

SECTION B Sub-area reports: East West Corridor

CHICHESTER DISTRICT COUNCIL

LANDSCAPE CAPACITY STUDY
NOVEMBER 2018

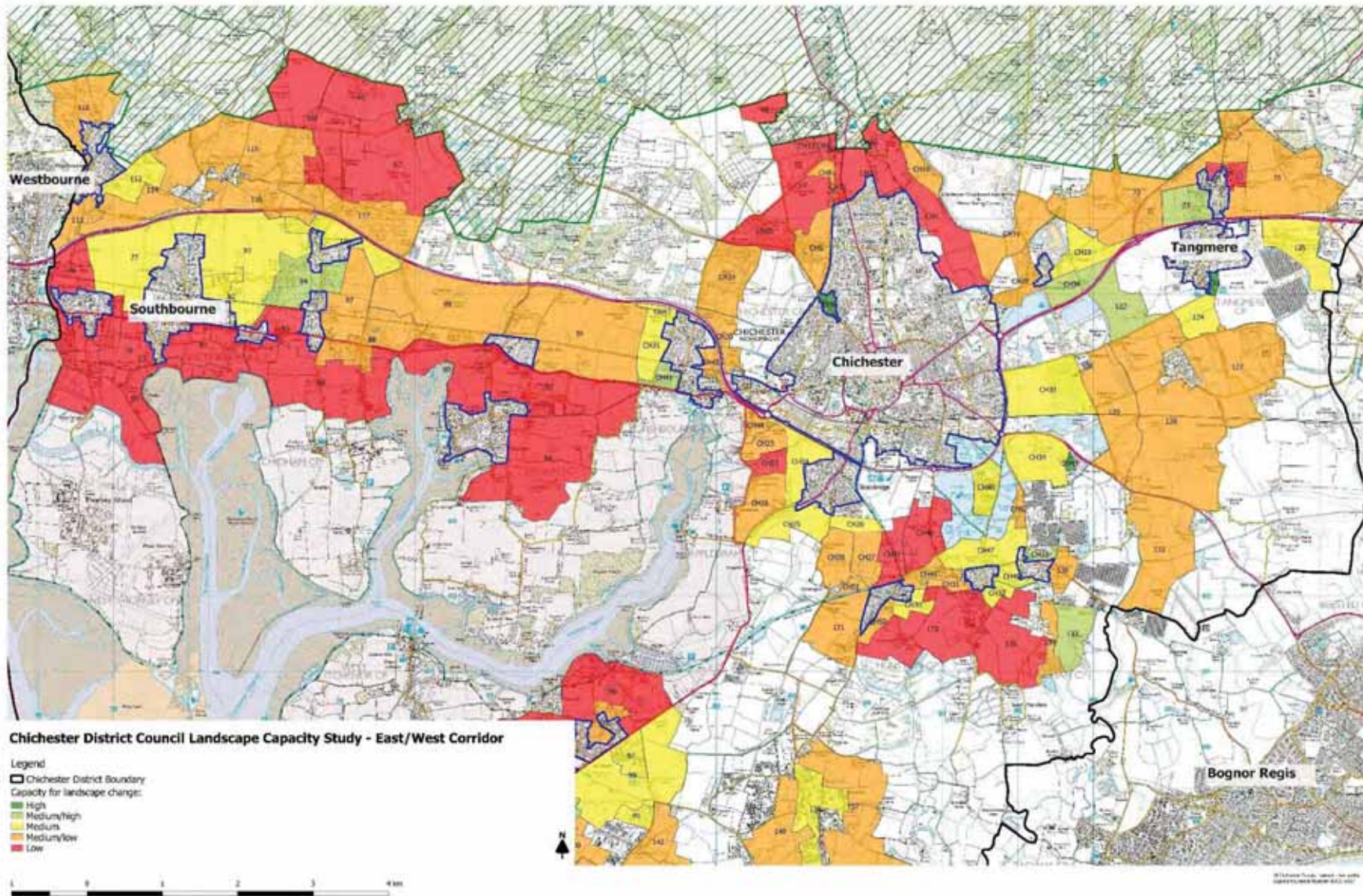


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Sub-areas:

- CH1 - Lavant arable valley floor
CH3 - North Chichester arable farmland
CH4 - West Lavant arable farmland
CH5 - East Broyle arable farmland
CH7 - Hunters Race worked ground
CH8 - Hunters Race amenity grassland
CH9 - Broyle Estate open space
CH10 - Mid Lavant pastures
CH11 - North Chichester pastures
CH13 - West Lavant Park
CH14 - Salthill Park
CH15 - West Broyle Park
CH16 - Fordwater arable farmland
CH17 - Westhampnett west arable farmland
CH18 - Maudlin arable farmland
CH19 - Westhampnett north arable farmland
CH20 - Salthill Lane south arable farmland
CH21 - West Fishbourne arable farmland
CH22 - Apuldram arable farmland
CH23 - Manor Farm arable farmland
CH24 - West Stockbridge arable farmland
CH25 - Stockbridge SW arable farmland
CH26 - Stockbridge SE arable farmland
CH27 - North Hunston arable farmland
CH28 - Donnington arable farmland
CH30 - South Hunston arable farmland
CH31 - Hunston/Mundham arable farmland
CH32 - North Mundham arable farmland
CH33 - Walnut Tree farm
CH34 - Kives arable farmland
CH36 - Maudlin arable farmland
CH37 - South Chichester arable pastures
CH39 - Sherwood worked ground
CH40 - Whyke worked ground
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CH44 - Lower Turnpike pastures
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CH46 - Runcton pastures
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Sub-area:**CH 1: Lavant Arable Valley Floor**

West Sussex County Council Landscape Character Assessment (WSCCLCA) LCA SC 9 Chichester to Yapton Coastal Plain and SC7 Hainaker Upper Coastal Plain (northern end)

Future Growth of Chichester (FGoC): LCA 2A Lavant Valley; LCT Arable Valley Floor

Nearby: South Downs National Park Authority Integrated Landscape Character Assessment (SDILCA): LCA Q1: South Downs Upper Coastal Plain; LCT Q: Upper Coastal Plain; and LCA B1: Goodwood to Arundel Wooded Estate Downland; LCT B: Wooded Estate Downland

Key characteristics and key qualities (West Sussex LCA unless noted):

LCA SC9:

- Low lying flat open landscape.
- A low density of hedgerows and hedgerow trees with occasional shelterbelts.
- Large-scale arable farming and market gardening. Extensive farms with both traditional and modern farm buildings and silos.
- Clusters of glasshouses.
- Scattered, historically nucleated villages with mixed building materials of flint, brick, half timber and stone.
- Large farmsteads along roads, and on dead-end tracks.
- Long views to the Downs and to the distinctive spire of Chichester Cathedral.
- The relatively open character of much of the area allows long views so that village church towers are important landmarks in views.
- Frequent urban fringe influences of horse paddocks, light industry and disused airfields, with busy minor and major roads.
- Few trees or hedgerows, partly as a result of Dutch elm disease, from the 1970s and the Great Storm of 1987 and overall high quality agricultural land, although, where they do exist, they form prominent features.
- Area settled and resources exploited from prehistoric times onwards. Few visible prehistoric monuments apart from crop marks.
- Important medieval churches with spires which distinguish this otherwise flat landscape.
- Large regular fields, mostly the product of Parliamentary enclosure.
- Excavations at Westhampnett, in advance of the bypass, demonstrated that Roman, Iron Age and earlier settlement evidence may lie just below plough soil level.
- Semi-natural habitats are scarce due to intensive arable agriculture.
- Hedgerow pattern is fragmented.
- Flat river valley bottom. (FGoC)
- Belts of trees along the river and field boundaries. (FGoC)
- Absence of settlement. (FGoC)
- Trackways including bridleways and footpaths access the valley. (FGoC)
- Panoramic views [from within the nearby SDNP] across the coastal plain from high, open ridges. (SDILCA)

Additional for LCA SC7:

- A transitional landscape.
- Clear views to the higher ground of the Downs to the north.

- A good cover of woodland and trees, with a high percentage of ancient woodland.
- Mainly gently undulating farmland enclosed by woods with numerous hedgerows.
- Pattern of small to medium sized pastures, arable fields, livestock farming and market gardening.
- Winterbourne chalk streams emanate from this area.
- Area is well settled with scattered pattern of rural villages and farmsteads, including traditional flint village centres such as Boxgrove.
- Suburban fringes with high commuter populations and small commercial sites such as at Halnaker.
- Leafy or wooded settlements.
- Winding hedged or wooded lanes.
- Mix of small, medium and large-sized fields with mainly straight Parliamentary enclosure boundaries. Some earlier, irregular assarts.
- Remnant semi-natural broadleaved woodlands, interconnecting hedgerows and trackways provide important habitats for wildlife.
- A few significant patches of unimproved or semi-improved neutral grassland and meadows.
- Stream valleys, both ephemeral and permanent, add to the nature conservation interest.
- Improved pasture is common.

Landscape strategy and key sensitivities and guidelines:

LCA SC9:

- Key views to the South Downs, Chichester Cathedral and Arundel.
- Fragmentation and loss of hedgerows and connections between hedgerow and woodland.
- Replacement of mature treescape.
- Changes in drainage patterns.
- Industry in the countryside associated with horticulture and light industry, resulting in large clusters of glasshouses and industrial buildings.
- Loss of archaeological remains to ploughing.
- Loss of distinction between different settlements due to urban expansion.
- Changes in transport infrastructure due to urban development pressures.
- Create a new, large scale tree and hedgerow framework which complements the open intensively farmed landscape, whilst maintaining significant views of Chichester Cathedral, the South Downs and local features.
- Maintain and strengthen field boundaries such as hedgerows and shelterbelts.
- Link up existing remnant hedgerows and tree lines to re-establish coherent field boundaries and wildlife corridors.
- Encourage and promote land management schemes to increase species rich grassland areas.
- Promote management and establishment of grassland regimes of grazing, hay cutting and silage.
- Establish landscape management plans for urban edges to enhance the distinction between the urban and rural landscape.
- Restore and strengthen the landscape of the gaps between settlements.
- Encourage landscape enhancements around villages and on their approaches.
- Establish new vegetation features by the planting of hedgerows and tree clumps in field corners and along roadsides, especially those approaching settlements.
- Encourage the planting of shelter belts around horse paddocks, using native species, to give visual and wildlife benefits.
- Promote sympathetic design of new road schemes

- Encourage bold tree planting associated with large agricultural buildings, glasshouses and industrial buildings to attempt to assimilate them into the landscape more satisfactorily.
- Restrict extensive areas of tree planting to poorer quality agricultural land.
- Maintain, restore and enhance floodplain woodland and associated species, including native black poplar, where appropriate.
- Avoid building in areas liable to flood to maintain an open river floodplain as a setting to Chichester. (FGoC)
- Enhance the valley as a recreational resource for the local population and enhance public access to the river. (FGoC)
- Restore wetland habitats in the floodplain and enhance the course of the river which would in turn help to restore landscape character. (FGoC)
- Conserve the Medieval meadows downstream of East Lavant (around the sewage works) and the area of planned private late medieval enclosure to the east of the recreation ground. (FGoC)
- The panoramic views [from within the nearby SDNP] across the coastal plain e.g. from The Trundle are sensitive (SDILCA)
- Consider views from the ridge [from within the nearby SDNP] in association with any change in adjacent areas. Pay particular attention to panoramic views [from within the nearby SDNP], for example from the popular viewpoint at The Trundle, in planning any change in this or adjacent areas, including areas outside the National Park boundary. (SDILCA)

Additional for LCA SC7:

- Conserve the undeveloped rural character of the area.
- Maintain and enhance the historic character of the area including earthworks, historic field patterns and historic parks.
- Conserve and manage distinctive habitats including meadows, heathland, chalk grassland, stream sides and woodland.
- Seek, where appropriate, the restoration of gravel workings to grassland, woodland and scrub habitats, including restoration of field edges and hedgerows.
- Promote management of existing woodland, especially where under pressure from gravel working or urban fringe development.
- Conserve and enhance the character and setting of small villages and hamlets.
- Promote good management of important village and roadside trees. Plant new tree features in villages.
- Encourage careful woodland design to screen new housing and other visually intrusive landscape elements, for example, pig farms, communication aerials.
- Consider the cumulative impact on landscape character of small developments and land use change.
- Avoid the introduction of suburban styles and materials.
- Ensure any new development is well integrated into the wider landscape. Use new woodland and hedgerow planting as appropriate.
- Conserve ancient semi-natural woodland as an historical, landscape and wildlife feature.
- Encourage good management of existing woodland and tree groups, including planting up edge areas.
- Conserve hedgerows and allow for the growth of hedgerow trees.
- Suburban expansion pressures from the urban fringes.
- Inappropriate or visually intrusive road improvements.
- Views from the higher ground of the Sussex Downs [National Park].
- Erosion of historic character due to changes in farming practices.
- Expansion of horse paddocks.

Relevant forces for change/ key issues / threats / opportunities:

- Urban development pressures, especially in the gaps between settlements and on the edge of Chichester.
- Major road improvements.
- Loss of mature elm trees in the 1970's and 1980's due to Dutch elm disease.
- Loss of floodplain and wet woodland due to changes in agricultural drainage practices.
- Loss of tree and hedgerow cover from agricultural intensification since World War II.
- Conversion of agricultural buildings to light industrial uses.
- Farm diversification and garden centres leading to introduction of signs and fencing.
- Introduction of large scale industrial buildings and glasshouses with distribution sheds.

Additional for LCA SC7:

- Major existing road improvements along the A27 trunk road and the possibility of new ones.

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Sub-area map:

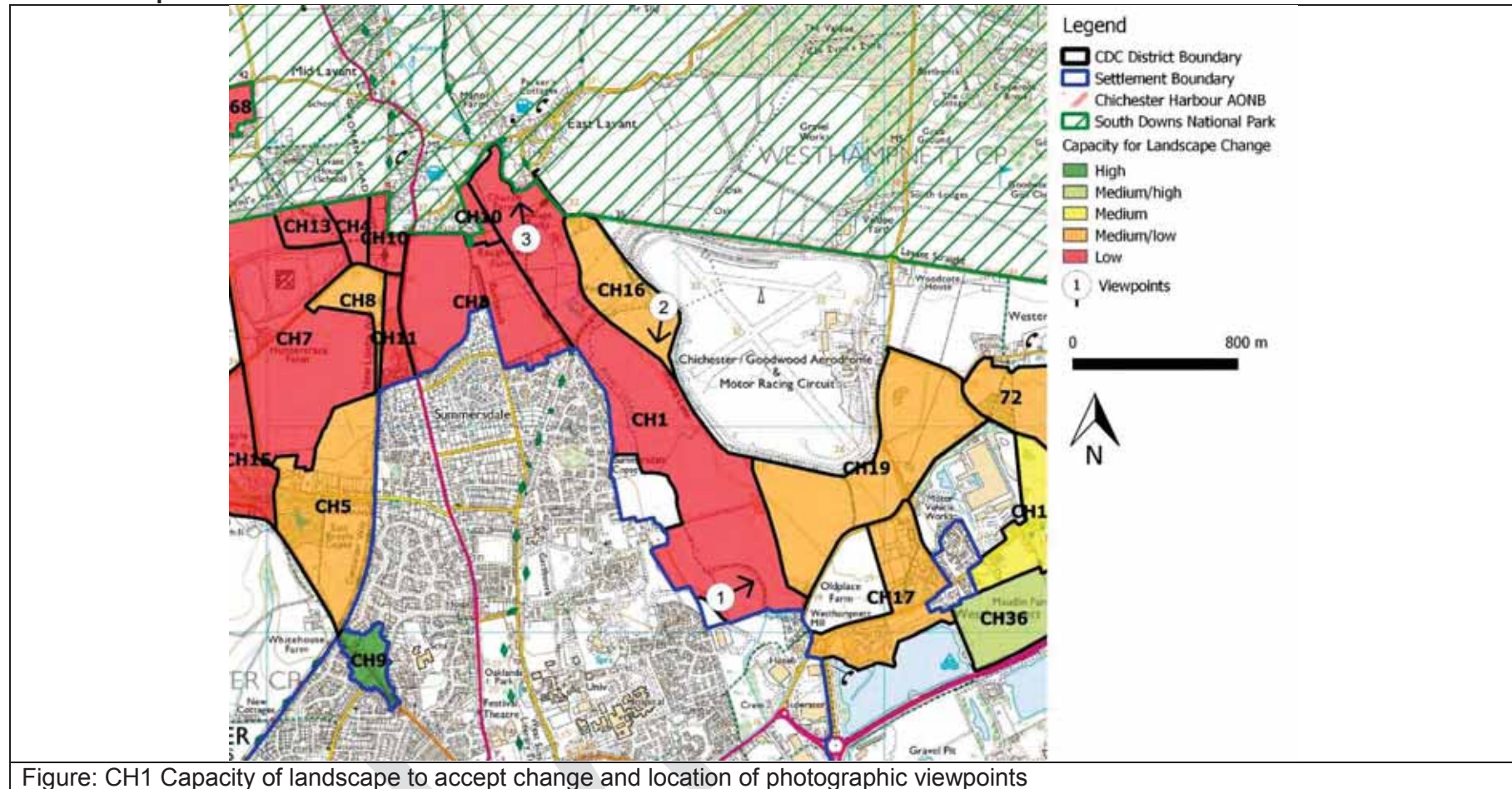


Figure: CH1 Capacity of landscape to accept change and location of photographic viewpoints

Sub-area description:

The CH1 Lavant Arable Valley Floor sub-area is characterised by large scale fields of arable farmland on a flat alluvial floodplain. While many hedgerows are gappy or have been lost altogether, the landscape is notable for the absence of settlement and its open character. This sub-area is composed of four large arable fields bounded by gappy hedgerows. The West Sussex Literary Trail crosses the northern end of the sub-area. The River Lavant flows in a man-made channel through the fields. Chichester lies adjacent to the west and south, Lavant village to the north and open fields, Goodwood Aerodrome and Motor Circuit to the east. The South Downs National Park (SDNP) adjoins the area to the north. For more detail refer to record sheets.

Photographs:



Photo 1: View from Kingsham Avenue looking east with the SDNP in the distance



Photo 2: View from PRow along Stocks Lane looking south-west towards Chichester's settlement edge with Graylingwell tower in view



Photo 3: View over area from the West Sussex Literary Trail looking north towards Lavant village with the hills within the South Downs National Park beyond

Please refer to section 3 methodology of the assessment process**1. Visual Sensitivity: Medium / high**

- 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
- Visible in views from sensitive viewers on the edge of the Graylingwell Hospital Conservation Area to the west, Mid and East Lavant conservation area and SDNP adjacent to the north
- Visible in views from 'Madgwick Lane', 'The Trundle' and 'Public footpath along the northern edge of Chichester' priority views identified in FGoC
- Most of the southern part of the area visible from the Stocks Lane bridleway and the northern end from the West Sussex Literary Trail promoted long distance path
- Sub-area forms part of identified views in Lavant NDP (in north of area) to the Lavant and the Trundle from the footpath north of Summersdale
- Visible from rural lanes, the eastern edge of Chichester and southern edge of Lavant
- Long and panoramic rural views from within and across sub-area to the ridge within the SDNP to the north including to Goodwood racecourse stadium SDNP identified landmark 23, The Trundle landmark 1 and Halnaker Windmill landmark 40
- Views across area to key landmark features of Chichester Cathedral spire and Graylingwell tower.
- Some views to the retail area within Chichester adjacent to south
- Rural area with expectations of scenic beauty particularly near to SDNP
- The area is open in character with some existing structure of hedgerows, degraded in places, on which mitigation planting could build upon
- Mitigation planting could result in the loss of predominantly open character and impact on views including to and from the ridge within the SDNP and its landmarks and the key landmark features of Chichester Cathedral spire and Graylingwell tower, although there are opportunities to restore lost field boundaries

2. Landscape Sensitivity: Medium / high

- Part of the flat alluvial floodplain crossed by the River Lavant
- The irregular course of the River Lavant (winterbourne chalk stream) flows in a man-made channel through the open large scale arable fields and pasture/grazed fields in the north
- Many hedgerows are gappy or have been lost altogether
- Tree belts provide visual containment to the adjacent Motor Racing Circuit
- Some small copse planting in the south and group of trees provide some containment around sewage works in north
- Wet meadow along River Lavant

- The landscape has some historic time depth notably the 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.
- Graylingwell Registered Park and Garden (Grade II) lies adjacent to the west
- Graylingwell Hospital Conservation Area, with the Graylingwell tower local landmark, lies adjacent to the west and Mid and East Lavant conservation area adjacent to the north
- Contains limited built form. Historically the river valley/ floodplain has remained largely open, with some small villages located on the banks of the river
- Contributes to setting of a number of Grade II listed buildings in the south-east
- Sub-area is crossed by the West Sussex Literary Trail which notes literary connections along its route including with the poet John Keats (1795-1821) at Chichester. Other PRow adjacent to the boundary of the sub-area connecting to Chichester in the west and the SDNP in the north
- Tranquillity affected by some aural intrusions from the adjacent from Goodwood Motor Circuit/Aerodrome; some limited impact of the modern settlement edge of Chichester including large building in retail area to the south; and some likely light spill from Chichester and street lighting along Kingsmead Avenue in the south. Visual impacts are generally reduced by intervening vegetation

3. Landscape Character Sensitivity: Medium / high (combines 1 and 2)

4. Wider Landscape Sensitivity: High

- 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
- 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.
- Forms an important part of the undeveloped Lavant Valley floodplain providing a strong positive contribution to the wider landscape character area.
- Historically the river valley/ floodplain has remained largely open, with some small villages located on the banks of the river.
- The openness of the area contributes to characteristic views to the SDNP and Chichester including to landmark features
- A large portion of the sub-area falls within Flood Zone 2 and 3

5. Overall Landscape Sensitivity: High (combines 3 and 4)

6. Landscape Value: Medium

- Within the setting of the South Downs National Park
- Forms part of the setting of a number of historic assets including a number of Grade II listed buildings; the Graylingwell RPG and Conservation Area to the west; and the Mid and East Lavant conservation area to the north

- Contains and is visible in valued views from the SDNP and Lavant Neighbourhood Plan
- Crossed by the West Sussex Literary Trail

7. Landscape Capacity: Low (combines 5 and 6)

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<p>Potential effect on key visual characteristics</p> <ul style="list-style-type: none"> • Impact on characteristic views from within the nearby SDNP across the coastal plain from identified viewpoints • Impact on long rural views to the ridge within the SDNP to the north including to identified landmarks • Impact on views to key landmark features of Chichester Cathedral spire and Graylingwell tower • Impact on rural views from PRow crossing and bounding area including from the West Sussex Literary Trail • Impact on scenic quality of the area including its rural character
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Loss of undeveloped river valley/ floodplain, open arable fields, hedgerows, tree belts, copses and landscape field patterns • Opportunities to improve the landscape character of the undeveloped river valley/ floodplain • Loss of hedgerow / vegetated character of surrounding roads • Impact on characteristic views to and from the SDNP, including from identified key viewpoints, and to key landmark features of Chichester Cathedral spire and Graylingwell tower • Impacts on the rural landscape setting of Chichester and Lavant • Impact the setting of a number of Grade II listed buildings, Graylingwell Registered Park and Garden (RPG) and conservation area to the west and Mid and East Lavant conservation area to the north
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • Loss of historically undeveloped river valley/ floodplain which has remained largely open, with some small villages located on the banks of the river • Impacts on the rural landscape setting of Lavant village and Chichester • Loss of views to landmark buildings within Chichester
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Retention of all good and moderate quality tree cover and locally distinctive boundary treatments and features • Retention of other vegetated areas where they contribute to landscape and biodiversity value • Restoring lost field boundaries and copses • Retaining legibility and setting of PRow network and creating additional links • Conserve rural character of lanes • Retention of the rural setting of listed buildings, the RPG and conservation areas • Maintain and, where appropriate, extend screening along the modern settlement edge of Chichester • Enhance the valley as a recreational resource for the local population and enhance public access to the river (FGoC) • Restore wetland habitats in the floodplain and enhance the course of the river which would in turn help to restore landscape character (FGoC) • Conserve the Medieval meadows downstream of East Lavant (around the sewage works) and the area of planned private late Medieval enclosure to the east of the recreation ground (FGoC)

Conclusion and recommendations and potential capacity of sub-area

Sub-area CH1 has a low capacity, constrained by its rural character forming part of the undeveloped river valley/ floodplain, its contribution to the rural setting of the settlements of Chichester and Lavant and its role as part of the setting of SDNP. There are views to and across the area from public rights of way and rural lanes and the sub-area offers long reaching panoramic views to the South Downs National Park to the north including to landmark features. The sub-area is visible in identified views from the nearby SDNP and also allows open views to Chichester Cathedral and Graylingwell Tower landmark features.

