kirdford Churchyard. Area designated for the neutral grassland with important meadow flora.</p> <p>Not present: SPA, SAC, NNR, LNR or SSSI's</p>		
<i>Other information</i>		
Sensitivity score: High	Sensitivity score: High	Sensitivity score: Medium / High
Landscape sensitivity score: High		
<p>Additional comments: The north and east the boundaries of the <i>Northchapel Basin</i> are defined by the National Park boundary. However, the landscape of this character area forms part of a wider landscape which extends beyond the final National Park boundary into the Low Weald. (SDILCA)</p>		

Relationship with the wider landscape/townscape

<p>Adjacent settlement: Kirdford.</p>
<p>Character of the urban edge: The immediate setting of the conservation area is rural, surrounded almost completely by fields, containing ancient tracks and lanes The valley of the River Kird wraps around the southern side of the village, with the meandering stream and its flat water meadows, crossed by a listed bridge.</p> <p>A variety of open fields and areas of deciduous and coniferous woodland enclosing the village. These fields link with the wide grass verges, Butts Common, and the many mature trees, to provide a very rural character</p> <p>The modern estate (since the 1960) along the village's southern boundary is more visible and intrusive. A few individual properties facing rural road provide architectural interest and are more typical of the Sussex vernacular and detailing reflecting the village's historic core and character. On approaching the settlement glimpsed views of vernacular buildings and red tile rooflines through gaps in vegetation.</p>
<p>Presence in a floodplain: Zones 2 and 3. Boxall Brook. River Kird.</p>
<p>Relationship with adjacent wider countryside: This land parcel is representative of the North Western Low Weald landscape character type. The typical fieldscape and woodland character extends up to the settlement edge and beyond into wider countryside. Visual and physical influence of the South Downs National Park on the character of this sub-area is very limited, if not negligible. Eastern part of the area is closely related with elements of the historic core and land that surrounding the Church.</p> <p>Highly typical of the North Western Low Weald landscape character.</p>
<p>Character of adjacent village(s): Kirdford is made up of a historic core containing a distinctive Church and small village green surrounded by period properties in the Sussex Weald vernacular style and materials. Further north the settlement contains more modern properties set within mature gardens, a converted barn as village store adjacent to a second 'village green' open space surrounded by more recent housing development. An industrial estate lies close nearby.</p> <p>The village is centred on the junction of three roads, one from the east which connects to Wisborough Green, one from the south, which leads back onto the A272 and thence to Petworth (Glasshouse Lane), and one which leads in a north west direction towards Butts Common and thence to Staples Hill and Ifold.</p> <p>St John the Baptist's Church is listed Grade I sits on a slight mound and is notable for its Horsham stone slate roof.</p>
<p>Historic links with the wider area if known: Likely to be part of wider network of ancient footpath routes, with tracks and footpath following sinuous wooded field edges, through ancient woods connecting the village to outlying farmsteads and surrounding areas.</p>

Ecological links with the wider area if known:

Woodlands, hedgerows, tree belts, copses linked to the wider network of ecological sites across the wider landscape.

The presence of ASNW indicating long-term connectivity. Deer and wildlife observed in fields close to village edge and next to Church SNCI. Habitats associated with the River Kird, wet meadows and ditches adding to the ecological / riparian network.

Kirdford is particularly significant as it lies between the two most important forest sites, namely Ebernoe Common and The Mens, both of which are SSSI's and SAC's. The village, with its extensive tree cover, provides a biodiversity corridor' (Conservation Area Appraisal).

Recreational links with the wider area:

Well served by PRow that crosses and bound the area connected into the wider network to the south and south west.

Links to the South Downs National Park that lies close to the sub-area boundary to the south east.

Extracts from other relevant evidence (e.g. VDS, NDP):Strategy for the West Sussex Landscape

- *'Important ancient woodland needs to be conserved and managed to maintain its diverse woodland types, including coppice, hangers and mixed broadleaved woodland.'*
- *'The River Kird and its immediate water meadows provide a number of varied habitats for wildlife which should be preserved and, where feasible, enhanced, to increase its biodiversity potential.'*

Kirdford Parish Neighbourhood Development Plan 2013

Large SHLAA site alongside settlement boundary: land between the footpath and village southern edge (Townfield) on the edge of the settlement boundary. Land is abandoned agriculture and at present regenerating scrubland. Develop Land to the southeast of Townfield as a new Village Social & Recreational Hub.

Relevant policies include:

- *Farm building clusters and former farm workers' cottages that remain should ideally be retained to reflect the characteristics of the historical landscape.*
- *To maintain, improve and extend the local footpaths and bridleways as appropriate.*
- *Greater participation in appropriate land management and improved wildlife connectivity.*
- *Land identified on the 'NDP – Proposals Map', will be designated as 'Local Green Space' due to its mixture of community, recreational, historic or environmental value.*
- *Existing public rights of way and means of public access, provide a high level of amenity value, and will be protected, and where possible.*
- *The significance of designated heritage assets, including nationally protected listed buildings and their settings, archaeological sites and conservation areas and their settings, as well as undesignated heritage assets (including locally listed buildings), will be recognised and they will be given the requisite level of protection.*
- *Policy DS.1 – New development on unallocated sites must respect the rural character of Kirdford and is not out of keeping by way of scale, design or layout.*

Kirdford Village Design Statement (2010)

- *Approached via the many local footpaths through fields and woodland, the boundary of the village settlement is hidden by trees giving it a unique relationship between residential areas and the landscape. Trees around the whole of the perimeter of the village settlement area, both mature and young, reinforce the hidden aspect of Kirdford when viewed from the many footpaths in the surrounding area.*
- *Kirdford is particularly significant as it lies between the two most important forest sites, namely Ebernoe Common and The Mens, both of which are SSSI and SAC. The village, with its extensive tree cover, provides a biodiversity corridor.*
- *The relationship between surrounding countryside and the village edges are particularly important and all the approaches to the village emphasise its rural setting and the sharply defined boundaries between its built up areas and the surrounding countryside.*
- *Paths are well used, they link to open countryside.*

'Approach the village using one of the many local footpaths and one will not be aware of the village until you emerge within it. This lack of visual intrusion by a settlement makes Kirdford remarkable and is a wonderful attribute of its evolution considering its location within some of most beautiful countryside within West Sussex. Only the Church spire is visible from any distance when approaching from the south west along the footpath below Townfield, otherwise the settlement area remains hidden from view. This aspect has been maintained over the years and even the more recent development in the village has maintained this landscape characteristic'.