It is possible that a very small amount of built development may be accommodated within existing clusters of settlement or building conversions provided it is informed by further landscape and visual impact assessment and sensitively integrated into the landscape, respecting the historic settlement pattern and locally distinctiveness. Great care would need to be taken to avoid any landscape or visual harm.

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Sub-area:**CH 3: North Chichester arable farmland**

**West Sussex County Council Landscape Character Assessment (WSCCLCA) LCA SC7 Halnaker Upper Coastal Plain
 Future Growth of Chichester (FGoC): LCA 3A Funtington Upper Coastal Plain; LCT Open Arable Upper Coastal Plain
 Nearby: South Downs National Park Authority Integrated Landscape Character Assessment (SDILCA): LCA Q1: South Downs
 Upper Coastal Plain; LCT Q: Upper Coastal Plain; and LCA B1: Goodwood to Arundel Wooded Estate Downland; LCT B: Wooded
 Estate Downland**

Key characteristics and key qualities (West Sussex LCA unless noted):

- A transitional landscape.
- Clear views to the higher ground of the Downs to the north.
- A good cover of woodland and trees, with a high percentage of ancient woodland.
- Mainly gently undulating farmland enclosed by woods with numerous hedgerows.
- Pattern of small to medium sized pastures, arable fields, livestock farming and market gardening.
- Winterbourne chalk streams emanate from this area.
- Wealth of historic landscape features including historic parklands, many ancient woodlands and earthworks.
- Area is well settled with scattered pattern of rural villages and farmsteads, including traditional flint village centres such as Boxgrove.
- Suburban fringes with high commuter populations and small commercial sites such as at Halnaker.
- Leafy or wooded settlements.
- Winding hedged or wooded lanes.
- Iron Age embankments around Chichester (the Chichester entrenchments) thought to represent territorial boundaries.
- Mix of small, medium and large-sized fields with mainly straight Parliamentary enclosure boundaries. Some earlier, irregular assarts.
- Remnant semi-natural broadleaved woodlands, interconnecting hedgerows and trackways provide important habitats for wildlife.
- Improved pasture is common
- Hedgerows with hedgerow oaks enclose a mixture of small, medium and large fields (FGoC)
- Woodland (including ancient broadleaf woodlands) (FGoC)
- Nucleated historic villages and farmsteads. (FGoC)
- Panoramic views [from within the nearby SDNP] across the coastal plain from high, open ridges. (SDILCA)

Landscape strategy and key sensitivities and guidelines:

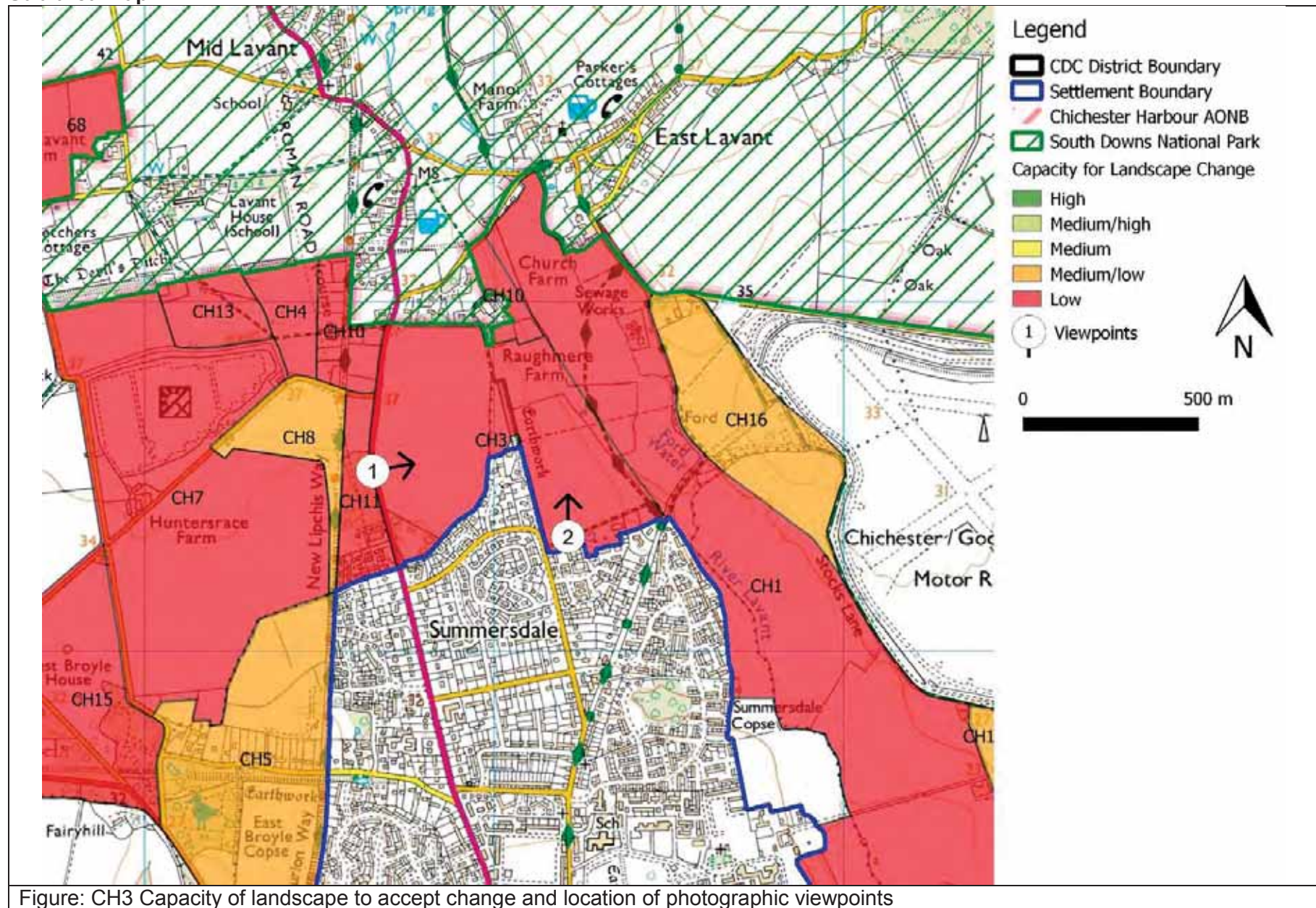
- Conserve the undeveloped rural character of the area.
- Maintain and enhance the historic character of the area including earthworks, historic field patterns and historic parks.
- Conserve and manage distinctive habitats including meadows, heathland, chalk grassland, stream sides and woodland.
- Promote management of existing woodland, especially where under pressure from gravel working or urban fringe development.
- Conserve and enhance the character and setting of small villages and hamlets.
- Promote good management of important village and roadside trees. Plant new tree features in villages.

- Encourage careful woodland design to screen new housing and other visually intrusive landscape elements, for example, pig farms, communication aerials.
- Consider the cumulative impact on landscape character of small developments and land use change.
- Avoid the introduction of suburban styles and materials.
- Ensure any new development is well integrated into the wider landscape. Use new woodland and hedgerow planting as appropriate.
- Encourage good management of existing woodland and tree groups, including planting up edge areas.
- Conserve hedgerows and allow for the growth of hedgerow trees.
- Suburban expansion pressures from the urban fringes.
- Inappropriate or visually intrusive road improvements.
- Views from the higher ground of the Sussex Downs [National Park] to the north
- Erosion of historic character due to changes in farming practices.
- Expansion of horse paddocks.
- Enhance the wooded setting of Chichester and the hedgerow network; (FGoC)
- Conserve the area of broadleaved woodland in the south-west corner of the site; (FGoC)
- Conserve the gap between Chichester and Mid Lavant; (FGoC)
- Conserve views of the downs from the public footpath (even if it means diverting the footpath further north); (FGoC)
- Consider views from The Trundle and give careful thought to the materials and colour of the roofs that would be highly visible; (FGoC)
- Consider planting to reduce the impact of built development on views from the Sussex Downs; (FGoC)
- Conserve the setting of the Chichester Entrenchments. (FGoC)
- The panoramic views [from within the nearby SDNP] across the coastal plain e.g. from The Trundle are sensitive (SDILCA)
- Consider views from the ridge [from within the nearby SDNP] in association with any change in adjacent areas. Pay particular attention to panoramic views [from within the nearby SDNP], for example from the popular viewpoint at The Trundle, in planning any change in this or adjacent areas, including areas outside the National Park boundary. (SDILCA)

Relevant forces for change/ key issues / threats / opportunities:

- Potential development pressure from the extension of existing settlements.
- Lack of woodland management resulting in a decline in the structure and condition of existing woodlands.
- Increased recreational activities, for example associated with horse-riding and golf courses.
- Major existing road improvements along the A27 trunk road and the possibility of new ones.

Sub-area map:



Sub-area description:

The CH3 North Chichester arable farmland sub-area is characterised by medium scale arable fields on a gently undulating upper coastal plain underlain by 'head' (geologically weathered and broken up material) and 'raised beach' deposits. Many of the old field boundaries have been lost and hedgerows are gappy or have been replaced by post and wire. The settlement pattern is dominated by scattered farms and hamlets. This sub-area is composed of open arable fields adjacent to the settlement edge. An earthwork (forming part of the Chichester Entrenchments) crosses the sub-area. The sub-area forms an important gap between Chichester to the south and the rural village of Lavant, within the South Downs National Park (SDNP), to the north. The importance of this gap is also identified in the Lavant Neighbourhood Plan. The SDNP boundary bounds the sub-area to the north.

For more detail refer to record sheets.

Photographs:

Photo 1: View over the area from Lavant Road looking north-east to The Trundle on skyline within the SDNP



Photo 2: View over the area from footpath adjacent to northern edge of Chichester looking north to The Trundle on skyline within the SDNP

Please refer to section 3 methodology of the assessment process

1. Visual Sensitivity: Medium / high

- 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)
- Visible in views from sensitive viewers from the edge of Mid and East Lavant conservation area and SDNP adjacent to the north
- A number of properties on the northern edge of Chichester and southern edge of Lavant
- Visible in views from 'The Trundle' and 'Public footpath along the northern edge of Chichester' priority views identified in FGoC
- Sub-area forms part of identified views in Lavant NDP to the Lavant and the Trundle from the footpath north of Summersdale
- Visible from users of the Stocks Lane bridleway and a number of nearby PRoW including the West Sussex Literary Trail long distance path crossing the eastern end of sub-area
- Open views across sub-area from motorists travelling along A286 between Chichester and Lavant
- Long rural and open panoramic views out of sub-area to the ridge within the SDNP to the north including to SDNP identified landmarks: Goodwood racecourse stadium (landmark 23), The Trundle (landmark 1)
- Rural area with expectations of scenic beauty particularly near to SDNP
- The area is open in character with some existing structure of hedgerows, degraded in places, on which mitigation planting could build upon
- Mitigation planting could result in the loss of the open character and impact on views including to and from the ridge within the SDNP and its landmarks, although there are opportunities to restore lost field boundaries

2. **Landscape Sensitivity: Medium / high**

- Gently undulating upper coastal plain
- Medium scale open arable farmland with some small pasture/grazed fields in centre
- Some enclosure provided in places by boundary vegetation and copses/woodland along roads and field boundaries
- Some hedgerows are gappy or have been lost altogether
- A few field trees
- Contains a small amount of woodland, including deciduous woodland block in south-west, and copses that contribute to the wooded setting of Chichester
- Part of the 'Chichester Entrenchments' Scheduled Monument falls within and are visible in the sub-area, contributing to the time-depth of the area
- The open farmland contributes to setting the of a number of Grade II listed buildings adjacent to the north
- The sub-area is absence of settlement. The settlement pattern is dominated by scattered farms and hamlets with the large built up area of Chichester to the south
- The sub-area provides a distinct gap between Chichester and the rural village of Lavant. The importance of this gap is also identified in the Lavant Neighbourhood Plan
- Sub-area is crossed by the West Sussex Literary Trail which notes literary connections along its route including with the poet John Keats (1795-1821) at Chichester. Other PRoW adjacent to the boundary of the sub-area connecting to Chichester in the west and the SDNP in the north
- Other PRoW also crossing the area connecting to Chichester in the south and Lavant/SDNP in the north
- Tranquillity affected by some aural intrusions from the adjacent from Goodwood Motor Circuit/Aerodrome and locally from the A286; some limited impact of the modern settlement edge of Chichester; and some likely light spill from Chichester. Visual impacts are generally reduced by intervening vegetation

3. Landscape Character Sensitivity: Medium / high (combines 1 and 2)

4. **Wider Landscape Sensitivity: Medium / high**

- 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
- Forms part of the characteristic pattern of small to medium sized pasture/arable fields and woodland, typical of the wider landscape character
- Provides a distinct gap between Chichester and the rural village of Lavant
- Woodland within the sub-area contributes to the wooded setting of Chichester
- Part of the wider network of the 'Chichester Entrenchments' fall within the area
- The sub-area provides a positive contribution to the rural setting of Chichester and Lavant village

- The openness of the area contributes to characteristic views to the SDNP
5. Overall Landscape Sensitivity: High (combines 3 and 4)
6. **Landscape Value: Medium / high**
- Part of the `Chichester Entrenchments' Scheduled Monument falls within and are visible in this area
 - Within the setting of the South Downs National Park
 - Contribution to setting of a number of Grade II listed buildings adjacent to the north
 - Contains and is visible in valued views from the SDNP and Lavant Neighbourhood Plan
 - Crossed by the West Sussex Literary Trail
 - Forms part of a gap between Chichester and Lavant identified for protection in the Lavant Neighbourhood Plan
7. Landscape Capacity: Low (combines 5 and 6)

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Potential effect on key visual characteristics

- Impact on characteristic views from within the nearby SDNP across the coastal plain from identified viewpoints
- Impact on long rural views to the ridge within the SDNP to the north including to identified landmarks
- Impact on rural views from PRow crossing and bounding area including from the West Sussex Literary Trail
- Impact on scenic quality of the area including its rural character

Potential effect on key landscape characteristics

- Loss of, open arable fields, hedgerows, copses/woodland and landscape field patterns
- Loss of hedgerow / vegetated character of surrounding roads
- Impact on characteristic views to and from the SDNP, including from identified key viewpoints
- Impacts on the rural landscape setting of Chichester and Lavant
- Impact part of the `Chichester Entrenchments` Scheduled Monument and its setting

Potential effect on key settlement characteristics

- Impact on separation of Lavant village and Chichester
- Impacts on the rural landscape setting of Lavant village and Chichester

Landscape mitigation and contribution to green infrastructure

- Retention of all good and moderate quality tree/woodland cover and locally distinctive boundary treatments and features
- Retention of other vegetated areas where they contribute to landscape and biodiversity value
- Restoring lost field boundaries and copses
- Retaining legibility and setting of PRow network and creating additional links
- Conserve rural character of lanes
- Retention of the rural setting of listed buildings and the `Chichester Entrenchments` Scheduled Monument
- Maintain and, where appropriate, extend screening along the modern settlement edge of Chichester
- Consider planting to reduce the impact of built development on views from the South Downs National Park; (FGoC)

Conclusion and recommendations and potential capacity of sub-area

Sub-area CH3 has a low capacity, constrained by its rural character, the distinct gap it forms between Chichester and the rural village of Lavant, its contribution to the rural setting of the settlements of Chichester and Lavant and its role as part of the setting of SDNP. There are views to and across the area from public rights of way and rural lanes and the sub-area offers long reaching panoramic views to the South Downs National Park to the north including to landmark features. The sub-area is visible in identified views from the nearby SDNP.

It is possible that a very small amount of built development may be accommodated within existing clusters of settlement at the Marchwood Estate provided it is informed by further landscape and visual impact assessment and sensitively integrated into the landscape, respecting the historic settlement pattern and locally distinctiveness. Great care would need to be taken to avoid any landscape or visual harm.

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Sub-area:**CH 4: West Lavant Arable Farmland**

**West Sussex County Council Landscape Character Assessment (WSCCLCA) LCA SC6 Ashlings Upper Coastal Plain
 Future Growth of Chichester (FGoC): LCA 3A Funtington Upper Coastal Plain; LCT Open Arable Upper Coastal Plain
 Nearby: South Downs National Park Authority Integrated Landscape Character Assessment (SDILCA): LCA Q1: South Downs
 Upper Coastal Plain; LCT Q: Upper Coastal Plain; LCA B1: Goodwood to Arundel Wooded Estate Downland and B3: Stansted to
 West Dean Wooded Estate Downland; LCT B: Wooded Estate Downland**

Key characteristics and key qualities (West Sussex LCA unless noted):

- A transitional landscape.
- Clear views to the higher ground of the Downs to the north.
- A good cover of woodland and trees, with a high percentage of ancient woodland.
- Mainly gently undulating farmland enclosed by woods with numerous hedgerows.
- Pattern of small to medium sized pastures, arable fields, livestock farming and market gardening.
- Wealth of historic landscape features including historic parklands, many ancient woodlands and earthworks.
- Area is well settled with scattered pattern of rural villages and farmsteads
- Leafy or wooded settlements.
- Winding hedged or wooded lanes.
- Iron Age embankments around Chichester (the Chichester entrenchments) thought to represent territorial boundaries.
- Iron Age territorial boundaries which demarcated and protected the settlement of the coastal plain and Selsey peninsula.
- Mix of small, medium and large-sized fields with mainly straight Parliamentary enclosure boundaries. Some earlier, irregular assarts.
- Remnant semi-natural broadleaved woodlands, interconnecting hedgerows and trackways provide important habitats for wildlife.
- Improved pasture is common
- Hedgerows with hedgerow oaks enclose a mixture of small, medium and large fields (FGoC)
- Woodland (including ancient broadleaf woodlands) (FGoC)
- Nucleated historic villages and farmsteads. (FGoC)
- Panoramic views [from within the nearby SDNP] across the coastal plain from high, open ridges. (SDILCA)

Landscape strategy and key sensitivities and guidelines:

- Conserve the undeveloped rural character of the area.
- Maintain and enhance the historic character of the area including earthworks, historic field patterns and historic parks.
- Conserve and manage distinctive habitats including meadows, heathland, chalk grassland, stream sides and woodland.
- Promote management of existing woodland, especially where under pressure from gravel working or urban fringe development.
- Conserve and enhance the character and setting of small villages and hamlets.
- Promote good management of important village and roadside trees. Plant new tree features in villages.
- Encourage careful woodland design to screen new housing and other visually intrusive landscape elements, for example, pig farms, communication aerials.

- Consider the cumulative impact on landscape character of small developments and land use change.
- Avoid the introduction of suburban styles and materials.
- Ensure any new development is well integrated into the wider landscape. Use new woodland and hedgerow planting as appropriate.
- Encourage good management of existing woodland and tree groups, including planting up edge areas.
- Conserve hedgerows and allow for the growth of hedgerow trees.
- Suburban expansion pressures from the urban fringes.
- Inappropriate or visually intrusive road improvements.
- Views from the higher ground of the Sussex Downs [National Park] to the north and to Arundel.
- Erosion of historic character due to changes in farming practices.
- Expansion of horse paddocks.
- Conserve the mature trees and hedgerow network around the site and enhance the wooded setting of Chichester. (FGoC)
- Maintain some indication of the post medieval piecemeal enclosure pattern. (FGoC)
- Form an extension to Mid Lavant and should relate to this village in terms of its scale, form and design. (FGoC)
- Consider the impact of built development on views from the Sussex Downs (for example from The Trundle). (FGoC)
- The panoramic views [from within the nearby SDNP] across the coastal plain e.g. from The Trundle are sensitive (SDILCA)
- Consider views from the ridge [from within the nearby SDNP] in association with any change in adjacent areas. Pay particular attention to panoramic views [from within the nearby SDNP], for example from the popular viewpoint at The Trundle, in planning any change in this or adjacent areas, including areas outside the National Park boundary. (SDILCA)

Relevant forces for change/ key issues / threats / opportunities:

- Potential development pressure from the extension of existing settlements.
- Lack of woodland management resulting in a decline in the structure and condition of existing woodlands.
- Increased recreational activities, for example associated with horse-riding and golf courses.

Sub-area map:

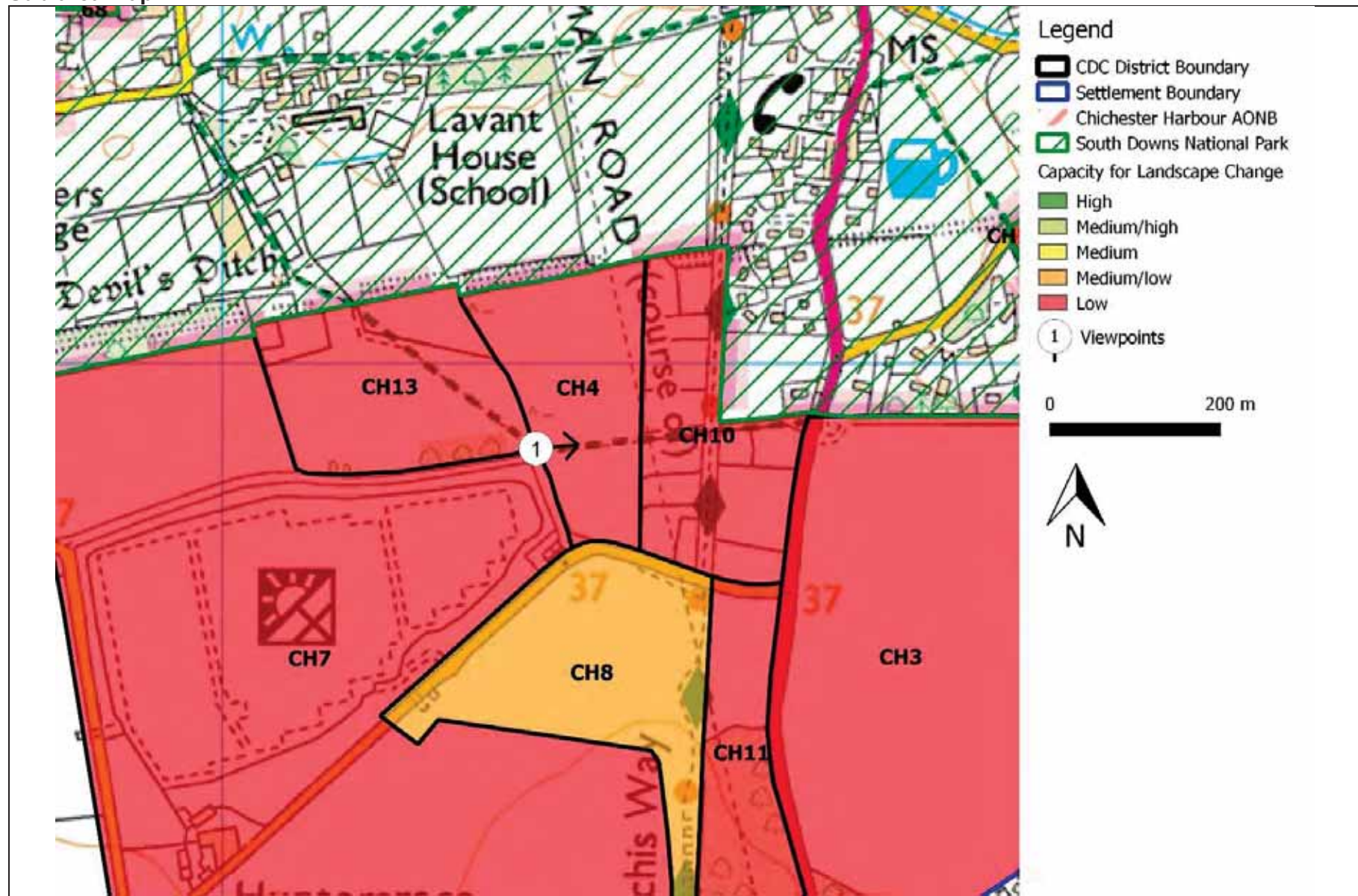


Figure: CH4 Capacity of landscape to accept change and location of photographic viewpoints

Sub-area description:

The CH4 West Lavant Arable Farmland sub-area is characterised by a semi-enclosed arable field between Mid Lavant and West Lavant on a gently undulating upper coastal plain underlain by 'head' (geologically weathered and broken up material) and 'raised beach' deposits. Many of the old field boundaries have been lost and hedgerows are gappy or have been replaced by post and wire fencing. The settlement pattern is dominated by scattered farms and hamlets. The South Downs National Park (SDNP) adjoins the sub-area to the north.

For more detail refer to record sheets.

Photographs:

Photo 1: View across area looking east from public right of way crossing sub-area

Please refer to section 3 methodology of the assessment process**1. Visual Sensitivity: Medium / high**

- 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
- Visible in views from Hunters Race rural road
- Views from sensitive viewers along the edge of the SDNP immediately adjacent to the sub-area

- Visible in views from PRoW crossing site and continuing north-west towards Lavant House and from the Centurion Way Sustrans Regional Cycle Route (88) and New Lipchis Way long distance walking route along disused railway line to the west
- 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 in views from a small number of properties
- Long rural and panoramic views out of sub-area to the ridge within the SDNP to the north including to SDNP identified landmarks: The Trundle (landmark 1)
- Rural area with expectations of scenic beauty particularly near to SDNP
- The area has an semi-enclosed character with a reasonable structure of hedgerows on which mitigation planting could build upon
- Mitigation planting could result impacts on views including to and from the ridge within the SDNP and its landmarks, although there are opportunities to restore lost field boundaries

2. **Landscape Sensitivity: Medium / high**

- Gently undulating upper coastal plain
- Medium scale semi-enclosed grass/arable field some enclosure provided by vegetation including mature hedgerow oaks and wooded strip
- Partially intact hedgerow network and a number of mature trees that contribute to the setting of Lavant
- Adjacent to an area of wood-pasture and parkland identified on the Priority Habitat Inventory
- A good sense of history including containing part of the 'Chichester Entrenchments' Schedule Monument along the northern boundary of the site, the adjacent design parkland landscape and Lavant House Grade II nearby to the north-west. The field pattern is also a product of early post medieval piecemeal enclosure.
- Contributes to the rural gap between Chichester and Mid Lavant
- Few intrusions except some local road noise and the adjacent solar farm to the south-west (recently planted vegetation will reduce the visual impact as it matures)
- Crossed by a PRoW connecting to Mid Lavant and West Lavant and the SDNP in the north

3. Landscape Character Sensitivity: Medium / high (combines 1 and 2)

4. **Wider Landscape Sensitivity: Medium / high**

- The sub-area does not adjoin a settlement and the nearby settlement edges of Lavant are well contained by vegetation
- Forms part of the characteristic pattern of small to medium sized pasture/arable fields and woodland, typical of the wider landscape character
- Contributes to the gap between Mid Lavant and West Lavant
- The hedgerow network, mature trees and woodland contribute to the wooded setting of Chichester and Lavant
- Part of the wider network of the 'Chichester Entrenchments' fall within the area

- The sub-area provides a positive contribution to the rural setting of Chichester and Lavant village
- The openness of the area contributes to characteristic views to the SDNP

5. Overall Landscape Sensitivity: Medium / high (combines 3 and 4)

6. **Landscape Value: Medium / high**

- Part of the 'Chichester Entrenchments' Scheduled Monument falls within and are visible in this area
- Within the setting of the South Downs National Park
- Contribution to the wider setting of a Lavant House Grade II listed building
- Visible in valued views from the SDNP

7. Landscape Capacity: Low (combines 5 and 6)

<p>Potential effect on key visual characteristics</p> <ul style="list-style-type: none"> • Impact on characteristic views from within the nearby SDNP across the coastal plain from identified viewpoints • Impact on long rural views to the ridge within the SDNP to the north including to identified landmark • Impact on rural views from PRow crossing and nearby Centurion Way Sustrans Regional Cycle Route (88) and New Lipchis Way long distance walking route • Impact on scenic quality of the area including its rural character
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Loss of pasture/arable field, hedgerows, trees, woodland strips and historic landscape field patterns • Loss of hedgerow / vegetated character of surrounding roads • Impact on characteristic views to and from the SDNP, including from identified key viewpoints • Impacts on the rural landscape setting of Chichester and Lavant • Impact part of the 'Chichester Entrenchments' Scheduled Monument and its setting
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • Impact on separation of Mid Lavant and West Lavant • Impacts on the rural landscape setting of Lavant village and Chichester
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Retention of all good and moderate quality tree/woodland cover and locally distinctive boundary treatments and features • Retention of other vegetated areas where they contribute to landscape and biodiversity value • Restoring lost field boundaries • Retaining legibility and setting of PRow network • Conserve rural character of lanes • Retention of the rural setting of listed buildings and the 'Chichester Entrenchments' Scheduled Monument

Conclusion and recommendations and potential capacity of sub-area

Sub-area CH4 has a low capacity, constrained by its rural character, the gap it forms between Mid Lavant and West Lavant, its contribution to the rural setting of the settlements of Chichester and Lavant and its role as part of the setting of SDNP. There are views to and across the area from public rights of way and rural lanes and the sub-area offers long reaching panoramic views to the South Downs National Park to the north including to landmark features. The sub-area is also visible in identified views from the nearby SDNP. Due to these factors and that the sub-area is removed from the nearby settlements the sub-area is considered constrained in landscape terms.

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Sub-area:**CH 5: East Broyle Arable Farmland**

**West Sussex County Council Landscape Character Assessment (WSCCLCA) LCA SC6 Ashlings Upper Coastal Plain
 Future Growth of Chichester (FGoC): LCA 3A Funtington Upper Coastal Plain; LCT Open Arable Upper Coastal Plain
 Nearby: South Downs National Park Authority Integrated Landscape Character Assessment (SDILCA): LCA Q1: South Downs
 Upper Coastal Plain; LCT Q: Upper Coastal Plain; LCA B1: Goodwood to Arundel Wooded Estate Downland and B3: Stansted to
 West Dean Wooded Estate Downland; LCT B: Wooded Estate Downland**

Key characteristics and key qualities (West Sussex LCA unless noted):

- A transitional landscape.
- Clear views to the higher ground of the Downs to the north.
- A good cover of woodland and trees, with a high percentage of ancient woodland.
- Mainly gently undulating farmland enclosed by woods with numerous hedgerows.
- Pattern of small to medium sized pastures, arable fields, livestock farming and market gardening.
- Wealth of historic landscape features including historic parklands, many ancient woodlands and earthworks.
- Area is well settled with scattered pattern of rural villages and farmsteads
- Leafy or wooded settlements.
- Winding hedged or wooded lanes.
- Large scale gravel workings
- Iron Age embankments around Chichester (the Chichester entrenchments) thought to represent territorial boundaries.
- Mix of small, medium and large-sized fields with mainly straight Parliamentary enclosure boundaries. Some earlier, irregular assarts.
- Remnant semi-natural broadleaved woodlands, interconnecting hedgerows and trackways provide important habitats for wildlife.
- A large proportion of the woodland cover is ancient. Some of these are also Sites of Nature Conservation Importance (SNCI), such as at The Valdoe, Slindon Bottom, Binsted Wood, Rewell Wood and Tortington Common. Typical tree species include oak, ash, beech, elm and sweet chestnut.
- A few significant patches of unimproved or semi-improved neutral grassland and meadows.
- The "disturbed" gravel working environment has considerable nature conservation potential
- Improved pasture is common
- Hedgerows with hedgerow oaks enclose a mixture of small, medium and large fields (FGoC)
- Woodland (including ancient broadleaf woodlands) (FGoC)
- Nucleated historic villages and farmsteads. (FGoC)
- Panoramic views [from within the nearby SDNP] across the coastal plain from high, open ridges. (SDILCA)

Landscape strategy and key sensitivities and guidelines:

- Conserve the undeveloped rural character of the area.

- Maintain and enhance the historic character of the area including earthworks, historic field patterns and historic parks
- Conserve and enhance the character and setting of small villages and hamlets.
- Seek, where appropriate, the restoration of gravel workings to grassland, woodland and scrub habitats, including restoration of field edges and hedgerows.
- Promote good management of important village and roadside trees. Plant new tree features in villages.
- Encourage careful woodland design to screen new housing and other visually intrusive landscape elements, for example, pig farms, communication aerials.
- Visual intrusion of gravel workings. Can be substantially visible from adjacent higher ground.
- Consider the cumulative impact on landscape character of small developments and land use change.
- Avoid the introduction of suburban styles and materials.
- Conserve ancient semi-natural woodland as an historical, landscape and wildlife feature.
- Ensure any new development is well integrated into the wider landscape. Use new woodland and hedgerow planting as appropriate.
- Encourage good management of existing woodland and tree groups, including planting up edge areas.
- Conserve hedgerows and allow for the growth of hedgerow trees.
- Suburban expansion pressures from the urban fringes.
- Inappropriate or visually intrusive road improvements.
- Erosion of historic character due to changes in farming practices.
- Expansion of horse paddocks.
- Views from the higher ground of the Sussex Downs [National Park]
- Conserve the mature trees and hedgerow network around the site; x conserve the 'Chichester Entrenchments' and their setting as features of the landscape with public access (FGoC)
- Maintain public access between Chichester and the wider landscape via East Broyle Copse (FGoC)
- Conserve the visual amenity for visitors to Brandy Hole Copse Local Nature Reserve (FGoC)
- Conserve the wooded character of the landscape as a setting for any built development and avoid the Brandy Hole Copse Local Nature Reserve and its immediate setting (FGoC)
The panoramic views [from within the nearby SDNP] across the coastal plain e.g. from The Trundle are sensitive (SDILCA)
- Consider views from the ridge [from within the nearby SDNP] in association with any change in adjacent areas. Pay particular attention to panoramic views [from within the nearby SDNP], for example from the popular viewpoint at The Trundle, in planning any change in this or adjacent areas, including areas outside the National Park boundary. (SDILCA)

Relevant forces for change/ key issues / threats / opportunities:

- Potential development pressure from the extension of existing settlements.
- Workings associated with gravel extraction.
- Lack of woodland management resulting in a decline in the structure and condition of existing woodlands.
- Increased recreational activities, for example associated with horse-riding and golf courses.

Sub-area map:

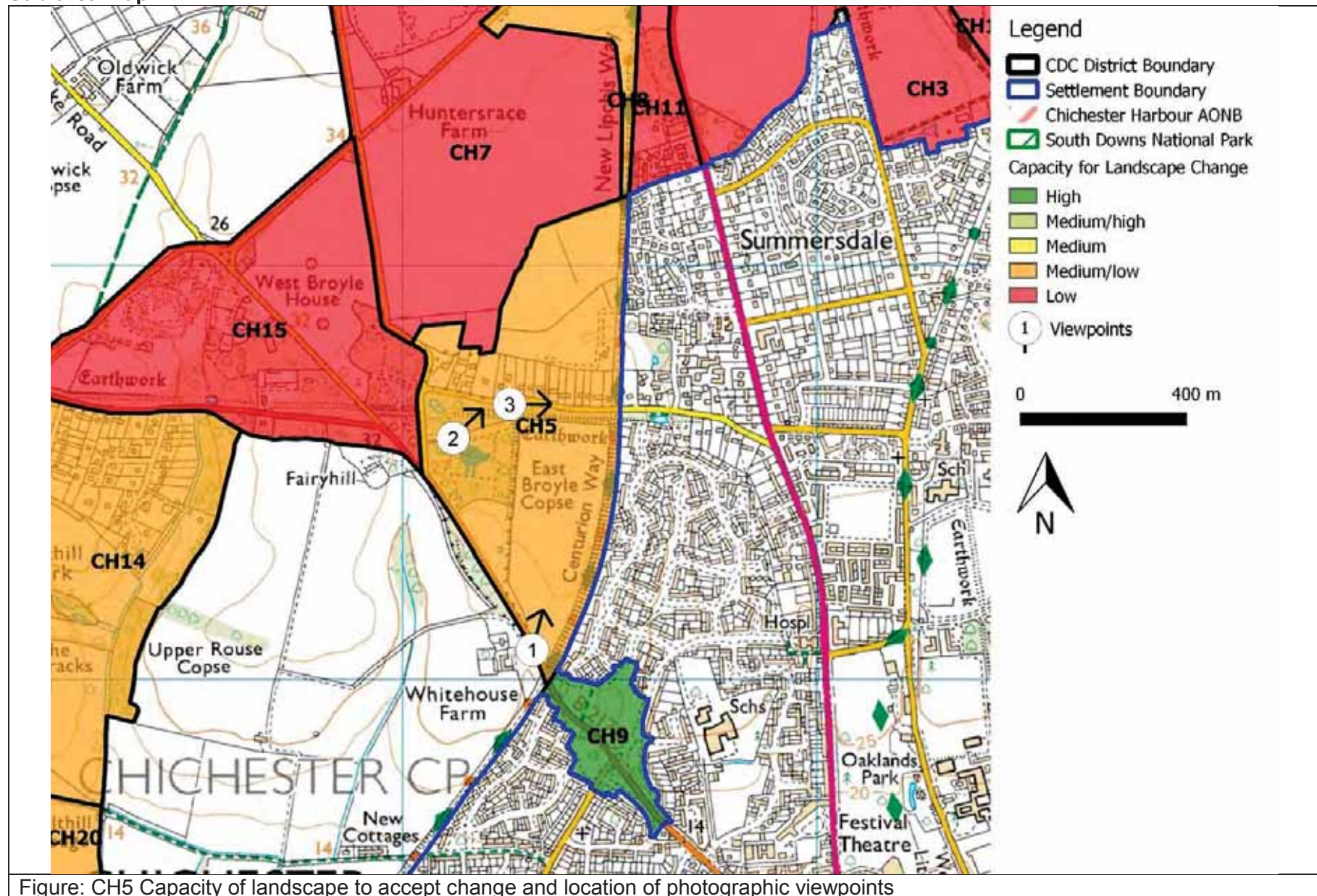


Figure: CH5 Capacity of landscape to accept change and location of photographic viewpoints

Sub-area description:

The CH 5: East Broyle Arable Farmland sub-area is characterised by a medium scale arable field, a medieval assart wood and some horse paddocks enclosed by trees on a gently undulating upper coastal plain underlain by 'head' (geologically weathered and broken up material) and 'raised beach' deposits. Many of the old field boundaries have been lost and hedgerows are gappy or have been replaced by post and wire fencing. The settlement pattern is dominated by scattered farms and hamlets. The city of Chichester lies to the east separated from the area by a dismantled railway line and adjacent strong treeline. The southern fields of the sub-area fall within the strategic growth area to the west of Chichester and will form part of a 'country park' in the approved planning proposals. The South Downs National Park lies close to the north.

For more detail refer to record sheets.

Photographs:

Photo 1: View looking north from B2178 across southern end of sub-area falls within the strategic growth area to the west of Chichester and will form part of a 'country park' in the approved planning proposals.