Policies state:

- *There should be no adverse impact on wildlife habitats, particularly those listed together with the wildlife corridors linking them.*
- *The creation of new wildlife areas and corridors during development should be encouraged.*
- *Existing woodland should be preserved. Long term schemes for planting and maintaining slow growing native species.*
- *Watercourses, ponds, grassland and hedgerows must be protected.*
- *It is important that the footpath network is maintained and extended in future.*

Kirdford Conservation Area Character Appraisal & Management Proposals (2010)

- *The Kirdford Conservation Area feels rather inward looking and although there are views along the three lanes, these tend to be enclosed by the buildings and trees which lie to either side.*
- *Policy BE6 Conservation Areas (ii) The proposals by reason of their bulk and height would obstruct or adversely affect views of buildings which are effective in helping to maintain the historic character of the conservation area;*
- *Policy BE4 Buildings of Architectural or Historic Merit - Development affecting a listed building which would result in the loss of character of an area will similarly be resisted and (iv) The proposals would result in the loss of trees, walls or other means of enclosure which are important to the character of the conservation area.*
- *Throughout the village, the use of timber framing, red brick, handmade clay tiles, and Horsham stone slates, red or blue brick, and most importantly, the local winklestone (a type of Wealden greensand stone), all provide a distinct character.*

CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	166 River Kird and Southern Setting
Date of area survey:	04.09.18
Surveyors:	AC
Weather/visibility:	Cloud, overcast and dry
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA): LCAs LW2 North Western Low Weald, LW3 Upper Arun Valley and LW5 Southern Low Weald
Landscape designations:	Western boundary abuts the South Downs National Park

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VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
<p>Views into the sub-area from:</p> <p>A272. PRoW. Durbans Road (with a view of the Church spire) Surrounding PRoW. Conservation Area. Houses along southern edge of Winsborough Green. High ground containing the Churchyard of the Parish Church of St Peter Ad Vincula. Houses along western and south western edge (Carters Way/ The Luff) of Winsborough Green.</p>	<p>Types of viewers:</p> <p>Walkers, do-walkers. Cyclists. Horse riders. Drivers/motorcyclists along the A272. Farm residents and workers. Residents.</p>	<p>Opportunities for mitigation and landscape compatibility of mitigation:</p> <p>Well maintained hedges and tree cover provides a good structure on which mitigation planting could build upon Limited by high number of sensitive ecological and historic features Undulating topography beneficial for screening purposes</p>
<p>Views out of the sub-area to:</p> <p>Long view from PRoW and houses on Carters Way/ The Luff towards/of the wooded ridgeline of the South Downs and farmland and stream valley below.</p> <p>The steeple of the Parish Church of St Peter Ad Vincula from PRoW (bridleway.)</p> <p>From the conservation area of the village and edges.</p>	<p>Magnitude of viewers (level of use and popularity):</p> <p>Small number of farmsteads and isolated houses Well used rural lane containing PRoW (bridleway) crossing the area north-south. Drivers along the A272. A busy main road linking Petworth to Billingshurst, very high level of use, particularly at weekends.</p>	<p>Impacts of mitigation:</p> <p>Loss of views back towards the conservation area Interrupt glimpsed views of the Church spire Loss of the open/enclosed wooded field pattern Loss of long views towards the South Downs Understanding and appreciating the natural, undulating landform compromised/lost Negative effect on natural hydrology and river ecosystem</p>
<p>Does the sub-area form part of a skyline? No.</p>	<p>Visual perceptions (activity and expectations of local visual receptors):</p> <p>Expectations of scenic beauty being on the edge of a well-known, attractive ‘destination’ village visited by tourists, visiting cricket clubs and residents alike. Important views identified from the conservation area.</p>	
<p>Panoramic views: Yes- from western and south western edge of Winsborough Green.</p>		
<p>Landmark features: Steeple of the Parish Church of St Peter Ad Vincula.</p>		

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Sensitivity score: Medium	Sensitivity score: High	Sensitivity score: Low
Visual sensitivity score: Medium/Low		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
<p>Topography and landform: Generally undulating across the area with low lying broad valley containing Boxal Brook around 15m contour line. To the north land rises to high ground / plateau at 30m AOD.</p>	<p>Boundary features other than vegetation: Village edge predominantly: Low red brick walls Brick bridge parapets Low walls in natural 'Winklestone' (greenstone) Metal mesh security fencing to Sewage Works Agricultural type to south: 5 bar timber field gates Timber post and rail (paddock style) Timber post and barbed wire Traditional Sussex chestnut post and rail</p>	<p>Tranquillity – Noise levels: Quiet and tranquil, particularly within farmland to south of the A272. Noise from overhead aircraft. A272 extremely busy, congested by cars with noise levels are considerably high over a sustained period especially at weekends.</p>
<p>Geological features: South west facing scarp face (carved into by watercourse) along northern edge.</p>	<p>Historic landscapes: An area that is highly sensitive in terms of its historic landscape. To the west of the A272 medieval cohesive assart and medieval (irregular enclosed) fields along the Boxal Brook valley. To the east of the A272 medieval to post medieval (regular) piecemeal enclosed fields contained by ASNW of Harsfold Copse and Tanyard Copse and fields of later post medieval to modern (regular) piecemeal enclosure. Small number of small farmstead settlements (post medieval to modern).</p>	<p>Tranquillity – Visual intrusion / detractors: Cars, vans, motorcycles, signage along the A272. Overhead electricity lines. OH electricity pylons. Sub-urban boundaries; timber close board fences along edge of conservation area and backing onto open countryside. Relatively unspoilt in the mid to south. Sewage Works (metal fencing, sight and smell).</p>
<p>Soil quality: Grade 3 (medium to good).</p>	<p>Parkland features: None</p>	<p>Tranquillity – Light pollution/dark skies: Largely dark. Properties windows generally screened by vegetation. No street lighting along the A272 and rural lanes.</p>
Water features:		