Photo 2: View within Brandy Hole copse (within sub-area)



Photo 3: View along Brandy Hole Lane looking east

Please refer to section 3 methodology of the assessment process

1. Visual Sensitivity: Medium / low

- Visible from motorists travelling along rural lanes including from along the western approach to Chichester. Visibility varies with vegetation cover.
- Visible in limited views from Centurion Way Sustrans Regional Cycle Route (88) and New Lipchis Way long distance walking route along disused railway line along eastern edge set at a lower level
- Visible in views from a limited number of properties
- Visible from the popular Brandy Hole Copse Local Nature Reserve within area with public access
- Views out of sub-area generally restricted by vegetation
- Possible private views from within sub-area to the hills within the SDNP to the north
- 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.
- The area has a semi-enclosed character with a good existing structure of hedgerows to the boundaries on which mitigation planting could build upon. There are opportunities to restore lost field boundaries

2. Landscape Sensitivity: Medium / high

- Gently undulating upper coastal plain
- Comprises a medium scale arable field , a medieval assart wood and some horse paddocks enclosed by trees
- This area contains a good hedgerow network with a good structure of mature trees.
- Strong treeline along dismantled railway line to the east
- Semi-enclosure character provided by boundary hedgerows and woodland
- Includes some low density modern ribbon settlement comprising large detached houses in generous plots along Brandy Hole Lane
- Contains Brandy Hole Copse Local Nature Reserve which has public access, is also Ancient & Semi-Natural Woodland and Deciduous woodland identified on the Priority Habitat Inventory
- Part of the `Chichester Entrenchments' falls within the sub-area and is visible:
- Forms part of wider farmland setting to Whitehouse Farmhouse Grade II listed building
- Not accessible by PRoW, however Centurion Way Sustrans Regional Cycle Route (88) and New Lipchis Way long distance walking route along disused railway to the east
- Broadly tranquil area with limited intrusions except some local road noise and small masts within northern part of sub-area

3. Landscape Character Sensitivity: Medium (combines 1 and 2)**4. Wider Landscape Sensitivity: Medium**

- The woodland within the sub-area contributes to the wooded setting of Chichester.
- The 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 landscape 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.
- Part of the wider network of the `Chichester Entrenchments' fall within the area
- Includes some modern ribbon settlement
- The southern fields of the sub-area fall within the strategic growth area to the west of Chichester and will form part of a `country park' in the approved planning proposals

5. Overall Landscape Sensitivity: Medium (combines 3 and 4)**6. Landscape Value: Medium / high**

- Contains part of the `Chichester Entrenchments' Scheduled Monument
- Contains Brandy Hole Copse Local Nature Reserve which and is also Ancient & Semi-Natural Woodland

- Forms part of wider farmland setting to Whitehouse Farmhouse Grade II listed building
- Part of the wider setting of the SDNP

7. Landscape Capacity: Medium (combines 5 and 6)

<p>Potential effect on key visual characteristics</p> <ul style="list-style-type: none"> • Impact on rural views from the Centurion Way Sustrans Regional Cycle Route (88) and New Lipchis Way long distance walking route • Impact on scenic quality of the area with a well wooded character
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Loss hedgerows, trees and wooded character • Loss of hedgerow / vegetated character of surrounding roads • Impacts on the biodiversity value of the area • Loss of tranquillity • Impact part of the `Chichester Entrenchments` Scheduled Monument and its setting • Impact on the wider farmland setting to Whitehouse Farmhouse Grade II listed building
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • Impacts on the rural landscape setting Chichester • Impacts on existing low density settlement pattern within sub-area
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Retention of all good and moderate quality tree cover and locally distinctive boundary treatments and features • Retention of other vegetated areas where they contribute to landscape and biodiversity value • Restoring lost field boundaries • Extending and connecting woodland • Long-term management of woodland and hedgerows • Conserve rural character of lanes • Retention of the rural setting of the `Chichester Entrenchments` Scheduled Monument

Conclusion and recommendations and potential capacity of sub-area

Sub-area CH5 has a medium / low capacity, constrained by its strong rural and wooded character, amenity and biodiversity value and its role in forming a wider part of the setting of SDNP. There are limited views to and across the area from the Centurion Way Sustrans Regional Cycle Route (88), the New Lipchis Way long distance walking route, and from rural lanes including from along the western approach to Chichester. Part of the `Chichester Entrenchments` Scheduled Monument also fall within the sub-area. The southern fields of the sub-area fall within the strategic growth area to the west of Chichester and will form part of a `country park` in the approved planning proposals which further constrains the sub-area.

It is possible that a very small amount of built development may be accommodated within existing clusters of settlement or building conversions provided it is informed by further landscape and visual impact assessment and sensitively integrated into the landscape, respecting the historic settlement pattern and locally distinctiveness. Great care would need to be taken to avoid any landscape or visual harm.

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Sub-area:**CH 7: Hunters Race Worked Ground**

**West Sussex County Council Landscape Character Assessment (WSCCLCA) LCA SC6 Ashlings Upper Coastal Plain
 Future Growth of Chichester (FGoC): LCA 3A Funtington Upper Coastal Plain; LCT Worked Open Coastal Plain
 Nearby: South Downs National Park Authority Integrated Landscape Character Assessment (SDILCA): LCA Q1: South Downs
 Upper Coastal Plain; LCT Q: Upper Coastal Plain; LCA B1: Goodwood to Arundel Wooded Estate Downland and B3: Stansted to
 West Dean Wooded Estate Downland; LCT B: Wooded Estate Downland**

Key characteristics and key qualities (West Sussex LCA unless noted):

- A transitional landscape.
- Clear views to the higher ground of the Downs to the north.
- A good cover of woodland and trees, with a high percentage of ancient woodland.
- Mainly gently undulating farmland enclosed by woods with numerous hedgerows.
- Pattern of small to medium sized pastures, arable fields, livestock farming and market gardening.
- Area is well settled with scattered pattern of rural villages and farmsteads
- Leafy or wooded settlements.
- Winding hedged or wooded lanes.
- Large scale gravel workings
- Iron Age embankments around Chichester (the Chichester entrenchments) thought to represent territorial boundaries.
- Mix of small, medium and large-sized fields with mainly straight Parliamentary enclosure boundaries. Some earlier, irregular assarts.
- Remnant semi-natural broadleaved woodlands, interconnecting hedgerows and trackways provide important habitats for wildlife.
- The "disturbed" gravel working environment has considerable nature conservation potential
- Improved pasture is common
- Hedgerows with hedgerow oaks enclose a mixture of small, medium and large fields (FGoC)
- Woodland (including ancient broadleaf woodlands) (FGoC)
- Nucleated historic villages and farmsteads. (FGoC)
- Panoramic views [from within the nearby SDNP] across the coastal plain from high, open ridges. (SDILCA)

Landscape strategy and key sensitivities and guidelines:

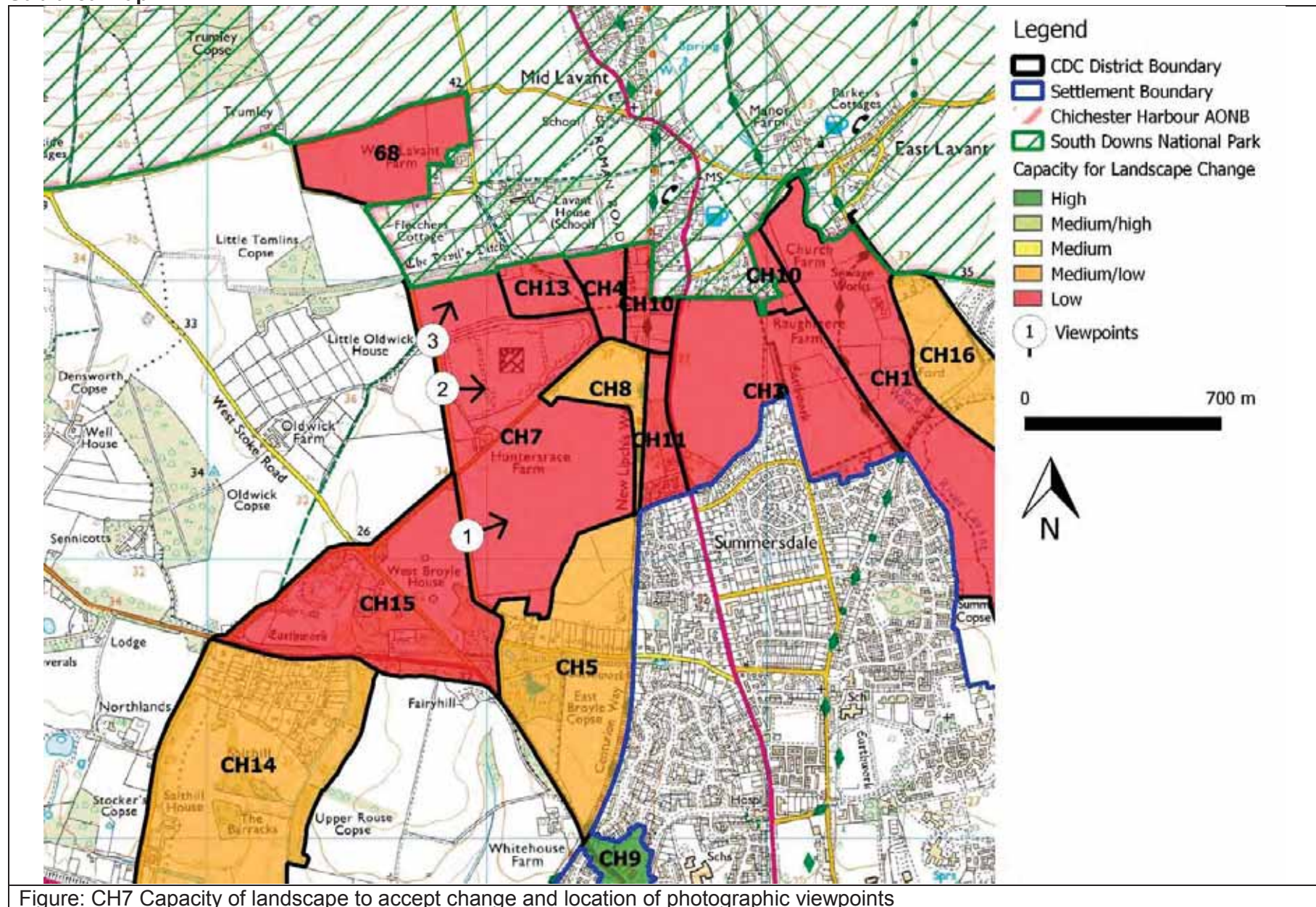
- Conserve the undeveloped rural character of the area.
- Conserve and enhance the character and setting of small villages and hamlets.
- Seek, where appropriate, the restoration of gravel workings to grassland, woodland and scrub habitats, including restoration of field edges and hedgerows.
- Promote good management of important village and roadside trees. Plant new tree features in villages.
- Encourage careful woodland design to screen new housing and other visually intrusive landscape elements, for example, pig farms, communication aerials.

- Visual intrusion of gravel workings. Can be substantially visible from adjacent higher ground.
- Consider the cumulative impact on landscape character of small developments and land use change.
- Avoid the introduction of suburban styles and materials.
- Ensure any new development is well integrated into the wider landscape. Use new woodland and hedgerow planting as appropriate.
- Encourage good management of existing woodland and tree groups, including planting up edge areas.
- Conserve hedgerows and allow for the growth of hedgerow trees.
- Suburban expansion pressures from the urban fringes.
- Inappropriate or visually intrusive road improvements.
- Views from the higher ground of the Sussex Downs [National Park]
- Create a new landscape structure using native species of vegetation that are characteristic of the upper coastal plain. (FGoC)
- Conserve and manage the existing mature vegetation along Hunters Race and Park Lane. (FGoC)
- Consider views from the Sussex Downs AONB, in particular the priority view from The Trundle. Use vegetation to screen views of built development from these locations. (FGoC)
- Consider the location of built development in relation to views from Centurion Way and retain views to the Sussex Downs in the background. (FGoC)
- The panoramic views [from within the nearby SDNP] across the coastal plain e.g. from The Trundle are sensitive (SDILCA)
- Consider views from the ridge [from within the nearby SDNP] in association with any change in adjacent areas. Pay particular attention to panoramic views [from within the nearby SDNP], for example from the popular viewpoint at The Trundle, in planning any change in this or adjacent areas, including areas outside the National Park boundary. (SDILCA)

Relevant forces for change/ key issues / threats / opportunities:

- Potential development pressure from the extension of existing settlements.
- Lack of woodland management resulting in a decline in the structure and condition of existing woodlands.
- Increased recreational activities, for example associated with horse-riding and golf courses.

Sub-area map:



Sub-area description:

The CH7 Hunters Race Worked Ground sub-area is characterised by large scale pasture and arable fields, previously worked for gravel, that now lie at a lower level than the surrounding farmland. These are young landscapes with little evidence of historic land uses or field patterns. They contain little settlement (except for isolated farmsteads left amongst the worked land). This sub-area is composed of three such fields traversed by Hunters Race Lane and Park Lane. A solar farm occupies the central field. The South Downs National Park lies adjacent to the north.

For more detail refer to record sheets.

Photographs:

Photo 1: View from lane between Brandy Hole Lane and Hunters Race looking north-east across southern end of sub-area towards The Trundle on skyline within the SDNP



Photo 2: View across solar farm from lane north of Hunters Race within sub-area with hills on skyline within the SDNP



Photo 3: View across field in north of sub-area from lane north of Hunters Race looking north-east

Please refer to section 3 methodology of the assessment process

1. Visual Sensitivity: Medium / high

- 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), also a priority view in FGoC. Potentially visible from SDNP representative identified view 45 Stoke Clump
- Visible in views from rural roads
- Southern area openly visible from 'Centurion Way at Hunters Race' priority view identified in FGoC
- Southern area openly visible to users of a popular Local Green Space with open access within area, identified in the Lavant Neighbourhood Plan: The 'Amphitheatre' next to Centurion Way.
- Southern area openly visible from Centurion Way Sustrans Regional Cycle Route (88) and New Lipchis Way long distance walking route along disused railway line along eastern edge
- Visible in views from the south-west where the sub-area is visible in open views to the hills within the SDNP
- Long rural and panoramic views to the ridge within the SDNP and identified landmarks, more open in winter
- Visible in views from a limited number of properties

- 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.
- The area has an open character with a good existing structure of hedgerows to the boundaries on which mitigation planting could build upon.
- Mitigation planting could result in impacts on views including to and from the ridge within the SDNP and its landmarks, although there are opportunities to restore lost field boundaries

2. **Landscape Sensitivity: Medium**

- Areas previously worked for gravel and now lies at a lower level than the surrounding farmland with steeply sloping edges
- Large to medium scale grazed and arable fields both irregular and regular in shape
- Solar farm in the centre of sub-area
- Open character with some enclosure provided by vegetation including mature hedgerow oaks including along lanes
- 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.
- Adjacent area of Ancient & Semi-Natural Woodland in the north-west
- This landscape is young - a product of modern field amalgamation and mineral extraction. It therefore has a low historic sensitivity.
- Limited built form comprising 1 farm with vernacular farm buildings and modern barns
- Contributes to the rural gap between Chichester and West Lavant
- Part of the 'Chichester Entrenchments' Scheduled Monument falls adjacent to the sub-area and is visible
- Broadly tranquil area with limited intrusions except some local road noise, the solar farm within sub-area (recently planted vegetation will reduce the visual impact as it matures) and small masts visible adjacent to the south
- Bounded by Centurion Way Sustrans Regional Cycle Route (88) and New Lipchis Way long distance walking route along disused railway along eastern boundary
- 'Amphitheatre' adjacent to the north-east is has public access and is a Local Green Space identified in the Lavant Neighbourhood Plan

3. Landscape Character Sensitivity: Medium / high (combines 1 and 2)

4. **Wider Landscape Sensitivity: Medium / high**

- 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 and Lavant.
- 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.

- The sub-area is separated from Chichester by the Centurion Way along the dismantled railway line and intervening fields. The adjacent settlement edge of Chichester is well contained by woodland, hedges and tree lines including along dismantled railway line.
- Contributes to the gap between Chichester and Mid Lavant.
- The openness of the area contributes to characteristic views to the SDNP

5. Overall Landscape Sensitivity: Medium / high (combines 3 and 4)

6. **Landscape Value: Medium / high**

- Within the setting of the South Downs National Park
- Forms part of the setting of the 'Chichester Entrenchments' Scheduled Monument falls within and are visible in this area
- Immediately adjacent to the Centurion Way Sustrans Regional Cycle Route (88) and New Lipchis Way long distance walking route
- Visible in valued views from the SDNP

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7. Landscape Capacity: Low (combines 5 and 6)

<p>Potential effect on key visual characteristics</p> <ul style="list-style-type: none"> • Impact on characteristic views from within the nearby SDNP across the coastal plain from identified viewpoints • Impact on long rural views to the ridge within the SDNP to the north including to identified landmark • Impact on rural views from Local Green Space and from the Centurion Way Sustrans Regional Cycle Route (88) and New Lipchis Way long distance walking route • Impact on scenic quality of the area including its rural character
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Loss hedgerows and trees • Loss of hedgerow / vegetated character of surrounding roads • Impact on characteristic views to and from the SDNP, including from identified key viewpoints • Impacts on the rural landscape setting of Chichester and Lavant • Impact part of the 'Chichester Entrenchments' Scheduled Monument and its setting
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • Impact on separation of West Lavant and Chichester • Impacts on the rural landscape setting of Lavant village and Chichester
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Retention of all good and moderate quality tree cover and locally distinctive boundary treatments and features • Retention of other vegetated areas where they contribute to landscape and biodiversity value • Restoring lost field boundaries • Retaining legibility and setting of PRow network and Local Green Space • Conserve rural character of lanes • Retention of the rural setting of the 'Chichester Entrenchments' Scheduled Monument

Conclusion and recommendations and potential capacity of sub-area

Sub-area CH7 has a medium / low capacity, constrained by its rural character, amenity value, the gap it forms between Mid Lavant and Chichester and its role as part of the setting of SDNP. There are views to and across the area from the Centurion Way Sustrans Regional Cycle Route (88), the New Lipchis Way long distance walking route, the 'Amphitheatre' Local Green Space and rural lanes, including from identified views. The sub-area offers long reaching panoramic views to the South Downs National Park to the north including to landmark features. The sub-area is also visible in identified views from the nearby SDNP. Due to these factors, and that the sub-area is largely removed from the nearby settlements, the sub-area is considered constrained in landscape terms.

Sub-area:**CH 8: Hunters Race Amenity Grassland**

**West Sussex County Council Landscape Character Assessment (WSCCLCA) LCA SC6 Ashlings Upper Coastal Plain
 Future Growth of Chichester (FGoC): LCA 3A Funtington Upper Coastal Plain; LCT Amenity Grassland
 Nearby: South Downs National Park Authority Integrated Landscape Character Assessment (SDILCA): LCA Q1: South Downs
 Upper Coastal Plain; LCT Q: Upper Coastal Plain; LCA B1: Goodwood to Arundel Wooded Estate Downland and B3: Stansted to
 West Dean Wooded Estate Downland; LCT B: Wooded Estate Downland**

Key characteristics and key qualities (West Sussex LCA unless noted):

- A transitional landscape.
- Clear views to the higher ground of the Downs to the north.
- A good cover of woodland and trees, with a high percentage of ancient woodland.
- Mainly gently undulating farmland enclosed by woods with numerous hedgerows.
- Pattern of small to medium sized pastures, arable fields, livestock farming and market gardening.
- Area is well settled with scattered pattern of rural villages and farmsteads
- Leafy or wooded settlements.
- Winding hedged or wooded lanes.
- Large scale gravel workings.
- Mix of small, medium and large-sized fields with mainly straight Parliamentary enclosure boundaries. Some earlier, irregular assarts.
- Remnant semi-natural broadleaved woodlands, interconnecting hedgerows and trackways provide important habitats for wildlife.
- The "disturbed" gravel working environment has considerable nature conservation potential.
- Improved pasture is common.
- Hedgerows with hedgerow oaks enclose a mixture of small, medium and large fields. (FGoC)
- Woodland (including ancient broadleaf woodlands). (FGoC)
- Nucleated historic villages and farmsteads. (FGoC)
- Panoramic views [from within the nearby SDNP] across the coastal plain from high, open ridges. (SDILCA)

Landscape strategy and key sensitivities and guidelines:

- Conserve the undeveloped rural character of the area.
- Conserve and enhance the character and setting of small villages and hamlets.
- Seek, where appropriate, the restoration of gravel workings to grassland, woodland and scrub habitats, including restoration of field edges and hedgerows.
- Promote good management of important village and roadside trees. Plant new tree features in villages.
- Encourage careful woodland design to screen new housing and other visually intrusive landscape elements, for example, pig farms, communication aerials.
- Visual intrusion of gravel workings. Can be substantially visible from adjacent higher ground.

- Consider the cumulative impact on landscape character of small developments and land use change.
- Avoid the introduction of suburban styles and materials.
- Ensure any new development is well integrated into the wider landscape. Use new woodland and hedgerow planting as appropriate.
- Encourage good management of existing woodland and tree groups, including planting up edge areas.
- Conserve hedgerows and allow for the growth of hedgerow trees.
- Suburban expansion pressures from the urban fringes.
- Inappropriate or visually intrusive road improvements.
- Views from the higher ground of the Sussex Downs [National Park]
- Conserve and manage the existing mature vegetation along Hunters Race Lane. (FGoC)
- Consider views from the Sussex Downs [National Park], in particular the priority view from The Trundle. Use vegetation to screen views of built development from these locations. (FGoC)
- Maintain some views to the Sussex Downs from Centurion Way. (FGoC)
- The panoramic views [from within the nearby SDNP] across the coastal plain e.g. from The Trundle are sensitive (SDILCA)
- Consider views from the ridge [from within the nearby SDNP] in association with any change in adjacent areas. Pay particular attention to panoramic views [from within the nearby SDNP], for example from the popular viewpoint at The Trundle, in planning any change in this or adjacent areas, including areas outside the National Park boundary. (SDILCA)

Relevant forces for change/ key issues / threats / opportunities:

- Potential development pressure from the extension of existing settlements.
- Lack of woodland management resulting in a decline in the structure and condition of existing woodlands.