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
<p>Meandering watercourse through Harsford Copse, crossing A272 and Green Bridge. Sinuous wooded tributary streams dividing fields Ponds, drainage ditches</p>		
<p>Land cover and land use: Fields, both pasture and arable. Paddocks. Woodland (Copses). Boxal Brook, associated ponds with wooded valley Houses and gardens. Farmstead (Old Farm).</p>	<p>Conservation Area: Wisborough Green Conservation Area. Sub-area abuts and partly influences the conservation areas' southernmost edge. Features of the conservation area influences the sub-area character.</p>	
<p>Tree belts, individual trees and riverside trees: Stands and lines of mature field oak trees. Riparian tree belts/ groups along watercourse.</p>	<p>Landscape features of CA: Mature trees and vegetation around the edge of the village providing dense screening and/or framing views out from higher ground. Underlying geology is a type of sandstone influencing available building materials, with brick and 'winklestone' boundary walls. The River Kird and its immediate water meadows which flows around the west and south of the village. The presence of St Peter's Church that occupies a mounded site which dominates the eastern entrance to the village and for the backdrop of trees which lie to the east of the building. Its pointed spire is a major local landmark. The most dramatic views obtained from St Peter's Churchyard, looking south and west and taking in the woodland and fields in the immediate vicinity of the village, the undulating topography, and the South Downs beyond. Sussex traditional post and rail timber and decorative metal railings) and natural (clipped or unclipped hedges, and trees).</p>	
<p>Hedgerows and hedgerow trees:</p>	<p>Built form:</p>	<p>Accessibility by public footpath:</p>

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
<p>Many native hedgerows, continuous maintained and / or overgrown (characteristic trees absent). Tall, dense hedgerows; some left unmanaged or trimmed leaving overhanging high canopies. Native hedgerows, well-maintained and connected/ not fragmented with mature field oak trees – a key defining feature of wider landscape character.</p>	<p>Modern residential properties and boundary treatments; a mix of vernacular and suburban materials. Isolated older cottages and boundary treatments in the traditional vernacular style and materials. Farmstead (Old Farm) containing buildings and boundary treatments in the traditional vernacular style and materials – representative of the wider landscape character.</p>	<p>Easy to access from the village edge but limited to: Single PRow (footpath/bridleway) running north-south connecting Wisborough Green, the parish Church along a historic lane to Harsfold Hanger and beyond into the surrounding network. Single PRow (footpath) from south western edge of Wisborough Green travelling north west along high ground. Footpath alongside the A272.</p>
<p>Woodland and copses: Large woodland copses (Harsfold and Tanyard Copse) are substantial and dominating feature. Broadleaved woodland along tributary corridor along southern edge of conservation area and houses/garden south of A272.</p>	<p>Setting of listed buildings: Contributes to the setting of Old Tanyard Farmhouse (Grade II), Old Farm and Old farm Barn Petworth Road (Grade II). Contributes in part to the setting of the Grade I listed Parish Church of St Peter Ad Vincula. Contributes to the setting of 16 Grade II listed properties along the southern edge of the conservation area and A272. Contributes to the setting of Harsfold Manor (Grade II) and Amblehurst Manor (Grade II) and Bowyers Court (positive, un-listed), properties and grounds situated adjacent to the sub-area’s perimeter.</p>	<p>Open access areas: None.</p>
<p>Wetland and meadow: Water meadows and wetland associated with Boxal Brook; across the flat valley floor - a key defining feature of wider landscape character.</p>	<p>Scheduled Monuments: None.</p>	<p>Recreational areas: Allotments. Scout hut and field.</p>
<p>Common land: None.</p>	<p>Settlement pattern: Wisborough Green is a notable, medium size village of significant age and of significant historical interest. Situated to the north side of the A272 period buildings forms the historic village core, focused around the highly prominent and distinctive Village Green and the parish Church. A number of properties lie to the south of the A272</p>	

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
	Old Farm and a few isolated cottages set within farmland to the south.	
Heathland: None.	Contribution of private gardens to landscape character: Gardens along southern edge of Wisborough Green largely well vegetated.	Aesthetic sensitivity - Elements of openness/enclosure: Semi-open/enclosed associated with small to medium scale arable fields set on a gently undulating rolling landscape and wooded stream valley, more enclosure to west around water meadows and medieval fields Remaining sub-area more open with some enclosure provided by boundary vegetation, tree belts and copses along roads and field boundaries.
Other significant vegetation cover: Good quality semi-improved grassland (grazing) along watercourse.	Cultural associations: 14th century - known for its cider making. 16th and 17th centuries - timber from the Weald forest provided the charcoal necessary for the furnaces of the glass-making and iron-making industries, oak for shipbuilding. There is a long history of glassmaking in the village. The Green has always featured as an important green space in the centre of the village.	Aesthetic sensitivity – landscape pattern: Medium scale with smaller scale to the west and adjacent to the village edge. Attractive containing a mix of landscape habitat types, a complex landscape character Currently good to very good condition.
Priority Habitat Inventory/Phase 1 records: Broadleaved deciduous woodland.	Features of cultural importance: The Parish Church of St Peter Ad Vincula.	
Presence of SPA/SAC/SSSI/SNCI/SANG local wildlife designation/Semi-Natural Ancient Woodland: Large areas of ASNW. Harsfold Copse and Tanyard Copse. Not present: SPA, SAC, NNR, LNR, SSSI's or SNCI.		
<i>Other information</i>		