Sub-area map:

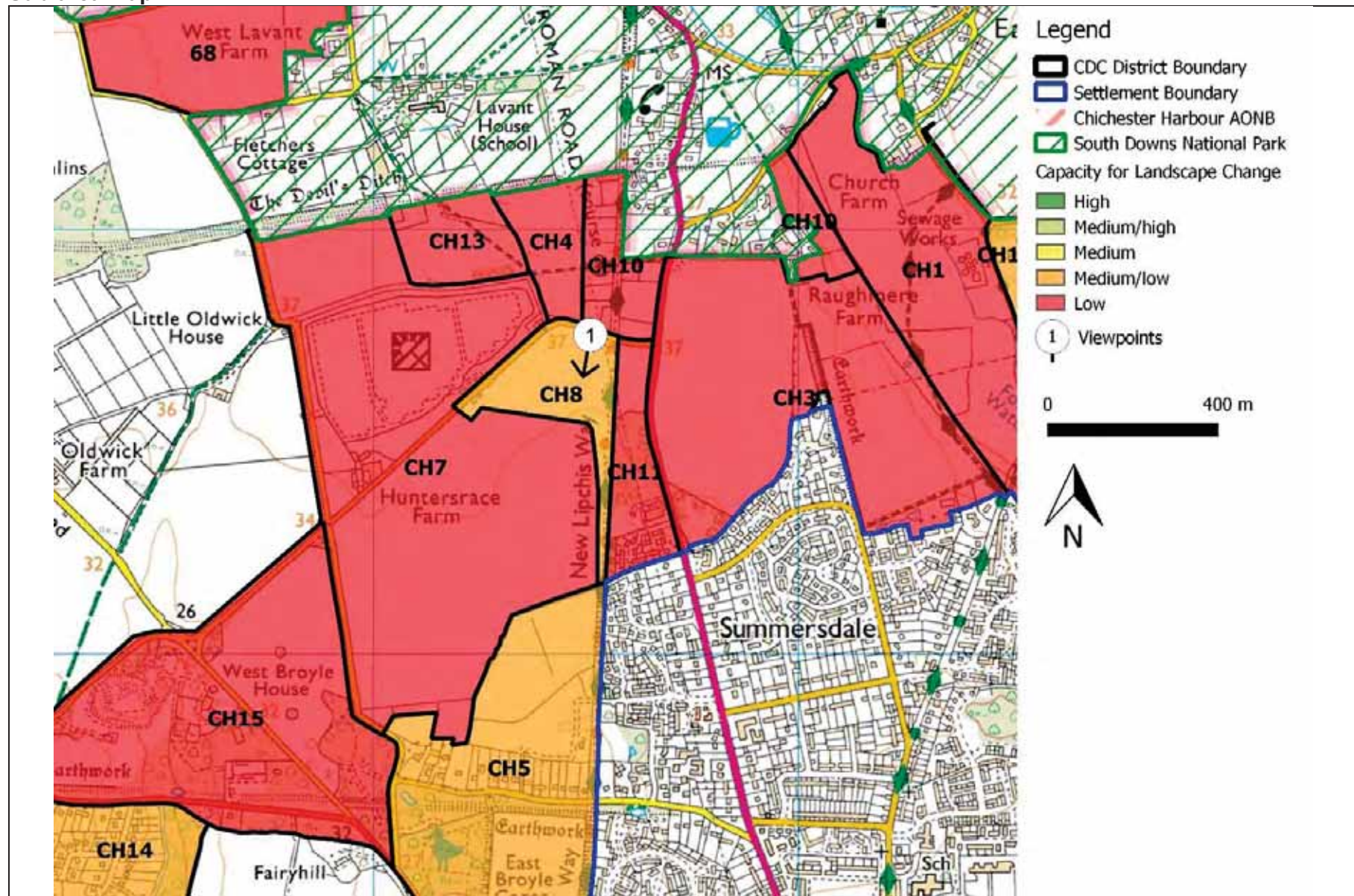


Figure: CH8 Capacity of landscape to accept change and location of photographic viewpoints

Sub-area description:

The CH8 Hunters Race Amenity Grassland sub-area is defined by its land use – as a managed recreational area and open space. This sub-area contains a contoured grass sculpture of a Roman Amphitheatre that forms an area of amenity open space popularly used by dog walkers and is identified as a Local Green Space in the Lavant Neighbourhood Plan (2016 – 2031). The sub-area is also crossed by Centurion Way Sustrans Regional Cycle Route (88) and New Lipchis Way long distance walking route along the disused railway on the sub-area's eastern boundary. The South Downs National Park (SDNP) lies nearby to the north.

For more detail refer to record sheets.

Photographs:

Photo 1: View across area from publically accessible area on the northern side of the sub-area looking south

Please refer to section 3 methodology of the assessment process**1. Visual Sensitivity: Medium / high**

- 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
- Visible in views from rural roads
- Openly visible from 'Centurion Way at Hunters Race' priority view identified in FGoC
- Entire area visible to users of a popular 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 (88) and New Lipchis Way long distance walking route along disused railway line along the sub-area's eastern edge
- Views from the south where the sub-area is visible in open views to the hills within the SDNP

- Long rural and panoramic views to the ridge within the SDNP to the north, more open in winter
- Visible in views from a limited number of properties
- Area of amenity space in a rural area with expectations of scenic beauty particularly near to SDNP.
- The area has an open character with a good existing structure of hedgerows to the boundaries on which mitigation planting could build upon. The southern boundary is open
- Mitigation planting could result impacts on views including to and from the ridge within the SDNP and its landmarks, although there are opportunities to restore lost field boundaries

2. **Landscape Sensitivity: Medium**

- Contains an contoured grass sculpture of a Roman Amphitheatre in an area of former gravel extraction
- Area of well used amenity open space identified as a Local Green Space the Lavant Neighbourhood Plan
- This area contains a partially intact hedgerow network with a good structure of mature trees including a treeline along dismantled railway line to the east
- Many field boundaries have been lost due to the former mineral workings
- This landscape is young - a product of modern field amalgamation and remodelling.
- Roman Road once crossed the area, however this has been lost
- Isolated farms within context
- Contributes to the rural gap between Chichester and West Lavant
- Few intrusions except some local road noise, the adjacent solar farm to the south-west (recently planted vegetation will reduce the visual impact as it matures) and small masts visible adjacent to the south
- Crossed by Centurion Way Sustrans Regional Cycle Route (88) and New Lipchis Way long distance walking route along disused railway along eastern boundary

3. Landscape Character Sensitivity: Medium / high (combines 1 and 2)

4. **Wider Landscape Sensitivity: Medium / high**

- 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.
- The openness of the area contributes to characteristic views to the SDNP

5. Overall Landscape Sensitivity: Medium / high (combines 3 and 4)

6. Landscape Value: Medium

- Centurion Way Sustrans Regional Cycle Route (88) and New Lipchis Way long distance walking route
- Visible in valued views from the SDNP
- The sub-area is amenity open space identified as a Local Green Space the Lavant Neighbourhood Plan

7. Landscape Capacity: Medium / low (combines 5 and 6)

<p>Potential effect on key visual characteristics</p> <ul style="list-style-type: none"> • Impact on characteristic views from within the nearby SDNP across the coastal plain from identified viewpoints • Impact on long rural views to the ridge within the SDNP to the north including to identified landmark • Impact on rural views from Local Green Space which forms a large proportion of the sub-area and from the Centurion Way Sustrans Regional Cycle Route (88) and New Lipchis Way long distance walking route • Impact on scenic quality of the area including its rural character
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Loss of valued and popular Local Green Space with public access • Loss hedgerows and trees • Loss of hedgerow / vegetated character of surrounding roads • Impact on characteristic views to and from the SDNP, including from identified key viewpoints • Impacts on the rural landscape setting of Chichester and Lavant
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • Impact on separation of West Lavant and Chichester • Impacts on the rural landscape setting of Lavant village and Chichester
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Retention of all good and moderate quality tree cover and locally distinctive boundary treatments and features • Retention of other vegetated areas where they contribute to landscape and biodiversity value • Restoring lost field boundaries • Retaining legibility and setting of PRow network and Local Green Space • Conserve rural character of lanes

Conclusion and recommendations and potential capacity of sub-area

Sub-area CH8 has a medium / low capacity, constrained by its rural character, amenity value and the gap it forms between Mid Lavant and Chichester. There are views to and across the area from the Centurion Way Sustrans Regional Cycle Route (88), the New Lipchis Way long distance walking route, the Local Green Space within the area and rural lanes. The sub-area offers long reaching panoramic views to the South Downs National Park to the north, including to landmark features. The sub-area is also visible in identified views from the nearby

SDNP. Due to these factors, and that the sub-area is largely removed from the nearby settlements, the sub-area is considered constrained in landscape terms.

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Sub-area:**CH 9: Broyle Estate Open Space****West Sussex County Council Landscape Character Assessment (WSCCLCA) Built Up Area
Future Growth of Chichester (FGoC): LCA 3A Funtington Upper Coastal Plain; LCT Amenity Grassland**

Key characteristics and key qualities:

- LCT Amenity Grassland: These areas are defined by their land use – as managed recreational areas and open space. They include playing fields, managed recreational areas, other amenity open space. (FGoC)

Landscape strategy and key sensitivities and guidelines:

- Conserve clear views of the cathedral from Old Broyle Road priority viewpoint (western gateway to Chichester) and from the Broyle Estate open space priority viewpoint; (FGoC)
- Conserve views of the cathedral from residents on the northern edge of the Broyle Estate open space and motorists on the Old Broyle Road. (FGoC)

Relevant forces for change/ key issues / threats / opportunities:

- None noted in Landscape Character Assessments

Sub-area map:

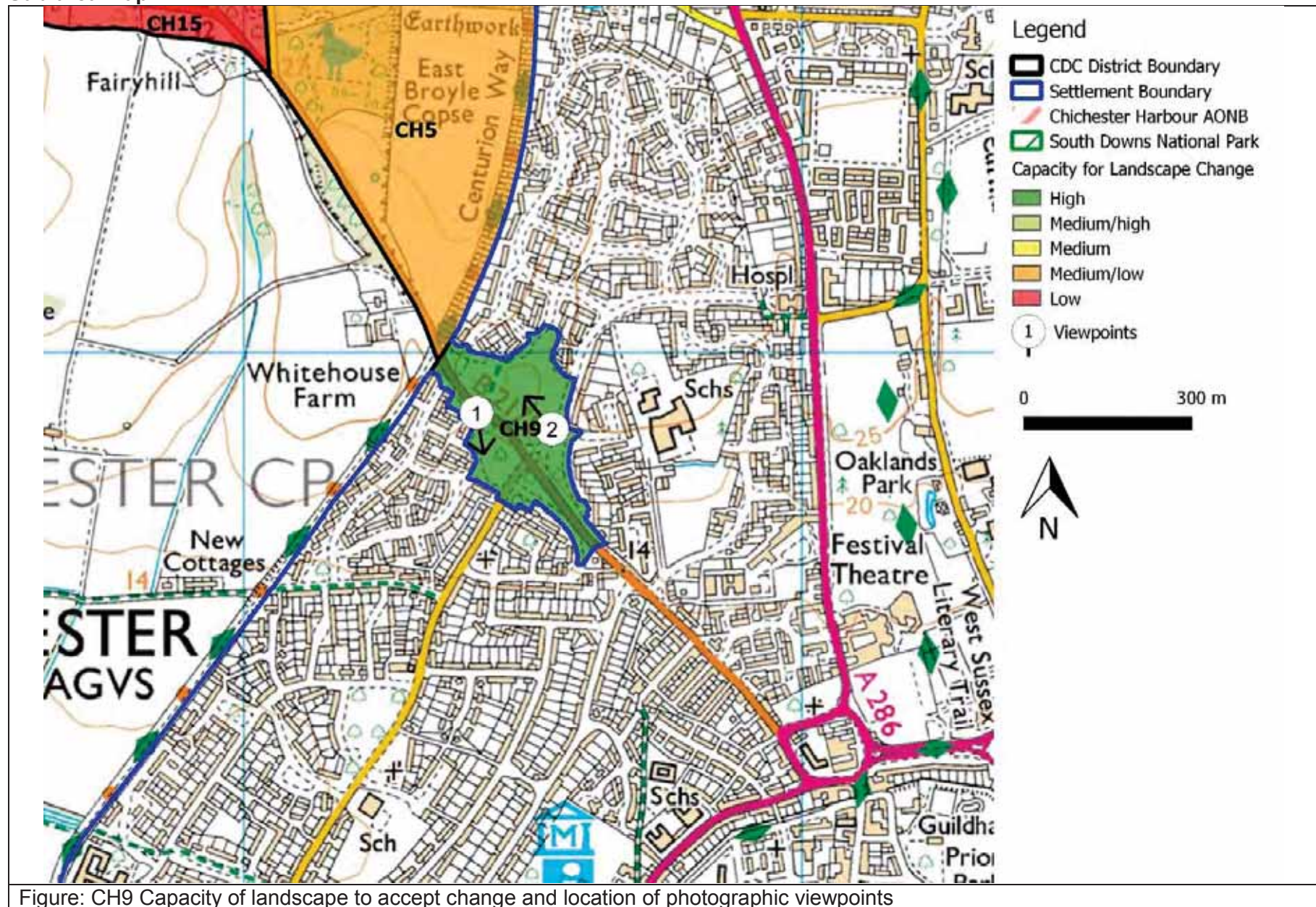


Figure: CH9 Capacity of landscape to accept change and location of photographic viewpoints

Sub-area description:

The CH 9: Broyle Estate Open Spaces sub-area is a landscape character type is defined by its land use – as managed recreational areas and open space. This sub-area forms an area of open space within a residential estate on one of the western 'gateways' into Chichester.

For more detail refer to record sheets.

Photographs:

Photo 1: View from eastern end of open space looking south-east across sub-area to Chichester Cathedral spire



Photo 2: View from western end of open space looking south-east across sub-area

Please refer to section 3 methodology of the assessment process

1. Visual Sensitivity: Medium / high

- Motorists travelling along the busy Old Broyle Road (one of the main routes into Chichester from the west)
- Openly visible from a large number of properties surrounding sub-area and using the public open space

- Openly visible in 2 priority views of Chichester Cathedral from 'Old Broyle Road' and from the 'Broyle Estate Open Space' identified in FGoC
- Openly visible from PRoW crossing amenity area within sub-area
- Views out of the sub-area to the Chichester Cathedral landmark building
- The sub-area is perceived as a green open amenity space contributing to the open setting of the housing area and approach to Chichester, surrounded by the built up area. The sub-area does not part of wider rural landscape
- The sub-area is surrounded by built form so mitigation to integrate any development into the wider landscape is not applicable.
- 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
- Mitigation could result in the loss of views to Chichester Cathedral and across an open amenity area

2. **Landscape Sensitivity: Medium**

- Gently undulating upper coastal plain
- Amenity grassland forming an area of public open space within built up area of Chichester with enclosure provided by surrounding built form and some vegetation
- Includes scattered mature and semi-mature trees, hedgerow/strips of shrub planting
- Tree line along dismantled railway line to west forms backdrop
- Various boundary treatments to gardens, some vegetation within gardens contribute to character of the area
- This landscape is described as a late 20th century urban park in the historic landscape characterisation. It therefore has a low historic sensitivity.
- No built form within sub-area
- Tranquillity affected by local road noise, open settlement edges lacking vegetation and street lighting within area and light spill from surrounding houses
- Northern part of sub-area crossed by a PRoW
- Irregular areas of open space with vegetation and undulating topography adding visual interest

3. Landscape Character Sensitivity: Medium / high (combines 1 and 2)

4. **Wider Landscape Sensitivity: Low**

- The area appears to form part of Chichester rather than a part of the wider landscape.
- The adjacent settlement edge has a largely open interface with area
- The sub-area's open character plays some positive role in the setting of the built elements of Chichester.

5. Overall Landscape Sensitivity: Medium / low (combines 3 and 4)

6. Landscape Value: Medium / low

- Visible in 2 priority views of Chichester Cathedral from ‘Old Broyle Road’ and from the ‘Broyle Estate Open Space’ identified in FGoC

7. Landscape Capacity: High (combines 5 and 6)

<p>Potential effect on key visual characteristics</p> <ul style="list-style-type: none"> • Impact on priority views to the Chichester Cathedral landmark • Impact on the green open amenity space contributing to the open setting of the housing area
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Loss hedgerows, trees and vegetated character of open space • Loss off amenity green open space
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • Impacts on open setting of the housing area and approach to Chichester
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Retention of all good and moderate quality tree cover and locally distinctive boundary treatments and features • Retention of other vegetated areas where they contribute to landscape and biodiversity value • Long-term management of existing trees and vegetation with successional planting • Conserve green open setting of the housing area and approach to Chichester

Conclusion and recommendations and potential capacity of sub-area

Sub-area CH9 has a high capacity as it forms an area of amenity open space, surrounded by built form which is part of Chichester rather than a part of the wider landscape.

The area may accommodate built development without adverse effects on the wider landscape. Any development should seek to conserve the clear views of the cathedral from identified views in the FGoC as well as from motorists approaching Chichester on the Old Broyle Road. Proposals should be informed by further landscape and visual impact assessment and sensitively integrated into the open setting of the housing area and approach to Chichester, respecting the settlement pattern and locally distinctiveness. It should be noted that development would result in the loss of open space.

Sub-area:**CH 10: Mid Lavant Pastures****West Sussex County Council Landscape Character Assessment (WSCCLCA) LCA SC7 Halnaker Upper Coastal Plain****Future Growth of Chichester (FGoC): LCA 3A Funtington Upper Coastal Plain; LCT Enclosed Pasture****Nearby: South Downs National Park Authority Integrated Landscape Character Assessment (SDILCA): LCA Q1: South Downs Upper Coastal Plain; LCT Q: Upper Coastal Plain; and LCA B1: Goodwood to Arundel Wooded Estate Downland; LCT B: Wooded Estate Downland****Key characteristics and key qualities (West Sussex LCA unless noted):**

- A transitional landscape.
- Clear views to the higher ground of the Downs to the north.
- A good cover of woodland and trees, with a high percentage of ancient woodland.
- Mainly gently undulating farmland enclosed by woods with numerous hedgerows.
- Pattern of small to medium sized pastures, arable fields, livestock farming and market gardening.
- Winterbourne chalk streams emanate from this area.
- Wealth of historic landscape features including historic parklands, many ancient woodlands and earthworks.
- Area is well settled with scattered pattern of rural villages and farmsteads, including traditional flint village centres such as Boxgrove.
- Suburban fringes with high commuter populations and small commercial sites such as at Halnaker.
- Leafy or wooded settlements.
- Winding hedged or wooded lanes.
- Iron Age embankments around Chichester (the Chichester entrenchments) thought to represent territorial boundaries.
- Iron Age territorial boundaries which demarcated and protected the settlement of the coastal plain and Selsey peninsula.
- Mix of small, medium and large-sized fields with mainly straight Parliamentary enclosure boundaries. Some earlier, irregular assarts.
- Remnant semi-natural broadleaved woodlands, interconnecting hedgerows and trackways provide important habitats for wildlife.
- Improved pasture is common and there is a significant area of unimproved grassland near Woodmancote.
- Hedgerows with hedgerow oaks enclose a mixture of small, medium and large fields (FGoC)
- Woodland (including ancient broadleaf woodlands) (FGoC)
- Nucleated historic villages and farmsteads. (FGoC)
- Panoramic views [from within the nearby SDNP] across the coastal plain from high, open ridges. (SDILCA)

Landscape strategy and key sensitivities and guidelines:

- Conserve the undeveloped rural character of the area.
- Maintain and enhance the historic character of the area including earthworks, historic field patterns and historic parks.
- Conserve and manage distinctive habitats including meadows, heathland, chalk grassland, stream sides and woodland.
- Promote management of existing woodland, especially where under pressure from gravel working or urban fringe development.
- Conserve and enhance the character and setting of small villages and hamlets.

- Promote good management of important village and roadside trees. Plant new tree features in villages.
- Encourage careful woodland design to screen new housing and other visually intrusive landscape elements, for example, pig farms, communication aerials.
- Consider the cumulative impact on landscape character of small developments and land use change.
- Avoid the introduction of suburban styles and materials.
- Ensure any new development is well integrated into the wider landscape. Use new woodland and hedgerow planting as appropriate.
- Encourage good management of existing woodland and tree groups, including planting up edge areas.
- Conserve hedgerows and allow for the growth of hedgerow trees.
- Suburban expansion pressures from the urban fringes.
- Inappropriate or visually intrusive road improvements.
- Views from the higher ground of the Sussex Downs [National Park to the north and to Arundel.
- Erosion of historic character due to changes in farming practices.
- Expansion of horse paddocks.
- Enhance the wooded setting of Chichester and the hedgerow network; (FGoC)
- Conserve the area of broadleaved woodland in the south-west corner of the site; (FGoC)
- Conserve the gap between Chichester and Mid Lavant; (FGoC)
- Conserve views of the downs from the public footpath (even if it means diverting the footpath further north); (FGoC)
- Consider views from The Trundle and give careful thought to the materials and colour of the roofs that would be highly visible; (FGoC)
- Consider planting to reduce the impact of built development on views from the Sussex Downs; (FGoC)
- Conserve the setting of the Chichester Entrenchments. (FGoC)
- The panoramic views [from within the nearby SDNP] across the coastal plain e.g. from The Trundle are sensitive (SDILCA)
- Consider views from the ridge [from within the nearby SDNP] in association with any change in adjacent areas. Pay particular attention to panoramic views [from within the nearby SDNP], for example from the popular viewpoint at The Trundle, in planning any change in this or adjacent areas, including areas outside the National Park boundary. (SDILCA)

Relevant forces for change/ key issues / threats / opportunities:

- Potential development pressure from the extension of existing settlements.
- Lack of woodland management resulting in a decline in the structure and condition of existing woodlands.
- Increased recreational activities, for example associated with horse-riding and golf courses.