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Sensitivity score: High	Sensitivity score: High	Sensitivity score: Medium/High
Landscape sensitivity score: High		
<p>Additional comments: The north and east the boundaries of the <i>Northchapel Basin</i> are defined by the National Park boundary. However, the landscape of this character area forms part of a wider landscape which extends beyond the final National Park boundary into the Low Weald. (SDILCA)</p>		

Relationship with the wider landscape/townscape

<p>Adjacent settlement: Wisborough Green.</p>
<p>Character of the urban edge: Edge of housing along A272 and is well-vegetated, but dominated by the character and busy A272. The south western edge of Wisborough village more open with views from higher ground out across the landscape towards the north east.</p>
<p>Presence in a floodplain: Valley containing the confluence of Boxal Brook and River Kird lies within flood Zones 2 and 3.</p>
<p>Relationship with adjacent wider countryside: Is well connected and contains many features typical of the wider countryside to the south and north. The sub-area contributes to the setting of the South Downs National Park. Its wooded edge directly abuts the sub-areas western edge.</p>
<p>Character of adjacent village(s): Wisborough Green is made up of a historic core focused around a picturesque central village green, pond and landmark parish Church set in an elevated position. The village core is surrounded by a mix of period to modern settlement with tree rural roads extend out to the north, each containing modern ribbon settlement that includes horticultural nurseries and farm buildings. The conservation area is well defined and contains large area of entire settlement, apart from line of houses along the A272 out to the east and ribbon settlements along roads to the north.</p>
<p>Historic links with the wider area if known: Contributes to the wider network of glass making and iron working sites - <i>Sites of The abundance of forest for fuel, easily extracted iron ore and the rural landscape of the area meant that Wisborough Green was an ideal location for the production of iron and played an important part in the industry (Wisborough Green NP)</i></p>
<p>Ecological links with the wider area if known: Woodlands, hedgerows, tree belts, copses linked to the wider network of ecological sites across the wider landscape. The presence of ASNW indicating long-term connectivity. Deer and wildlife observed in fields close to village edge. Habitats associated with the Boxal Brook 's wet meadows and ditches adding to the ecological / riparian network.</p>
<p>Recreational links with the wider area: Served by PRow connected to the village and into the wider network in all directions. Links to the South Downs National Park that lies reasonably within easy reach of this sub-area boundary to the west and south.</p>

Extracts from other relevant evidence (e.g. VDS, NDP):Wisborough Green submission Version Neighbourhood Plan 2014 to 2029

2 Strategic rural gaps identified within sub-area, gaps that lie across the A272 approach into the village in either direction. NP indicates significant support for maintaining a green gap between the village edge and strip developments along the A272.

Proposed development sites: Land south of Meadowbank/A272.

The rural landscape features a mix of arable fields and enclosed pasture land providing a wealth of scenic views and vistas typical of this West Sussex area. Historical maps indicate that the settlement pattern has remained relatively unchanged through the centuries and that the Green has always featured as an important green space in the centre of the village.'

A Strategy for the West Sussex Landscape

'The North Western Ridges Character Area, on which Wisborough Green stands, retains important ancient woodland which needs to be conserved and managed to maintain its diverse woodland types, including coppice, hangers and mixed broadleaved woodland. The River Kird and its immediate water meadows also provide a number of varied habitats for wildlife which should be preserved and, where feasible, enhanced, to increase its biodiversity potential.'

The Wisborough Green conservation appraisal and management proposals (2010)

It describes the village setting as:

The settlement is located on a slight flattish plateau in a rural setting with fields and areas of woodland close by. The valley of the River Kird wraps around the western and southern side of the village at a lower level which eventually flows into the River Arun, with the meandering stream and its flat water meadows being prone to flooding. The conservation area is surrounded by fields or small areas of woodland on three sides (north, east, and south), although to the west, in a triangle of land defined by Petworth Road, The Luth, and the west side of the Green, are several curving streets of Post-War housing (Carters Way and Butts Meadow). Further open countryside lies to the west of The Luth.

To the north lies the open common (Wisborough Green), and the dispersed form of development along the road and around the common is typical of the south east.

Wealden Greensand which is known locally as winklestone, a distinctive building material used in boundary walls and on higher status properties.

The Wisborough Green Conservation Appraisal and Management Proposals (2010)

Key positive features, such as it's:

- *Underlying geology is a type of sandstone influencing the vegetation*
- *The rising land above the River Kird which flows around the west and south of the village.*
- *The setting around St. Peter's Church and spire, listed Grade I, dates to the late 11th century and occupies a mounded site which dominates the eastern entrance to the village and for the backdrop of trees which lie to the east of the building. Its pointed spire is a major local landmark*
- *Attractive views across the open green spaces within the village centre;*
- *Generally, the roads which pass through the conservation area retain a rural quality which is further enhanced by the wide grass verges, open green spaces, soft front boundaries and the many trees.*

- *Mature trees and vegetation in an around the edge of the village.*
- *A sliver of open green space along School Road, and the adjoining Churchyard. These are informally positioned to each other but together create a pleasant series of spaces of differing characters.*
- *The most dramatic views obtained from St Peter's Churchyard, looking south and west and taking in the woodland and fields in the immediate vicinity of the village, the undulating topography, and the South Downs beyond. To the north east, there are views over much flatter fields which butt up to the primary school. More constrained are the views across the Green, although they are terminated in attractive historic buildings and, or, groups of trees. The 'surprise' element of these attractive views across the Green from cars travelling along the A272 adds to the quality of the immediate environment.*
- *'Locally listed' buildings are buildings or other features of local significance which, although not statutorily listed, are nonetheless important to the history, appearance, character, and cultural value of the District.' A number of buildings have been identified which might qualify for local or even statutory listing: Wisborough Park House – the largest and grandest house in the village. The large parkland garden associated with Wisborough Park House provides an attractive and visible setting to the house. This parkland area is visible from Durbans Road to the east and from the road from Wisborough Green to the west, and forms the setting of Wisborough Park House in long views. It contains the remnants of what appears to be a planned layout and with its mature trees acts as a link between the open green space of Wisborough Green and the countryside beyond.*
- *The large variety of traditional boundaries treatments in and around the edge of the conservation area, both hard (brick boundary walls or built using the local Wealden greensand stone ('winklestone') as different sized blocks and roughly coursed enlivened by the use of blue headers, low timber palisade fencing, often left to weather down to a natural colour, or stained dark brown, Sussex traditional post and rail timber and decorative metal railings) and natural (clipped or unclipped hedges, and trees).*

Within the village

- *Its mature trees and the open or more contained green spaces all of which are highly visible and make a major contribution to the special character of the area. In particular to village green that contains a cricket pitch and a children's playground to the north. To maintain the rural qualities of the conservation area, it is important that this informal and open layout is preserved.*
- *The wide mix of 17th century or earlier timber-framed farm houses, with Wisborough Park House (higher status), 18th and 19th century brick and stone cottages and more modest cottages. Built in the vernacular materials many of the older timber buildings were refaced in brick, lime render, sandstone, or clay tile. painted stucco elevation and include timber framing, Wealden greensand stone, red and blue brick, timber weather-boarding, handmade clay tiles (roofs and walls), and Horsham stone or Welsh slate);*
- *Most of the historic buildings set well back from the main road, although around the Green they are located closer to the street.*

CHICHESTER LOCAL PLAN REVIEW LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	167 Wisborough Green Settled Low Weald
Date of area survey:	02.09.18
Surveyors:	AC
Weather/visibility:	Sunshine and cloud.
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA LW2 North Western Low Weald and LCA LW3 Upper Arun Valley
Landscape designations:	Near to South Downs National Park

DRAFT

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
<p>Views into the sub-area from:</p> <p>A272 (at Farngates House lane). Rural B roads (Durbans/ Loxwood Road and Kirdford Road and Newpound Lane).</p> <p>Newpound Lane (with a view of the Church spire). Conservation Area. Houses along north, east and western edges of Winsborough Green. Houses along rural B roads. High ground containing the Churchyard of the Parish Church of St Peter Ad Vincula (looking north east).</p> <p>From PRoW particularly crossing the area in the north with views towards the Church and village edge seen from higher ground (Howfold Farm).</p> <p>From PRoW crossing eastern area with views back towards the wooded village edge and beyond.</p> <p>Surprising glimpses of Church spire from roads.</p> <p>Village Green (identified as a Local Green Space in the Wisborough Green Neighbourhood Development Plan)</p> <p><i>This area is characterised by views of open farmland and wooded areas through the high hedgerows with glimpse of farmhouses and yards set back from the road. (Wisborough Green NP).</i></p>	<p>Types of viewers:</p> <p>Walkers, dog walkers. Cyclists. Horse riders. Drivers /motorcyclists along the A272. Farm residents and workers. Residents.</p>	<p>Opportunities for mitigation and landscape compatibility of mitigation:</p> <p>Well maintained hedges, copses and tree cover provides a good structure on which mitigation planting could build upon.</p> <p>Area contains a network structure of ponds, watercourse, ditches on which mitigation planting and green infrastructure could build upon. Undulating topography beneficial for screening purposes. Removal of inappropriate planting (leylandii) affecting the rural character.</p>
<p>Views out of the sub-area to:</p> <p>Long views from PRoW on higher ground towards wooded hangers and the South Downs out to the west and south. From the conservation area of the village and edges.</p>	<p>Magnitude of viewers (level of use and popularity):</p> <p>Small number of farmsteads. Many number of houses with easy access to rural roads and footpaths.</p>	<p>Impacts of mitigation:</p> <p>Effects on natural hydrology particularly to land between Durbans Road and Newpound Lane upto the village edge which contains watercourse, ditches, and many sensitive ecological and historic features.</p>