Sub-area map:

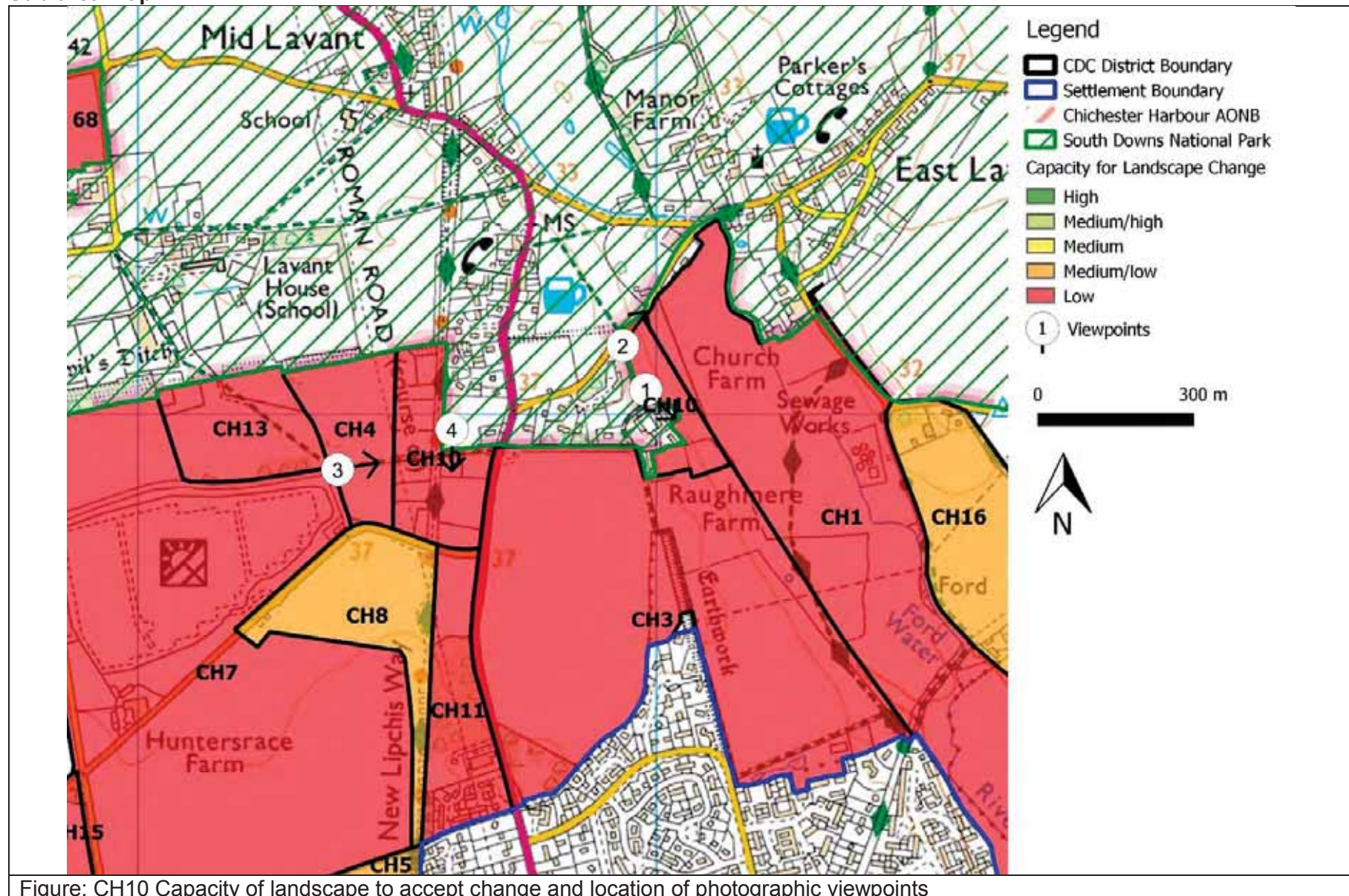


Figure: CH10 Capacity of landscape to accept change and location of photographic viewpoints

Sub-area description:

The CH10 Mid Lavant Pastures sub-area is formed of two small parcels of land adjacent to the southern edge of Lavant village. The sub-area is characterised by small scale fields of pasture enclosed by hedges, often historic fields associated with village. These areas often include semi-improved grassland. Mature hedgerow oaks are important landscape features and the landscape often has a greater sense of enclosure than arable areas. This sub-area contains pastures around Raughmere Farm. The enclosed character has been lost to the west of the area due to the loss of hedgerow field boundaries. An earthwork (forming part of the Chichester Entrenchments) crosses the eastern sub-area parcel. The sub-area contributes to the gap between Chichester to the south and the rural village of Lavant, within the South Downs National Park (SDNP), to the north. The importance of this gap is also identified in the Lavant Neighbourhood Plan. The SDNP adjoins the sub-area to the north.

For more detail refer to record sheets.

Photographs:

Photo 1: View over the eastern parcel of sub-area from PRow running south from Pook Lane looking south-east



Photo 2: View over the eastern parcel of sub-area from PRow running south from Pook Lane looking north-east with The Trundle (within SDNP) on skyline



Photo 3: View towards western boundary of western parcel from PRow between Mid Lavant and West Lavant looking east



Photo 4: View over western parcel from PRow between Mid Lavant and West Lavant looking south

Please refer to section 3 methodology of the assessment process

1. Visual Sensitivity: Medium / high

- 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 in views from sensitive viewers from the edge of Mid and East Lavant conservation area adjacent to the north
- Views from sensitive viewers along the edge of the SDNP immediately adjacent to the sub-area
- A number of properties on the southern edge of Lavant and partial views from properties on the northern edge of Chichester
- Visible in views from 'The Trundle' and 'Public footpath along the northern edge of Chichester' priority views identified in FGoC
- Eastern parcel visible in identified view in Lavant NDP to Lavant and the Trundle from the footpath north of Summersdale
- Views from PRow's crossing area
- Eastern parcel visible in views from the West Sussex Literary Trail to the east
- Views from motorists travelling along A286 between Chichester and Lavant
- Western parcel visible in views from the Centurion Way Sustrans Regional Cycle Route (88) and New Lipchis Way long distance walking route along disused railway line along western edge

- Long rural and panoramic views to the ridge within the SDNP to the north including to SDNP identified landmarks: The Trundle (landmark 1)
- Views out of sub-area to Mid and East Lavant conservation area including to St Marys Church with the Trundle forming a backdrop
- Views out of sub-area to along the Lavant valley floor
- Rural area with expectations of scenic beauty particularly near to SDNP
- 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
- Mitigation planting could result impacts on views including to and from the ridge within the SDNP and its landmarks, although there are opportunities to restore lost field boundaries

2. **Landscape Sensitivity: Medium / high**

- Gently undulating upper coastal plain
- Small scale fields of pasture/grazed enclosed by hedges associated Lavant village
- 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
- 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
- Treeline/deciduous wooded strip along dismantled railway line to the west
- The area is a product of medieval and early post medieval piecemeal enclosure with a high historic sensitivity.
- Part of the `Chichester Entrenchments` Schedule Monument falls within both parcels
- Mid and East Lavant conservation area lies adjacent to the north of the eastern parcel
- The open fields contributes to the setting of a number of Grade II listed buildings adjacent to the north, including around a medieval farm (Raughmere Farm).
- The sub-area is absence of settlement. The settlement pattern is dominated by scattered farms and hamlets with the large built up area of Chichester further to the south
- Contributes to the rural gap between Chichester and Mid Lavant. The importance of this gap is also identified in the Lavant Neighbourhood Plan
- Accessible by PRoW crossing and bounding sub-area including the Centurion Way Sustrans Regional Cycle Route (88) and New Lipchis Way long distance walking route along disused railway line crossing western parcel
- Generally tranquil area although affected by some aural intrusions from the adjacent from Goodwood Motor Circuit/Aerodrome and locally from the roads. Some likely light spill from Chichester.

3. Landscape Character Sensitivity: Medium / high (combines 1 and 2)

4. Wider Landscape Sensitivity: Medium / high

- The adjacent settlement edge is reasonably well contained by vegetation
- Forms part of the characteristic pattern of small to medium sized pasture/arable fields and woodland, typical of the wider landscape character
- Contributes to the distinct gap between Chichester and the rural village of Lavant
- The hedgerow network and a number of mature trees that contribute to the wooded setting of Chichester
- Part of the wider network of the 'Chichester Entrenchments' fall within the area
- The sub-area provides a positive contribution to the rural setting of Chichester and Lavant village
- The openness of the area contributes to characteristic views to the SDNP

5. Overall Landscape Sensitivity: Medium / high (combines 3 and 4)**6. Landscape Value: Medium / high**

- Part of the 'Chichester Entrenchments' Scheduled Monument falls within and are visible in this area
- Within the setting of the South Downs National Park
- Contribution to setting of a number of Grade II listed buildings adjacent to the north, including around a medieval farm (Raughmere Farm).
- Visible in valued views from the SDNP and Lavant Neighbourhood Plan and forms part of a gap between Chichester and Lavant identified for protection in the Lavant Neighbourhood Plan
- Crossed by Centurion Way Sustrans Regional Cycle Route (88) and New Lipchis Way long distance walking route

7. Landscape Capacity: Low (combines 5 and 6)

<p>Potential effect on key visual characteristics</p> <ul style="list-style-type: none"> • Impact on characteristic views from within the nearby SDNP across the coastal plain from identified viewpoints • Impact on long rural views to the ridge within the SDNP to the north including to identified landmarks • Impacts on views from a conservation area and identified views • Impact on rural views from PRow crossing and bounding area including from Centurion Way Sustrans Regional Cycle Route (88) and New Lipchis Way long distance walking route • Impact on scenic quality of the area including its rural character
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Loss of pasture/grazed fields, hedgerows, treelines/woodland strips and historic landscape field patterns • Loss of hedgerow / vegetated character of surrounding roads • Impact on characteristic views to and from the SDNP, including from identified key viewpoints • Impacts on the rural landscape setting of Chichester and Lavant • Impact part of the 'Chichester Entrenchments' Scheduled Monument and its setting
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • Impact on separation of Lavant village and Chichester • Impacts on the rural landscape setting of Lavant village and Chichester
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Retention of all good and moderate quality tree/woodland cover and locally distinctive boundary treatments and features • Retention of other vegetated areas where they contribute to landscape and biodiversity value • Restoring lost field boundaries • Retaining legibility and setting of PRow network • Conserve rural character of lanes • Retention of the rural setting of listed buildings and the 'Chichester Entrenchments' Scheduled Monument

Conclusion and recommendations and potential capacity of sub-area

Sub-area CH10 has a low capacity, constrained by its rural character, the distinct gap it forms between Chichester and the rural village of Lavant, its contribution to the rural setting of the settlements of Chichester and Lavant and its role as part of the setting of SDNP. There are views to and across the area from public rights of way and rural lanes and the sub-area offers long reaching panoramic views to the South Downs National Park to the north including to landmark features. The sub-area is also visible in identified views from the nearby SDNP.

It is possible that a very small amount of built development may be accommodated within existing clusters of settlement provided it is informed by further landscape and visual impact assessment and sensitively integrated into the landscape, respecting the historic settlement pattern and locally distinctiveness. Great care would need to be taken to avoid any landscape or visual harm.

Sub-area:**CH 11: North Chichester Pastures****West Sussex County Council Landscape Character Assessment (WSCCLCA) LCA SC7 Halnaker Upper Coastal Plain****Future Growth of Chichester (FGoC): LCA 3A Funtington Upper Coastal Plain; LCT Enclosed Pasture****Nearby: South Downs National Park Authority Integrated Landscape Character Assessment (SDILCA): LCA Q1: South Downs Upper Coastal Plain; LCT Q: Upper Coastal Plain; and LCA B1: Goodwood to Arundel Wooded Estate Downland; LCT B: Wooded Estate Downland**

Key characteristics and key qualities (West Sussex LCA unless noted):

- A transitional landscape.
- Clear views to the higher ground of the Downs to the north.
- A good cover of woodland and trees, with a high percentage of ancient woodland.
- Mainly gently undulating farmland enclosed by woods with numerous hedgerows.
- Pattern of small to medium sized pastures, arable fields, livestock farming and market gardening.
- Area is well settled with scattered pattern of rural villages and farmsteads
- Suburban fringes with high commuter populations and small commercial sites such as at Halnaker.
- Leafy or wooded settlements.
- Winding hedged or wooded lanes.
- Mix of small, medium and large-sized fields with mainly straight Parliamentary enclosure boundaries.
- Remnant semi-natural broadleaved woodlands, interconnecting hedgerows and trackways provide important habitats for wildlife.
- Improved pasture is common
- Hedgerows with hedgerow oaks enclose a mixture of small, medium and large fields (FGoC)
- Woodland (including ancient broadleaf woodlands) (FGoC)
- Nucleated historic villages and farmsteads. (FGoC)
- Panoramic views [from within the nearby SDNP] across the coastal plain from high, open ridges. (SDILCA)

Landscape strategy and key sensitivities and guidelines:

- Conserve the undeveloped rural character of the area.
- Conserve and manage distinctive habitats including meadows, heathland, chalk grassland, stream sides and woodland.
- Promote management of existing woodland, especially where under pressure from gravel working or urban fringe development.
- Conserve and enhance the character and setting of small villages and hamlets.
- Promote good management of important village and roadside trees. Plant new tree features in villages.
- Encourage careful woodland design to screen new housing and other visually intrusive landscape elements, for example, pig farms, communication aerials.
- Consider the cumulative impact on landscape character of small developments and land use change.
- Avoid the introduction of suburban styles and materials.
- Ensure any new development is well integrated into the wider landscape. Use new woodland and hedgerow planting as appropriate.

- Encourage good management of existing woodland and tree groups, including planting up edge areas.
- Conserve hedgerows and allow for the growth of hedgerow trees.
- Suburban expansion pressures from the urban fringes.
- Inappropriate or visually intrusive road improvements.
- Views from the higher ground of the Sussex Downs [National Park] to the north
- Erosion of historic character due to changes in farming practices.
- Expansion of horse paddocks.
- Conserve and manage the area of regenerated woodland as a landscape feature and setting for any built development (FGoC)
- Maintain a rural gap between Chichester and Mid Lavant (FGoC)
- Respect views from the Sussex Downs, particularly from the priority viewpoint at The Trundle (FGoC)
- The panoramic views [from within the nearby SDNP] across the coastal plain e.g. from The Trundle are sensitive (SDILCA)
- Consider views from the ridge [from within the nearby SDNP] in association with any change in adjacent areas. Pay particular attention to panoramic views [from within the nearby SDNP], for example from the popular viewpoint at The Trundle, in planning any change in this or adjacent areas, including areas outside the National Park boundary. (SDILCA)

Relevant forces for change/ key issues / threats / opportunities:

- Potential development pressure from the extension of existing settlements.
- Lack of woodland management resulting in a decline in the structure and condition of existing woodlands.
- Increased recreational activities, for example associated with horse-riding and golf courses.
- Major existing road improvements along the A27 trunk road and the possibility of new ones.

Sub-area map:

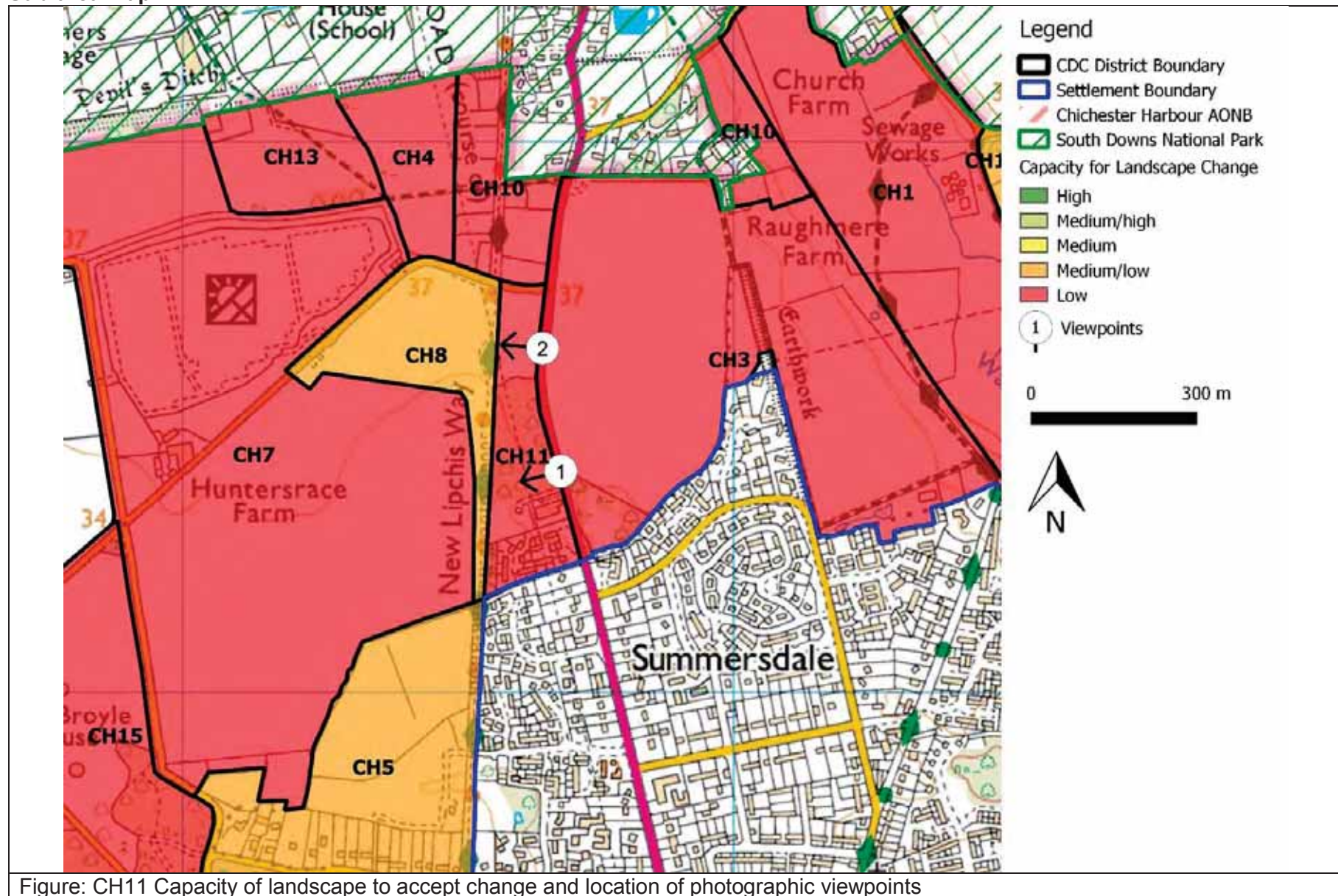


Figure: CH11 Capacity of landscape to accept change and location of photographic viewpoints

Sub-area description:

The CH 11: North Chichester Pastures sub-area is characterised by small scale fields of pasture enclosed by hedges and an area of small woodland within an old quarry on the gently undulating upper coastal plain. 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. This built development is separated from the wider landscape the surrounding woodland. The sub-area forms an important gap between Chichester to the south and the rural village of Lavant, within the South Downs National Park (SDNP), to the north. The importance of this gap is also identified in the Lavant Neighbourhood Plan. The SDNP boundary bounds the sub-area to the north.

For more detail refer to record sheets.

Photographs:

Photo 1: View into woodland within sub area from Lavant Road looking west



Photo 2: View into small pasture fields within sub area from Lavant Road looking west

Please refer to section 3 methodology of the assessment process

1. Visual Sensitivity: Medium

- 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), also a priority view identified in FGoC
- Visible in views from sensitive viewers from the nearby SDNP to the north
- Visible in views from a small number of properties
- Visible in partial views from nearby PRoW
- Visible in views from motorists travelling along rural lanes including from the A286 between Chichester and Lavant
- Partial views from the Centurion Way Sustrans Regional Cycle Route (88) and New Lipchis Way long distance walking route along disused railway line along western edge
- Partial views 'Amphitheatre' Local Green Space identified in the Lavant Neighbourhood Plan to the west where the woodland in sub-area forms a backdrop
- Long rural and panoramic views out of the sub-area to the ridge within the SDNP to the north including to SDNP identified landmarks: The Trundle (landmark 1) and Goodwood racecourse stadium (landmark 23)
- Sub-area perceived as settlement edge and rural area with expectations of scenic beauty particularly near to SDNP
- The sub-area has a semi-enclosed character, with a good existing structure of hedgerows and woodland on which mitigation planting could build upon
- Mitigation planting could result in impacts on views including to and from the ridge within the SDNP

2. **Landscape Sensitivity: Medium**

- Gently undulating upper coastal plain
- Small scale fields of pasture/grazed enclosed by hedges and woodland
- Area of woodland within an old quarry identified as deciduous woodland in the Priority Habitat Inventory
- Wooded strip along dismantled railway
- This area contains a partially intact hedgerow network and a number of mature hedgerow trees
- The area is a product of late 20th century woodland regeneration and field enclosure which has a low historic sensitivity.
- The course of the Roman Road crosses area however is already lost
- 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
- Tranquillity affected by road noise locally from the A286 and some likely light spill from Chichester
- Not accessible by PRoW however the Centurion Way Sustrans Regional Cycle Route (88) and New Lipchis Way long distance walking route along disused railway line along western edge bounds the sub-area to the west

3. Landscape Character Sensitivity: Medium (combines 1 and 2)

4. **Wider Landscape Sensitivity: Medium / high**

- 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 Centurion Way to the west and the A287 to the east.
 - The sub-area plays an important contribution to the rural gap between Chichester and Mid Lavant.
 - The openness of the area contributes to characteristic views to the SDNP
 - Woodland (Maddox Wood) within the area is identified as a Local Green Space in the Lavant Neighbourhood Plan
5. Overall Landscape Sensitivity: Medium / high (combines 3 and 4)
6. **Landscape Value: Medium / high**
- Within the setting of the South Downs National Park
 - Visible in valued views from the SDNP
 - Forms part of a gap between Chichester and Lavant identified for protection in the Lavant Neighbourhood Plan
7. Landscape Capacity: Low (combines 5 and 6)

<p>Potential effect on key visual characteristics</p> <ul style="list-style-type: none"> • Impact on characteristic views from within the nearby SDNP across the coastal plain from identified viewpoints • Impact on rural views from the Centurion Way Sustrans Regional Cycle Route (88), New Lipchis Way long distance walking route and 'Amphitheatre' Local Green Space • Impact on long rural views to the ridge within the SDNP to the north including to identified landmarks • Impact on scenic quality of the area including its rural character
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Loss of small scale fields of pasture/grazed, hedgerows, copses/woodland and landscape field patterns • Loss of hedgerow / vegetated character of surrounding roads • Impact on characteristic views to and from the SDNP, including from identified key viewpoints • Impacts on the rural landscape setting of Chichester and Lavant
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • Impact on separation of Lavant village and Chichester • Impacts on the rural landscape setting of Lavant village and Chichester
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Retention of all good and moderate quality tree/woodland cover and locally distinctive boundary treatments and features • Retention of other vegetated areas where they contribute to landscape and biodiversity value • Extending and connecting woodland • Long-term management of woodland and hedgerows • Conserve rural character of lanes • Conserve woodland (Maddox Wood) within the area is identified as a Local Green Space in the Lavant Neighbourhood Plan

Conclusion and recommendations and potential capacity of sub-area

Sub-area CH11: North Chichester Pastures has a low capacity, constrained by its rural character, the distinct gap it forms between Chichester and the rural village of Lavant, its contribution to the rural setting of the settlements of Chichester and Lavant and its role as part of the setting of SDNP. The sub-area also includes an area of woodland (Maddox Wood) identified as a Local Green Space in the Lavant Neighbourhood Plan. There are views to and across the area from public rights of way and rural lanes and the sub-area offers long reaching panoramic views to the South Downs National Park to the north including to landmark features. The sub-area is visible in identified views from the nearby SDNP.