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
<i>At the higher level there are views to the north across meadows and farmland and distant views towards Bedham Wood in the south. There are no views back into the village. (Wisborough Green NP)</i>	Drivers along the A272. A busy main road linking Petworth to Billingshurst, very high level of use, particularly at weekends. Limited number of PRow but most well-used and worn in places. Vaulted Local Green Space	Negative effect on natural hydrology and wider river ecosystem. Loss of views back towards the conservation area. Interrupt glimpsed views of the Church spire Loss of the smaller fields around the village .edges that contribute to the wider open/enclosed wooded field pattern. Understanding and appreciating the natural, undulating landform compromised/lost.
Does the sub-area form part of a skyline? No.	Visual perceptions (activity and expectations of local visual receptors): Expectations of scenic beauty being on the edge of a well-known, attractive 'destination' village visited by tourists, visiting cricket clubs and residents alike. Parishioners and visitors to the Church on a regular basis.	
Panoramic views: From high ground containing the Churchyard of the Parish Church of St Peter Ad Vincula.		
Landmark features: Steeple and Parish Church of St Peter Ad Vincula set on a localised high mound.		
Sensitivity score: High	Sensitivity score: High	Sensitivity score: Medium
Visual sensitivity score: Medium/High		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
<p>Topography and landform: Generally undulating across the area rising to higher ground 25m in the east. Contains small valley with stream descending to around 15m contour.</p>	<p>Boundary features other than vegetation: Timber post and barbed wire Close board timber fences 5 bar metal field gates Traditional Sussex chestnut post and rail Low walls in natural 'Winklestone' (greenstone) Low red brick walls.</p>	<p>Tranquillity – Noise levels: Immediately adjacent to village edge very quiet and tranquil, particularly walking through farmland to north and east. Noise from over head aircraft. A272 extremely busy, congested by cars. Noise levels are considerably high over a sustained period especially at weekends.</p>
<p>Geological features: None.</p>	<p>Historic landscapes: An area that is highly sensitive in terms of its historic landscape.</p> <p>Village north west edge: medieval assart (cohesive) fields and modern field (regular enclosed) used as paddocks. Modern ribbon development with large area of medieval Assart (cohesive) surrounding Howfold Farm to the east of Newpound Lane.</p> <p>Northern area: Horticulture (nursery and glasshouses); Medieval Assart fields, Ghyll woodland, Fields of medieval to post medieval (regular enclosure), Medieval (regular enclosure) around White's and Three Lanes End Farm.</p> <p>Village north edge and to the east: Planned/private formal enclosure along Newpound Lane, Medieval Assart (cohesive) abuts village edge, large medieval farmstead, medieval common edge settlement. Medieval and post medieval fields of planned/private formal enclosure and Designed landscape / informal parkland post medieval gentrification (Wisborough Park).</p>	<p>Tranquillity – Visual intrusion / detractors: Cars, vans, motorcycles, signage along the A272. Overhead electricity lines. OH electricity pylons. Sub-urban boundaries; timber close board fences and leylandii hedges along edge of conservation area, long PRow and backing onto open countryside.</p> <p>Off Kirdford Road <i>'the Circus storage area of redundant vehicles is an inappropriate feature of this rural environment'</i> and areas of commercial activities prevail, including <i>'Substantial areas of large greenhouses across three nursery sites are unused and are derelict.'</i> (Wisborough Green NP).</p>
<p>Soil quality: Grade 3 (good) with Grade 4 (poor) further north and east.</p>	<p>Parkland features: Designed / planned parkland of Wisborough Hall (CDC Locally listed). Mature trees set within the grounds and series of smaller fields forming the northern edge of the village.</p>	<p>Tranquillity – Light pollution/dark skies: Light glow from village and on its edge, darker skies further away. No street lighting along the A272 and rural lanes.</p>

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
<p>Water features: Field ponds, watercourse and drainage ditches along hedge lines.</p>		
<p>Landover and land use: Fields; pasture, hay, grazed (cattle). Isolated farmsteads. Woodland, copses and hedgerows. A272, B roads, rural lanes and tracks. Commons. Village Green. Wisborough House Park and parkland. Horticultural glasshouses. Houses and gardens. Water course and riparian wooded valley.</p>	<p>Conservation Area: Wisborough Green Conservation Area. Sub-area abuts and influences the setting and edge character along the north, east and western edges of the conservation area. Features of the conservation area influences the sub-area character.</p>	
<p>Tree belts, individual trees and riverside trees: Statuesque mature trees around the Church, forming a tree'd backdrop and along roads. Isolated specimen pine trees within small field close to Church and settlement edge. Belts and pockets of riparian trees along watercourse / ditches and valley north of the village edge.</p>	<p>Landscape features of CA: Mature trees and vegetation around the edge of the village screen and frame views towards wooded horizon and the South Downs the south. Underlying geology is a type of sandstone influencing available building materials, with brick and 'winklestone' boundary walls. Watercourse/tributary, riparian vegetation and wet meadows crossing the area t the north of the village. The presence of St Peter's Church that occupies a mounded site which dominates the eastern entrance to the village and for the backdrop of trees which lie to the east of the building. Its pointed spire is a major local landmark. The most dramatic views obtained from St Peter's Churchyard, looking north and east taking in the wooded landscape beyond and more intimate, small-scale intricate fields/copses and trees on the edge of the village.</p>	

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
	<p>Vernacular boundary treatments and natural (clipped or unclipped hedges, and trees).</p>	
<p>Hedgerows and hedgerow trees: Hedgerows containing mature field (predominantly oak) trees; Mature field oak tree and hedges enclosing historic 'green lane / track' that contains bridleway. Leylandii to garden boundaries facing open fields. Strong features, maintained close to village edge becoming fragmented, gappy and less defined within working agricultural fields containing cattle in eastern area.</p>	<p>Built form: Along the western edge an estate containing modern residential properties and boundary treatments; a mix of suburban materials with few vernacular features. Along the northern edge larger, residential properties and boundary treatments; a mix of vernacular and suburban materials closer and contributes more to the village edge/ conservation area character. Within countryside smaller, isolated much older cottages and boundary treatments in the traditional vernacular style and materials Ribbon settlements containing recent infill housing development with 20th Century terraces, bungalows with a mix of vernacular boundary treatments and suburban materials set back from the road 6 farmsteads (Three Lane's End, White's Farm, Howfold Farm, Brookland Farm, Sweephurst Farm and other) containing buildings and boundary treatments mostly in the traditional vernacular style and materials, with the occasional exception – built form is generally representative of the wider landscape character.</p>	<p>Accessibility by public footpath: Yes – 4 PRoW interconnected footpaths join the continuation of 'green lane / track' in adjacent sub-area 166 that contains bridleway. Missing section before crossing the A272. Links to Newpound Lane in the east, Notable footpath through the Churchyard Footpath runs along ridge of high ground overlooking Boxall Brook with views into this sub-area and the adjacent sub-area 166 Footpath alongside the A272.</p>

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
<p>Woodland and copses: Mixed broadleaved woodland and deciduous woodland.</p>	<p>Setting of listed buildings: Contributes to the settings of:</p> <p>The Parish Church of St Peter Ad Vincula (Grade I) is an impressive stone-built and timber spired building set on high ground (26m AOD) overlooking the village with views out to the north east, south and south east over the surrounding countryside Several (5) Grade II listed isolated farmsteads within countryside to north and east: Champions Farmhouse, Threelanesend Farmhouse, White’s Farmhouse Two Grade II listed properties off Newpound lane: Crossways Cottage, Moonsbrook Cottage Farnagates House (Grade II) off the A272 Fields contribute to the setting of (5) Grade II listed properties (accessed from School Lane) as the settlement edge. Many (12) Grade II listed buildings along Loxwood Road and Kirdford Road.</p> <p>It is an area containing many buildings of significant cultural, architectural and historical merit.</p>	<p>Open access areas: None</p>
<p>Wetland and meadow: Wetland and wet meadows along watercourse in central area.</p>	<p>Scheduled Monuments: None.</p>	<p>Recreational areas: The Green (registered Village Green surrounded by mature horse chestnut trees and identified as a Local Green Space in the Wisborough Green Neighbourhood Development Plan) and Recreation Ground containing cricket pitch, children’s play area and war memorial.</p>
<p>Common land: None.</p>	<p>Settlement pattern:</p> <p><i>Historical maps indicate that the settlement pattern has remained relatively unchanged through the centuries and that the Green has always featured as an important green space in the centre of the village.’</i> Wisborough Green is a notable, medium size village of significant age and of significant historical interest.</p>	

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
	<p>Situated to the north side of the A272 period buildings forms the historic village core, focused around the highly prominent and distinctive Village Green and the parish Church.</p> <p>modern ribbon settlements along each of the 3 roads (Durbans/ Loxwood Road and Kirdford Road and Newpound Lane) that extend northwards from the conservation area.</p>	
<p>Heathland: None identified</p>	<p>Contribution of private gardens to landscape character: Mature front and rear gardens of large properties facing onto the A272 (many containing decorative species yew, robina, scots pine, firs) not typical of the wider LCA. Large gardens (suburban and vegetation / trees) backing onto PRow Wisborough Park House (unlisted mid 19th century house) which sits in a large garden with adjoining parkland. Gardens of smaller period properties / cottages adds a domestic small scale containing mature planting. Enclosed by boundaries in the vernacular style reinforces the conservation area edge character.</p>	<p>Aesthetic sensitivity - Elements of openness/enclosure: Semi-open/enclosed associated with small to medium scale arable fields set on a gently undulating rolling landscape and wooded stream valley, more enclosure along B roads caused by ribbon settlements.</p> <p>Remaining sub-area more open with some enclosure provided by boundary vegetation, copses and straight ditches along roads and field boundaries.</p>
<p>Other significant vegetation cover: None</p>	<p>Cultural associations: 14th century - known for its cider making. 16th and 17th centuries - timber from the Weald forest provided the charcoal necessary for the furnaces of the glass-making and iron-making industries, oak for shipbuilding. There is a long history of glassmaking in the village. <i>The abundance of forest for fuel, easily extracted iron ore and the rural landscape of the area meant that Wisborough Green was an ideal location for the production of iron and played an important part in the industry.</i> The Green has always featured as an important green space in the centre of the village.</p>	<p>Aesthetic sensitivity – landscape pattern: ‘Well-settled’ with features indicating time-depth. Small-scale, intimate fields and variety of habitats and buildings immediately along the village edges to more open, larger scale pastoral landscape with views across the remaining area. Condition of hedges and level of management varies from good close to village edge, changing to poor further east.</p>
<p>Priority Habitat Inventory/Phase 1 records:</p>	<p>Features of cultural importance:</p>	

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Deciduous broadleaved woodland.	The Parish Church of St Peter Ad Vincula. Presence of two glass furnace sites, 50 yards apart, at Brooklands Farm.	
<p>Presence of SPA/SAC/SSSI/SNCI/SANG local wildlife designation/Semi-Natural Ancient Woodland:</p> <p>Wisborough Green Churchyard SNCI Limited number of woodland, one of which is ASNW at Spar Rough. Rectangular woodland linked to tributary along north eastern boundary and triangular copse near Three Lanes End Farm.</p> <p>Not present: SPA, SAC, NNR, LNR, SSSI's</p>		
<i>Other information</i>		
Sensitivity score: Medium/High	Sensitivity score: High	Sensitivity score: High
Landscape sensitivity score: High		
<p>Additional comments: The north and east the boundaries of the <i>Northchapel Basin</i> are defined by the National Park boundary. However, the landscape of this character area forms part of a wider landscape which extends beyond the final National Park boundary into the Low Weald. (SDILCA)</p>		

Relationship with the wider landscape/townscape

<p>Adjacent settlement: Wisborough Green</p>
<p>Character of the urban edge: The A272, the main east to west route, runs through the centre of the village along the south side of the village green. The residential edge along the A272 is well-vegetated, but southern edge dominated by the character and busy A272. The north and west edge of Wisborough Green village is more open with views from higher ground out across the landscape. To the east the edge contains a higher proportion of small enclosed fields, is generally more wooded, and enclosed reflecting the historic development and organic growth / uses around the parish Church and village core.</p>
<p>Presence in a floodplain: Large tract of land contains a tributary to River Arun within flood zones 2 and 3.</p>
<p>Relationship with adjacent wider countryside: Is well connected and contains many features typical of the wider countryside to the north, south and east. The sub-area contributes to the setting of the South Downs National Park. Its wooded edge is close to the sub-area western edge.</p>
<p>Character of adjacent village(s): Wisborough Green is made up of a historic core focused around a picturesque central village green, pond and landmark parish Church set in an elevated position. The village core is surrounded by a mix of period to modern settlement with tree rural roads extend out to the north, each containing modern ribbon settlement that includes horticultural nurseries and farm buildings. The conservation area is well defined and contains large area of entire settlement, apart from line of houses along the A272 out to the east and ribbon settlements along roads to the north.</p>
<p>Historic links with the wider area if known: Contributes to the wider network of glass making and iron working sites - <i>Sites of The abundance of forest for fuel, easily extracted iron ore and the rural landscape of the area meant that Wisborough Green was an ideal location for the production of iron and played an important part in the industry (Wisborough Green NP)</i></p>
<p>Ecological links with the wider area if known: Woodlands, hedgerows, tree belts, copses linked to the wider network of ecological sites across the wider landscape. The presence of ASNW and more recently designated SNCI indicating long-term connectivity. Wildlife observed in fields close to village edge. Habitats associated with the watercourse, wet meadows and ditches adding to the wider ecological / riparian network.</p>
<p>Recreational links with the wider area: Part of a wider network of PRoW's connecting the village to the wider countryside in all directions. Links to the South Downs National Park that lies reasonably within easy reach of this sub-area boundary to the west and south</p>

Extracts from other relevant evidence (e.g. VDS, NDP):A Strategy for the West Sussex Landscape (2006)

The North Western Ridges Character Area, on which Wisborough Green stands, retains important ancient woodland which needs to be conserved and managed to maintain its diverse woodland types, including coppice, hangers and mixed broadleaved woodland. The River Kird and its immediate water meadows also provide a number of varied habitats for wildlife which should be preserved and, where feasible, enhanced, to increase its biodiversity potential.