It is possible that a very small amount of built development may be accommodated within existing clusters of settlement in the south of the sub-area provided it is informed by further landscape and visual impact assessment and sensitively integrated into the landscape, respecting the historic settlement pattern and locally distinctiveness. Great care would need to be taken to avoid any landscape or visual harm.

Sub-area:**CH 13: West Lavant Park****West Sussex County Council Landscape Character Assessment (WSCCLCA) LCA SC6 Ashlings Upper Coastal Plain****Future Growth of Chichester (FGoC): LCA 3A Funtington Upper Coastal Plain; LCT Parkland****Nearby: South Downs National Park Authority Integrated Landscape Character Assessment (SDILCA): LCA Q1: South Downs Upper Coastal Plain; LCT Q: Upper Coastal Plain; LCA B1: Goodwood to Arundel Wooded Estate Downland and B3: Stansted to West Dean Wooded Estate Downland; LCT B: Wooded Estate Downland**

Key characteristics and key qualities (West Sussex LCA unless noted):

- A transitional landscape.
- Clear views to the higher ground of the Downs to the north.
- A good cover of woodland and trees, with a high percentage of ancient woodland.
- Mainly gently undulating farmland enclosed by woods with numerous hedgerows.
- Pattern of small to medium sized pastures, arable fields, livestock farming and market gardening.
- Wealth of historic landscape features including historic parklands, many ancient woodlands and earthworks.
- Area is well settled with scattered pattern of rural villages and farmsteads
- Leafy or wooded settlements.
- Iron Age embankments around Chichester (the Chichester entrenchments) thought to represent territorial boundaries.
- Iron Age territorial boundaries which demarcated and protected the settlement of the coastal plain and Selsey peninsula.
- Mix of small, medium and large-sized fields with mainly straight Parliamentary enclosure boundaries. Some earlier, irregular assarts.
- Remnant semi-natural broadleaved woodlands, interconnecting hedgerows and trackways provide important habitats for wildlife.
- Improved pasture is common
- Hedgerows with hedgerow oaks enclose a mixture of small, medium and large fields (FGoC)
- Woodland (including ancient broadleaf woodlands) (FGoC)
- Nucleated historic villages and farmsteads. (FGoC)
- Panoramic views [from within the nearby SDNP] across the coastal plain from high, open ridges. (SDILCA)

Landscape strategy and key sensitivities and guidelines:

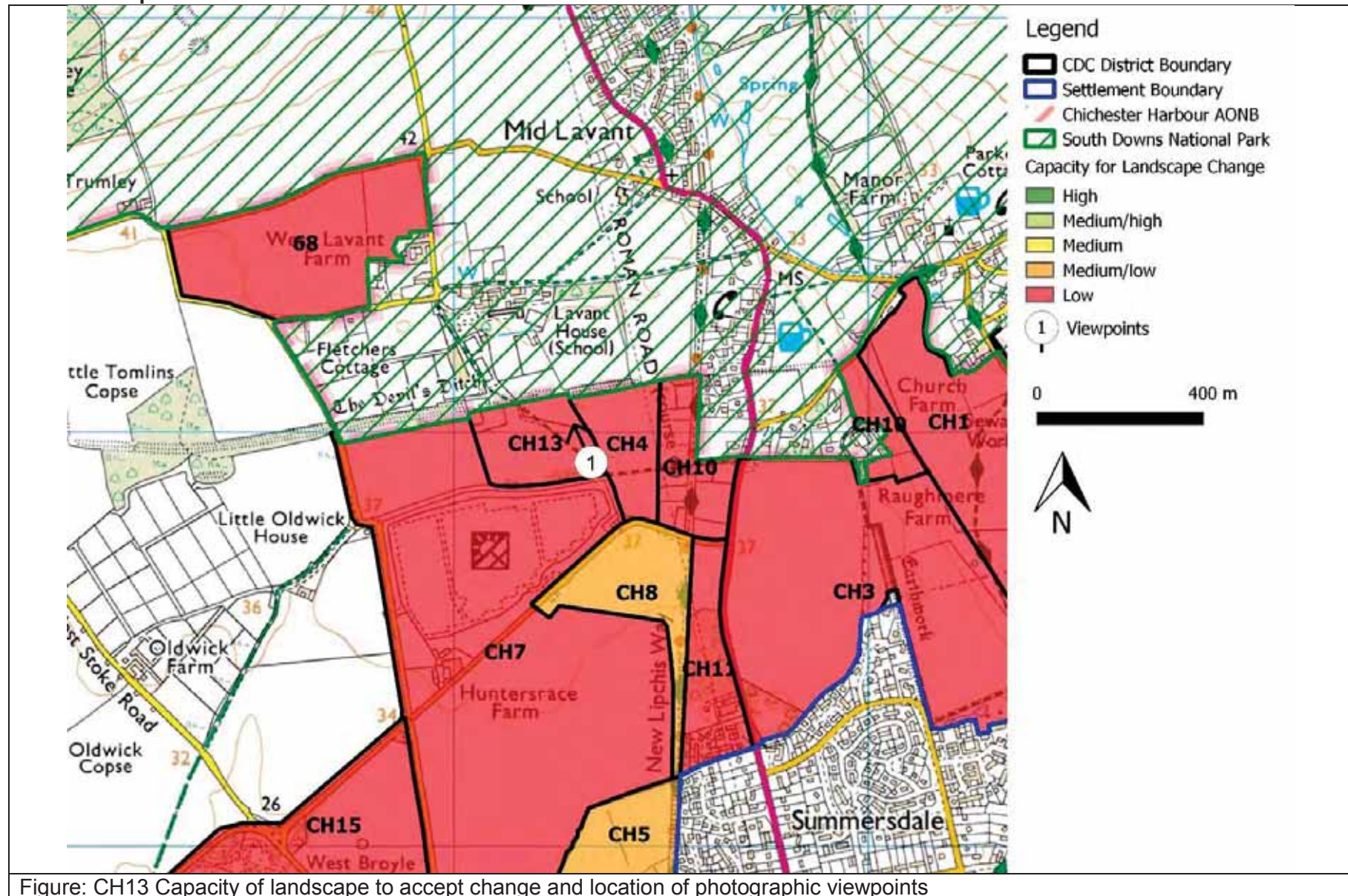
- Conserve the undeveloped rural character of the area.
- Maintain and enhance the historic character of the area including earthworks, historic field patterns and historic parks.
- Conserve and manage distinctive habitats including meadows, heathland, chalk grassland, stream sides and woodland.
- Promote management of existing woodland, especially where under pressure from gravel working or urban fringe development.
- Conserve and enhance the character and setting of small villages and hamlets.
- Promote good management of important village and roadside trees. Plant new tree features in villages.
- Encourage careful woodland design to screen new housing and other visually intrusive landscape elements, for example, pig farms, communication aerials.

- Consider the cumulative impact on landscape character of small developments and land use change.
- Avoid the introduction of suburban styles and materials.
- Ensure any new development is well integrated into the wider landscape. Use new woodland and hedgerow planting as appropriate.
- Encourage good management of existing woodland and tree groups, including planting up edge areas.
- Conserve hedgerows and allow for the growth of hedgerow trees.
- Suburban expansion pressures from the urban fringes.
- Inappropriate or visually intrusive road improvements.
- Views from the higher ground of the Sussex Downs [National Park] to the north and to Arundel.
- Erosion of historic character due to changes in farming practices.
- Expansion of horse paddocks.
- Conserve the copses, avenues and mature trees as features of the parkland landscape. (FGoC)
- Conserve the pattern of early post medieval enclosure to the north of West Lavant House. (FGoC)
- Conserve the setting of West Lavant House (a listed building). (FGoC)
- Conserve the settlement pattern of villages and hamlets in the upper coastal plain – aim for a small scale free standing development as an extension to West Lavant. (FGoC)
- Conserve the Devil's Ditch and its setting as an historic landscape feature. (FGoC)
- Respect views from the Sussex Downs, particularly from the priority viewpoints at The Trundle and Stoke Clump. (FGoC)
- The panoramic views [from within the nearby SDNP] across the coastal plain e.g. from The Trundle are sensitive (SDILCA)
- Consider views from the ridge [from within the nearby SDNP] in association with any change in adjacent areas. Pay particular attention to panoramic views [from within the nearby SDNP], for example from the popular viewpoint at The Trundle, in planning any change in this or adjacent areas, including areas outside the National Park boundary. (SDILCA)

Relevant forces for change/ key issues / threats / opportunities:

- Potential development pressure from the extension of existing settlements.
- Lack of woodland management resulting in a decline in the structure and condition of existing woodlands.
- Increased recreational activities, for example associated with horse-riding and golf courses.

Sub-area map:



Sub-area description:

The CH13 West Lavant Park sub-area is characterised by the presence of historic designed landscape features such as tree clumps and mature specimen trees amongst grassland. This sub-area is a result of post medieval gentrification associated with West Lavant House and comprises a pasture/grazed field. The Devil's Ditch crosses the land parcel. The South Downs National Park (SDNP) adjoins the sub-area to the north.

For more detail refer to record sheets.

Photographs:

Photo 1: View from PRow crossing area looking north across of sub-area with the hills within the SDNP on skyline

Please refer to section 3 methodology of the assessment process**1. Visual Sensitivity: Medium / high**

- 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. The view from The Trundle is also a priority view identified in the FGoC
- Views from sensitive viewers along the edge of the SDNP immediately adjacent to the sub-area
- Visible in views from PRow crossing site and continuing north-west towards Lavant House and from Centurion Way Sustrans Regional Cycle Route (88) and New Lipchis Way long distance walking route along disused railway line to the west

- Visible in views from Lavant House and riding stables
- Visible in views from a small number of properties
- Long rural and panoramic views out of sub-area to the ridge within the SDNP to the north including to SDNP identified landmarks: The Trundle (landmark 1)
- Rural area with parkland features. Expectations of scenic beauty particularly near to SDNP
- 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
- Mitigation planting could result impacts on views including to and from the ridge within the SDNP and its landmarks and impacts on parkland character although there are opportunities to restore lost field boundaries

2. **Landscape Sensitivity: Medium / high**

- Gently undulating upper coastal plain
- Medium scale semi-enclosed pasture/grazed field with some enclosure provided by vegetation including mature hedgerow oaks and wooded strips.
- A small area of Ancient & Semi-Natural Woodland falls within sub-area, part of a wider strip continuing west
- Parkland trees
- This area contains a partially intact hedgerow network and a number of mature trees that contribute to the setting of Lavant
- Small area of Ancient & Semi-Natural Woodland within area part of a wider strip continuing west
- Wood-pasture and Parkland covers entire area with deciduous woodland to the north-east identified on the Priority Habitat Inventory
- A good sense of history including containing part of the `Chichester Entrenchments' Schedule Monument along the northern boundary of the site and forms part of a design parkland landscape forming part of the setting of Lavant House Grade II nearby to the north, with intervisibility.
- Contributes to the rural gap between West Lavant and Mid Lavant
- Few intrusions except some local road noise and the adjacent solar farm to the south-west (recently planted vegetation will reduce the visual impact as it matures)
- Crossed by a PRoW connecting to Mid Lavant and West Lavant and the SDNP in the north

3. Landscape Character Sensitivity: Medium / high (combines 1 and 2)

4. **Wider Landscape Sensitivity: Medium / high**

- The sub-area does not adjoin a settlement and the nearby settlement edges of Lavant are well contained by vegetation
- The parkland character of the sub-area and the mature vegetation play some positive role in the rural setting of Chichester and Lavant and makes a strong positive contribution to the wider character area of the upper coastal plain.
- Contributes to the gap between Mid Lavant and West Lavant
- Part of the wider network of the `Chichester Entrenchments' fall within the area

- The openness of the area contributes to characteristic views to the SDNP
5. Overall Landscape Sensitivity: Medium / high (combines 3 and 4)
6. **Landscape Value: Medium / high**
- Part of the `Chichester Entrenchments' Scheduled Monument falls within and are visible in this area
 - Within the setting of the South Downs National Park
 - Contribution to the setting of a Lavant House Grade II listed building
 - Visible in valued views from the SDNP
 - A small area of Ancient & Semi-Natural Woodland falls within sub-area
7. Landscape Capacity: Low (combines 5 and 6)

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<p>Potential effect on key visual characteristics</p> <ul style="list-style-type: none"> • Impact on characteristic views from within the nearby SDNP across the coastal plain from identified viewpoints • Impact on long rural views to the ridge within the SDNP to the north including to identified landmark • Impact on rural views from PRow crossing and nearby Centurion Way Sustrans Regional Cycle Route (88) and New Lipchis Way long distance walking route • Impact on scenic quality of the area including its rural character
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Loss of pasture/grazed field, hedgerows, trees, woodland strips and landscape field patterns • Impact on parkland character • Impact on the setting of a Lavant House Grade II listed building • Loss of hedgerow / vegetated character of surrounding roads • Impact on characteristic views to and from the SDNP, including from identified key viewpoints • Impacts on the rural landscape setting of Chichester and Lavant • Impact part of the `Chichester Entrenchments` Scheduled Monument and its setting
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • Impact on separation of Mid Lavant and West Lavant • Impacts on the rural landscape setting of Lavant village and Chichester
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Retention of all good and moderate quality tree/woodland cover and locally distinctive boundary treatments and features • Retention of parkland features • Retention of other vegetated areas where they contribute to landscape and biodiversity value • Restoring lost field boundaries • Retaining legibility and setting of PRow network • Retention of the rural setting of listed buildings and the `Chichester Entrenchments` Scheduled Monument

Conclusion and recommendations and potential capacity of sub-area

Sub-area CH13 has a low capacity, constrained by its rural character, the gap it forms between and the Mid Lavant and West Lavant, its contribution to the rural setting of the settlements of Chichester and Lavant and its role as part of the setting of the SDNP. There are views to and across the area from public rights of way and rural lanes and the sub-area offers long reaching panoramic views to the South Downs National Park to the north including to landmark features. The sub-area is also visible in identified views from the nearby SDNP. Due to these factors, and that the sub-area removed from the nearby settlements, the sub-area is considered constrained in landscape terms.

Sub-area:**CH 14: Salthill Park****West Sussex County Council Landscape Character Assessment (WSCCLCA) LCA SC6 Ashlings Upper Coastal Plain
Future Growth of Chichester (FGoC): LCA 3A Funtington Upper Coastal Plain; LCT Parkland**

Key characteristics and key qualities (West Sussex LCA unless noted):

- A transitional landscape.
- A good cover of woodland and trees, with a high percentage of ancient woodland.
- Mainly gently undulating farmland enclosed by woods with numerous hedgerows.
- Pattern of small to medium sized pastures, arable fields, livestock farming and market gardening.
- Wealth of historic landscape features including historic parklands, many ancient woodlands and earthworks.
- Area is well settled with scattered pattern of rural villages and farmsteads
- Leafy or wooded settlements.
- Winding hedged or wooded lanes.
- Mix of small, medium and large-sized fields with mainly straight Parliamentary enclosure boundaries. Some earlier, irregular assarts.
- Remnant semi-natural broadleaved woodlands, interconnecting hedgerows and trackways provide important habitats for wildlife.
- Historic parklands at Salthill, Goodwood, and Aldingbourne.
- A large proportion of the woodland cover is ancient. Some of these are also Sites of Nature Conservation Importance (SNCI), such as at The Valdoe, Slindon Bottom, Binsted Wood, Rewell Wood and Tortington Common. Typical tree species include oak, ash, beech, elm and sweet chestnut.
- A few significant patches of unimproved or semi-improved neutral grassland and meadows.
- The "disturbed" gravel working environment has considerable nature conservation potential
- Improved pasture is common
- Hedgerows with hedgerow oaks enclose a mixture of small, medium and large fields (FGoC)
- Woodland (including ancient broadleaf woodlands) (FGoC)
- Historic parklands of Salthill (FGoC)
- Nucleated historic villages and farmsteads. (FGoC)

Landscape strategy and key sensitivities and guidelines:

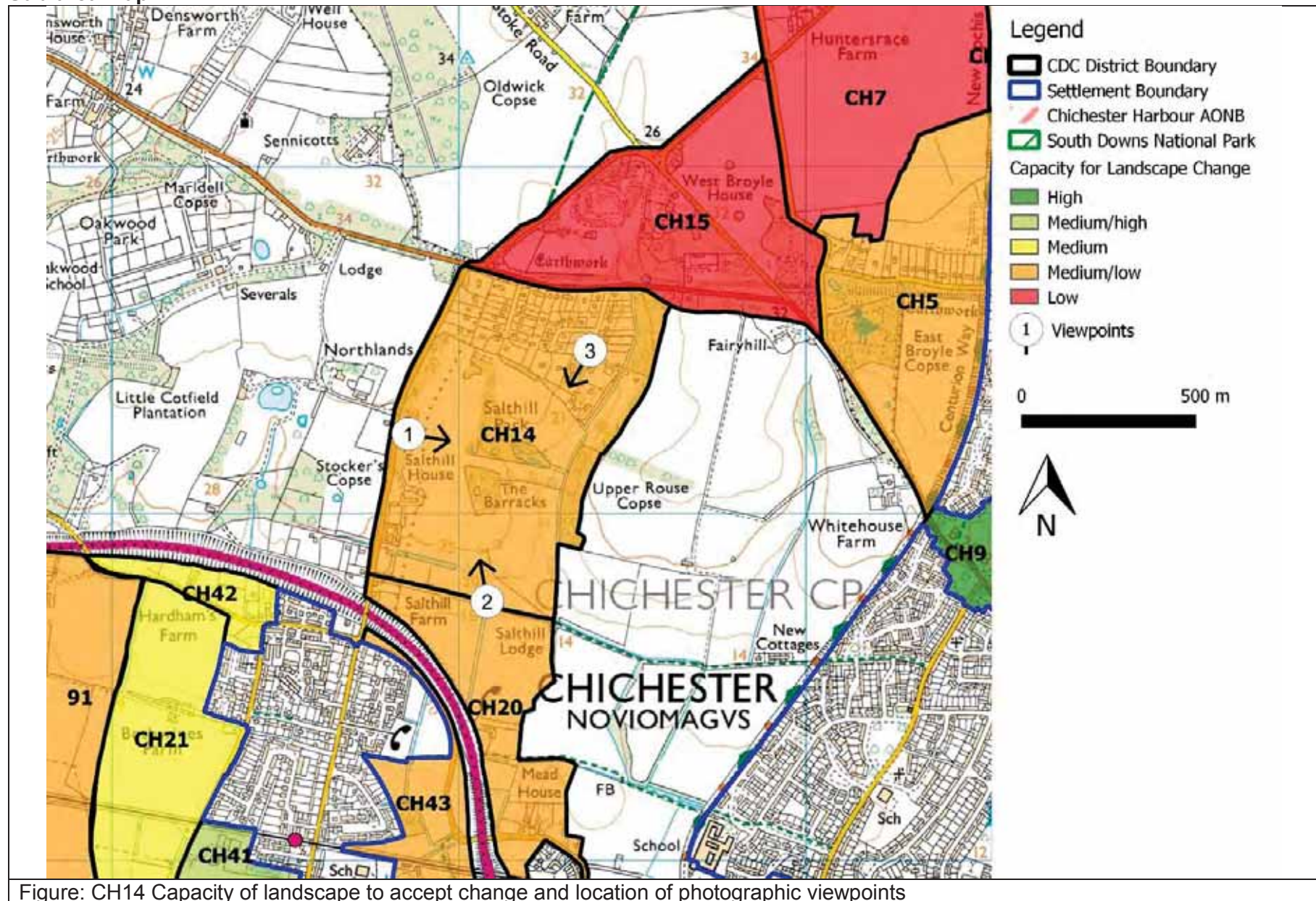
- Conserve the undeveloped rural character of the area.
- Maintain and enhance the historic character of the area including earthworks, historic field patterns and historic parks
- Conserve and enhance the character and setting of small villages and hamlets.
- Seek, where appropriate, the restoration of gravel workings to grassland, woodland and scrub habitats, including restoration of field edges and hedgerows.
- Promote good management of important village and roadside trees. Plant new tree features in villages.
- Encourage careful woodland design to screen new housing and other visually intrusive landscape elements, for example, pig farms, communication aerials.