Wisborough Green Submission Version Neighbourhood Plan 2014-2029

Describes the village setting as:

A settlement is located on a slight flattish plateau in a rural setting with fields and areas of woodland close by. The valley of the River Kird wraps around the western and southern side of the village at a lower level which eventually flows into the River Arun, with the meandering stream and its flat water meadows being prone to flooding. The conservation area is surrounded by fields or small areas of woodland on three sides (north, east, and south), although to the west, in a triangle of land defined by Petworth Road, The Luth, and the west side of the Green, are several curving streets of Post-War housing (Carters Way and Butts Meadow). Further open countryside lies to the west of The Luth.

To the north lies the open common (Wisborough Green), and the dispersed form of development along the road and around the common is typical of the south east.

Wisborough Green's NDP identifies that *Wisborough Green is predominantly of a rural nature and the character of the landscape is typical of the North Western Low Weald, and as such should be protected from inappropriate development.*

The Village Green is identified as a Local Green Space and 3 other sites are identified as Local Open Spaces

3 strategic rural gaps identified within sub-area to the north of the settlement edge, gaps extending across each of the three rural roads. NP indicates significant support for maintaining a green gap between the village edge and the ribbon strip developments.

Proposed development sites including new POS: Winterfold Fields, Greenways nursery and Clark's Yard.

There are extensive views and vistas of varying landscapes and of Billingshurst Road from Harsfold Lane, including the fine view back to the Church and graveyard.

Landmarks include St Peter ad Vincula Parish Church, allotments, Scout Hut and Simmonds Bridge across the River Kird.

A green lane runs from the A272 through two rows of mature trees exiting onto Newpound Lane. It has an open aspect with wide grass verges and single lane vehicle access track as it passes three single storey properties and a builder's yard, before becoming a typical bridleway with tree cover.

The Wisborough Green Conservation Appraisal and Management Proposals (2010)

Key positive features, such as it's:

- *Underlying geology is a type of sandstone influencing the vegetation*
- *The rising land above the River Kird which flows around the west and south of the village.*
- *Wealden Greensand which is known locally as winklestone/ Petworth Marble, a distinctive building material used in boundary walls and on higher status properties*

- *The presence of St Peter's Church and spire, listed Grade I, dates to the late 11th century and occupies a mounded site which dominates the eastern entrance to the village. And for the backdrop of trees which lie to the east of the building. Its pointed spire is a major local landmark*
- *Attractive views across the open green spaces within the village centre;*
- *Generally, the roads which pass through the conservation area retain a rural quality which is further enhanced by the wide grass verges, open green spaces, soft front boundaries and the many trees.*
- *Mature trees and vegetation in an around the edge of the village*
- *A sliver of open green space along School Road, and the adjoining Churchyard. These are informally positioned to each other but together create a pleasant series of spaces of differing characters.*
- *The most dramatic views obtained from St Peter's Churchyard, looking south and west and taking in the woodland and fields in the immediate vicinity of the village, the undulating topography, and the South Downs beyond. To the north east, there are views over much flatter fields which butt up to the primary school. More constrained are the views across the Green, although they are terminated in attractive historic buildings and, or, groups of trees. The 'surprise' element of these attractive views across the Green from cars travelling along the A272 adds to the quality of the immediate environment.*
- *'Locally listed' buildings are buildings or other features of local significance which, although not statutorily listed, are nonetheless important to the history, appearance, character, and cultural value of the District.' A number of buildings have been identified which might qualify for local or even statutory listing: Wisborough Park House – the largest and grandest house in the village. The large parkland garden associated with Wisborough Park House provides an attractive and visible setting to the house. This parkland area is visible from Durbans Road to the east and from the road from Wisborough Green to the west, and forms the setting of Wisborough Park House in long views. It contains the remnants of what appears to be a planned layout and with its mature trees acts as a link between the open green space of Wisborough Green and the countryside beyond.*
- *The large variety of traditional boundaries treatments in and around the edge of the conservation area, both hard (brick boundary walls or built using the local Wealden greensand stone ('winklestone') as different sized blocks and roughly coursed enlivened by the use of blue headers, low timber palisade fencing, often left to weather down to a natural colour, or stained dark brown, Sussex traditional post and rail timber and decorative metal railings) and natural (clipped or unclipped hedges, and trees)*

Within the village

- *Its mature trees and the open or more contained green spaces all of which are highly visible and make a major contribution to the special character of the area. In particular to village green that contains a cricket pitch and a children's playground to the north. To maintain the rural qualities of the conservation area, it is important that this informal and open layout is preserved.*
- *The wide mix of 17th century or earlier timber-framed farm houses, with Wisborough Park House (higher status), 18th and 19th century brick and stone cottages and more modest cottages. Built in the vernacular materials many of the older timber buildings were refaced in brick, lime render, sandstone, or clay tile. painted stucco elevation and include timber framing, Wealden greensand stone, red and blue brick, timber weather-boarding, handmade clay tiles (roofs and walls), and Horsham stone or Welsh slate);*
- *Most of the historic buildings set well back from the main road, although around the Green they are located closer to the street*
- *Railings) and natural (clipped or unclipped hedges, and trees).*