- Visual intrusion of gravel workings. Can be substantially visible from adjacent higher ground.
- Consider the cumulative impact on landscape character of small developments and land use change.
- Avoid the introduction of suburban styles and materials.
- Ensure any new development is well integrated into the wider landscape. Use new woodland and hedgerow planting as appropriate.
- Encourage good management of existing woodland and tree groups, including planting up edge areas.
- Conserve hedgerows and allow for the growth of hedgerow trees.
- Suburban expansion pressures from the urban fringes.
- Inappropriate or visually intrusive road improvements.
- Erosion of historic character due to changes in farming practices.
- Expansion of horse paddocks.
- Strengthen parkland character and parkland features (copses, avenues and mature trees) as a setting for built development (FGoC)
- Respect the setting of Salthill House (a listed building) (FGoC)

Relevant forces for change/ key issues / threats / opportunities:

- Potential development pressure from the extension of existing settlements.
- Lack of woodland management resulting in a decline in the structure and condition of existing woodlands.

Sub-area map:



Sub-area description:

The CH14 Salthill Park sub-area is characterised by the presence of designed landscape features such as tree clumps, avenues and mature specimen trees amongst grassland. This sub-area is a result of post medieval gentrification associated with Salthill House and includes remnant parkland features, pasture, and low density residential development at the northern end. The strategic growth area to the west of Chichester lies adjacent to the west separated by field boundary hedgerows and copses.

For more detail refer to record sheets.

Photographs:

Photo 1: View from field entrance off Salthill Lane looking north-east across area



Photo 2: View across southern end of sub-area from PRoW looking north towards Salthill House



Photo 3: View along Pine Grove within housing estate in north of sub-area

Please refer to section 3 methodology of the assessment process

1. Visual Sensitivity: Medium

- Visible in views from motorists travelling along rural lanes and 1 PRoW bounding area to the south
- Visible in views from a limited number of properties within area
- Once built there could be views from properties within strategic growth area west of Chichester, visibility varying depending on vegetation
- Built form within the strategic growth area will screen potential views from Centurion Way Sustrans Regional Cycle Route (88) and New Lipchis Way long distance walking route along disused railway line to the east
- Views from A27 restricted by vegetation
- Possible private long views out of sub-area to Chichester Cathedral spire landmark feature although not identified views
- Sub-area contains Salthill House (listed building) set in parkland (although not widely visible and not an identified landmark)
- 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
- The area has an semi-enclosed character with a good existing structure of hedgerows to the boundaries on which mitigation planting could build upon

- Mitigation planting could result in impacts the existing parkland character, although there are opportunities to restore lost field boundaries and parkland planting

2. **Landscape Sensitivity: Medium / high**

- Gently undulating upper coastal plain
- Area of grazed and arable farmland with framework of a remnant designed parkland with a semi-enclosure character
- Designed landscape features such as tree clumps, avenues, and mature specimen trees amongst grassland
- Some low density settlement/ farm buildings and a large country house fall within area
- Good sense of history provided by the parkland features associated with Salthill House and the landscape structure is mostly late post medieval
- The majority of the area forms part of the parkland setting of Salthill Park Grade II listed building and forms part of wider farmland setting to 2 listed buildings adjacent to the sub-area to the south
- Ponds, some possibly designed features associated with parkland
- This area contains a good hedgerow network degraded in places with a good structure of mature trees,
- A number of woodland blocks and copses
- Areas of 'Wood-pasture and Parkland' and 'Deciduous woodland' identified within the Priority Habitat Inventory
- 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
- Tranquillity affected by noise from A27 at southern end, locally from other roads and some light spill likely from nearby urban area of Chichester
- Sub-area accessible by 1 local PRoW along southern edge

3. Landscape Character Sensitivity: Medium / high (combines 1 and 2)

4. **Wider Landscape Sensitivity: Medium / high**

- The parkland character of the sub-area makes a strong positive contribution to the wider landscape 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.

5. Overall Landscape Sensitivity: Medium / high (combines 3 and 4)

6. **Landscape Value: Medium**

- The majority of the area forms part of the parkland setting of Salthill Park Grade II listed building and forms part of wider farmland setting to 2 listed buildings adjacent to the sub-area to the south
- Upper Rouse Copse is Ancient & Semi-Natural Woodland

7. Landscape Capacity: Medium / low (combines 5 and 6)

<p>Potential effect on key visual characteristics</p> <ul style="list-style-type: none"> • Impact on scenic quality of the area including its rural and historic parkland character • Impact on views to Salthill House (listed building) set in parkland
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Loss hedgerows, trees and wooded character • Loss of distinctive parkland character • Loss of hedgerow / vegetated character of surrounding roads • Impacts on the rural landscape setting of Chichester and Fishbourne • Impact part setting of listed buildings
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • Impacts on the rural landscape setting Chichester and Fishbourne • Impacts on existing low density settlement within sub-area, currently isolated from a main settlement
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Retention of all good and moderate quality tree cover and locally distinctive boundary treatments and features • Retention of other vegetated areas where they contribute to landscape and biodiversity value • Restoring lost field boundaries and parkland planting • Extending and connecting woodland • Long-term management of woodland and hedgerows • Conserve rural character of lanes • Retention of the rural setting and parkland character of listed buildings

Conclusion and recommendations and potential capacity of sub-area

Sub-area CH14 has a medium / low capacity, constrained by its strong rural and historic parkland character and its role in forming part of the setting of Chichester and approach to Fishbourne from the north. There are views to and across the area from rural lanes and PRoW. The sub-contributes to the setting of listed buildings with the majority of the area forming part of the parkland setting of Salthill Park Grade II listed building. The sub area contains a number of characteristic landscape features including parkland features and a good proportion of woodland/copses including Upper Rouse Copse ancient & semi-natural woodland.

It is possible that a small amount of built development may be accommodated within existing clusters of settlement or building conversions provided it is informed by further landscape and visual impact assessment and sensitively integrated into the landscape, respecting the historic settlement pattern and locally distinctiveness. Great care would need to be taken to avoid any landscape or visual harm.

DRAFT

Sub-area:**CH 15: West Broyle Park**

West Sussex County Council Landscape Character Assessment (WSCCLCA) LCA SC6 Ashlings Upper Coastal Plain

Future Growth of Chichester (FGoC): LCA 3A Funtington Upper Coastal Plain; LCT Parkland

Nearby: South Downs National Park Authority Integrated Landscape Character Assessment (SDILCA): LCA Q1: South Downs Upper Coastal Plain; LCT Q: Upper Coastal Plain; LCA B1: Goodwood to Arundel Wooded Estate Downland and B3: Stansted to West Dean Wooded Estate Downland; LCT B: Wooded Estate Downland

Key characteristics and key qualities (West Sussex LCA unless noted):

- A transitional landscape.
- Clear views to the higher ground of the Downs to the north.
- A good cover of woodland and trees, with a high percentage of ancient woodland.
- Mainly gently undulating farmland enclosed by woods with numerous hedgerows.
- Pattern of small to medium sized pastures, arable fields, livestock farming and market gardening.
- Wealth of historic landscape features including historic parklands, many ancient woodlands and earthworks.
- Area is well settled with scattered pattern of rural villages and farmsteads
- Leafy or wooded settlements.
- Winding hedged or wooded lanes.
- Large scale gravel workings
- Iron Age embankments around Chichester (the Chichester entrenchments) thought to represent territorial boundaries.
- Mix of small, medium and large-sized fields with mainly straight Parliamentary enclosure boundaries. Some earlier, irregular assarts.
- Remnant semi-natural broadleaved woodlands, interconnecting hedgerows and trackways provide important habitats for wildlife.
- A large proportion of the woodland cover is ancient. Some of these are also Sites of Nature Conservation Importance (SNCI), such as at The Valdoe, Slindon Bottom, Binsted Wood, Rewell Wood and Tortington Common. Typical tree species include oak, ash, beech, elm and sweet chestnut.
- A few significant patches of unimproved or semi-improved neutral grassland and meadows.
- The "disturbed" gravel working environment has considerable nature conservation potential
- Improved pasture is common
- Hedgerows with hedgerow oaks enclose a mixture of small, medium and large fields (FGoC)
- Woodland (including ancient broadleaf woodlands) (FGoC)
- Nucleated historic villages and farmsteads. (FGoC)
- Panoramic views [from within the nearby SDNP] across the coastal plain from high, open ridges. (SDILCA)

Landscape strategy and key sensitivities and guidelines:

- Conserve the undeveloped rural character of the area.

- Maintain and enhance the historic character of the area including earthworks, historic field patterns and historic parks
- Conserve and enhance the character and setting of small villages and hamlets.
- Seek, where appropriate, the restoration of gravel workings to grassland, woodland and scrub habitats, including restoration of field edges and hedgerows.
- Promote good management of important village and roadside trees. Plant new tree features in villages.
- Encourage careful woodland design to screen new housing and other visually intrusive landscape elements, for example, pig farms, communication aerials.
- Visual intrusion of gravel workings. Can be substantially visible from adjacent higher ground.
- Consider the cumulative impact on landscape character of small developments and land use change.
- Avoid the introduction of suburban styles and materials.
- Ensure any new development is well integrated into the wider landscape. Use new woodland and hedgerow planting as appropriate.
- Encourage good management of existing woodland and tree groups, including planting up edge areas.
- Conserve hedgerows and allow for the growth of hedgerow trees.
- Suburban expansion pressures from the urban fringes.
- Inappropriate or visually intrusive road improvements.
- Erosion of historic character due to changes in farming practices.
- Expansion of horse paddocks.
- Views from the higher ground of the Sussex Downs [National Park]
- Retain and strengthen parkland character and parkland features (copses, avenues and mature trees) as a setting for built development (FGoC)
- Ensure the parkland and woodland continues to contribute to the wider landscape (FGoC)
- Respect the setting of the Chichester Entrenchments to ensure these continue to be appreciated as a landscape feature (FGoC)
- Respect views from the Sussex Downs, particularly from the priority viewpoint at The Trundle (FGoC)
- Respect the view from the northern end of Centurion Way and use planting to screen built development from this viewpoint (FGoC)
- The panoramic views [from within the nearby SDNP] across the coastal plain e.g. from The Trundle are sensitive (SDILCA)
- Consider views from the ridge [from within the nearby SDNP] in association with any change in adjacent areas. Pay particular attention to panoramic views [from within the nearby SDNP], for example from the popular viewpoint at The Trundle, in planning any change in this or adjacent areas, including areas outside the National Park boundary. (SDILCA)

Relevant forces for change/ key issues / threats / opportunities:

- Potential development pressure from the extension of existing settlements.
- Workings associated with gravel extraction.
- Lack of woodland management resulting in a decline in the structure and condition of existing woodlands.
- Increased recreational activities, for example associated with horse-riding and golf courses.

Sub-area map:

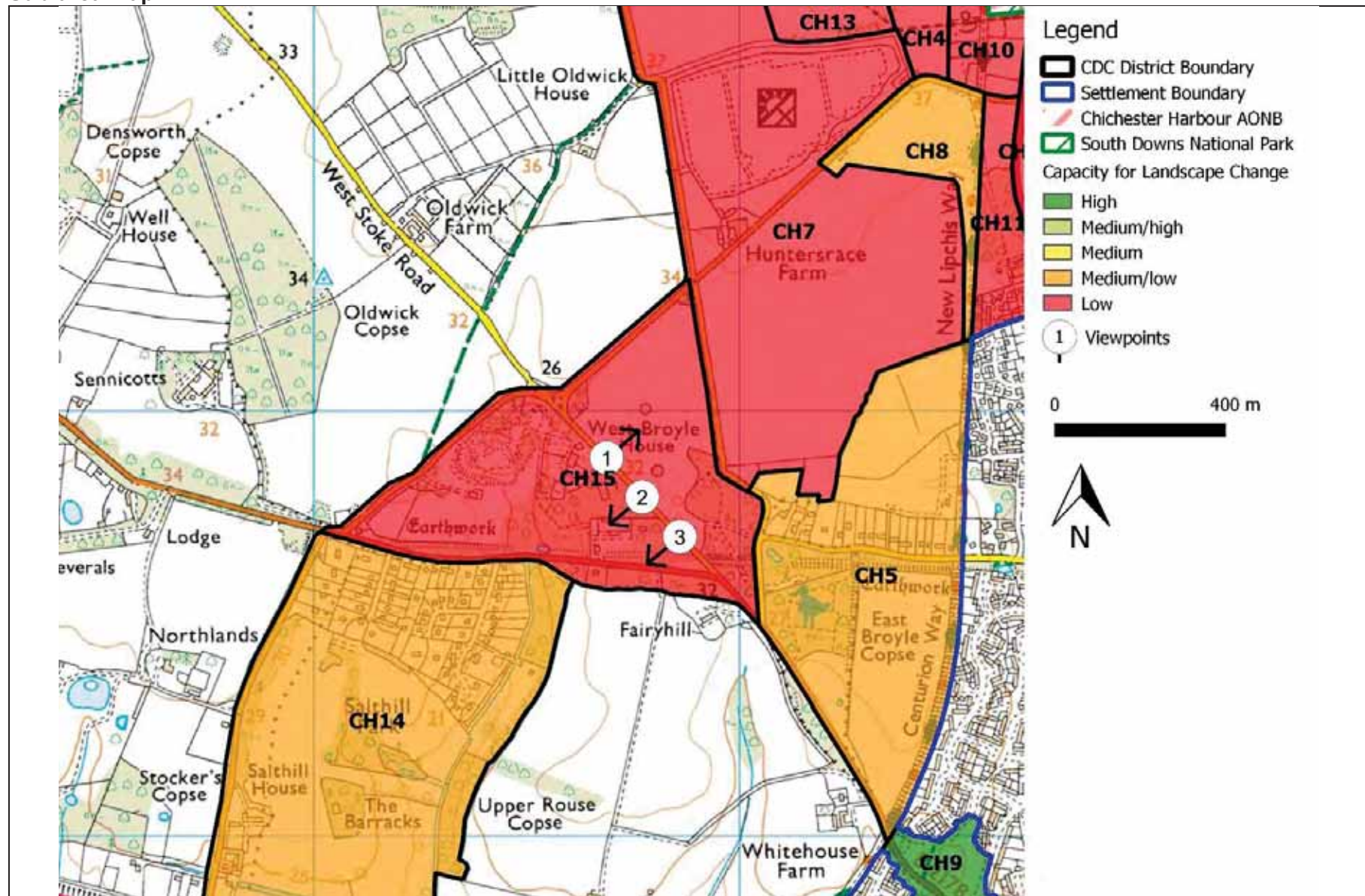


Figure: CH15 Capacity of landscape to accept change and location of photographic viewpoints

Sub-area description:

The CH15 West Broyle Park sub-area is characterised by designed landscape features such as tree clumps and mature specimen trees amongst grassland. This sub-area is a result of post medieval gentrification associated with West Broyle House (to the west of West Stoke Road) and Parliamentary Enclosure (to the east of West Stoke Road) and contains arable farmland, pasture, parkland features, woodland, an old quarry and earthworks. West Broyle House and Dairy Cottage are features. The South Downs National Park lies close to the north.

For more detail refer to record sheets.

Photographs:

Photo 1: View from West Stoke Road looking north-east across northern end of sub-area the hills within the SDNP on skyline



Photo 2: View from West Stoke Road looking west across enclosed pasture field within area



Photo 3: View from West Stoke Road looking west across part of the 'Chichester Entrenchments' Scheduled Monument

Please refer to section 3 methodology of the assessment process

1. Visual Sensitivity: Medium / high

- 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), also a priority view in FGoC. Potentially visible from SDNP representative identified view 45 Stoke Clump
- Potential limited views from 'Centurion Way at Hunters Race' priority view identified in FGoC
- Visible in views from rural roads
- Visible to users of a popular Local Green Space with open access identified in the Lavant Neighbourhood Plan: The 'Amphitheatre' next to Centurion Way.
- Potential limited views from the promoted Centurion Way Sustrans Regional Cycle 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
- Visible in views from a limited number of properties
- 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' Local Green Space next to Centurion Way from eastern edge.
- Rural area with expectations of scenic beauty particularly near to SDNP.
- The area has an enclosed character, more open in the northern east field. There is a good existing structure of woodland and hedgerows, degraded in places, on which mitigation planting could build upon
- Mitigation planting could result in impacts the existing parkland character and on views including to and from the ridge within the SDNP and its landmarks, although there are opportunities to restore lost field boundaries and parkland planting

2. **Landscape Sensitivity: Medium / high**

- Gently undulating upper coastal plain
- Area of pasture, arable farmland, woodland and parkland
- Natural topography interrupted by old chalk pit in west, now heavily vegetated
- Woodland forms an enclosed character in the south with a more open character in the north
- Good sense of history provided by the parkland features (parkland trees, railings, walled garden associated with West Broyle House) and Chichester Entrenchments Scheduled Monument crossing area
- Contains vernacular buildings, some modern properties and large 'country house' (West Broyle House)
- Low density settlement, isolated from a main settlement and set in woodland
- 2 Grade II listed buildings nearby to the south-west
- High proportion of woodland in the south of the sub-area including chestnut coppice woodland and some field corner copses with irregular woodland edges
- Brandy Hole Copse nature reserve adjacent to the east
- Areas of 'Deciduous Woodland' and 'Wood-pasture and Parkland' identified on the Priority Habitat Inventory
- Tranquil area with some local noise from roads

3. Landscape Character Sensitivity: Medium / high (combines 1 and 2)

4. **Wider Landscape Sensitivity: Medium / high**

- 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
- Provides characteristic views to the SDNP

5. Overall Landscape Sensitivity: Medium / high (combines 3 and 4)

6. Landscape Value: Medium / high

- Part of the wider setting of the South Downs National Park
- Contains part of the 'Chichester Entrenchments' Scheduled Monument
- Visible in valued views from the SDNP and limited visibility in priority view identified in FGoC from 'Centurion Way at Hunters Race'

7. Landscape Capacity: Low (combines 5 and 6)

<p>Potential effect on key visual characteristics</p> <ul style="list-style-type: none"> • Impact on characteristic views from within the nearby SDNP across the coastal plain from identified viewpoints • Impact on long rural views to the ridge within the SDNP to the north including to identified landmark • Impact on rural views from Local Green Space and from the Centurion Way Sustrans Regional Cycle Route (88) and New Lipchis Way long distance walking route, including identified views • Impact on scenic quality of the area including its rural and historic parkland character
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Loss hedgerows, trees and wooded character • Loss of distinctive parkland character • Loss of hedgerow / vegetated character of surrounding roads • Impact on characteristic views to and from the SDNP, including from identified key viewpoints • Impacts on the rural landscape setting of Chichester • Impact part of the 'Chichester Entrenchments' Scheduled Monument and its setting
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • Impacts on the rural landscape setting Chichester • Impacts on existing low density settlement within sub-area, isolated from a main settlement
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Retention of all good and moderate quality tree cover and locally distinctive boundary treatments and features • Retention of other vegetated areas where they contribute to landscape and biodiversity value • Restoring lost field boundaries • Extending and connecting woodland • Long-term management of woodland and hedgerows • Conserve rural character of lanes • Retention of the rural setting of the 'Chichester Entrenchments' Scheduled Monument

Conclusion and recommendations and potential capacity of sub-area

Sub-area CH15 has a low capacity, constrained by its strong rural and historic parkland character and its role in forming a wider part of the setting of SDNP. There are views to and across the area from the Centurion Way Sustrans Regional Cycle Route (88), the New Lipchis

Way long distance walking route, the 'Amphitheatre' Local Green Space and rural lanes, including from identified views. The sub-area offers long reaching panoramic views to the South Downs National Park to the north including to landmark features. The sub-area is also visible in identified views from the nearby SDNP and part of the 'Chichester Entrenchments' Scheduled Monument also falls within the sub-area.

It is possible that a very small amount of built development may be accommodated within existing clusters of settlement or building conversions provided it is informed by further landscape and visual impact assessment and sensitively integrated into the landscape, respecting the historic settlement pattern and locally distinctiveness. Great care would need to be taken to avoid any landscape or visual harm.

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Sub-area:**CH 16: Fordwater Arable Farmland**

West Sussex County Council Landscape Character Assessment (WSCCLCA) LCA SC 9 Chichester to Yapton Coastal Plain and SC7 Hainaker Upper Coastal Plain (northern end)

Future Growth of Chichester (FGoC): LCA 3B Westhampnett Upper Coastal Plain; LCT Open Arable Upper Coastal Plain

Nearby: South Downs National Park Authority Integrated Landscape Character Assessment (SDILCA): LCA Q1: South Downs Upper Coastal Plain; LCT Q: Upper Coastal Plain; and LCA B1: Goodwood to Arundel Wooded Estate Downland; LCT B: Wooded Estate Downland

Key characteristics and key qualities (West Sussex LCA unless noted):

LCA SC9:

- Low lying flat, to gently undulating, open landscape (FGoC)
- A low density of hedgerows and hedgerow trees with occasional shelterbelts.
- Large-scale arable farming and market gardening. Extensive farms with both traditional and modern farm buildings and silos.
- Scattered, historically nucleated villages with mixed building materials of flint, brick, half timber and stone.
- Large farmsteads along roads, and on dead-end tracks.
- Long views to the Downs and to the distinctive spire of Chichester Cathedral.
- The relatively open character of much of the area allows long views so that village church towers are important landmarks in views.
- Few trees or hedgerows, partly as a result of Dutch elm disease, from the 1970s and the Great Storm of 1987 and overall high quality agricultural land, although, where they do exist, they form prominent features.
- Area settled and resources exploited from prehistoric times onwards. Few visible prehistoric monuments apart from crop marks.
- Semi-natural habitats are scarce due to intensive arable agriculture.
- Hedgerow pattern is fragmented
- Mixed farmland with belts of trees (including distinctive poplar shelter belts). (FGoC)
- Large agricultural barns, motor works and aerodrome. (FGoC)
- Panoramic views [from within the nearby SDNP] across the coastal plain from high, open ridges. (SDILCA)

Additional for LCA SC7:

- A transitional landscape.
- Clear views to the higher ground of the Downs to the north.
- A good cover of woodland and trees, with a high percentage of ancient woodland.
- Mainly gently undulating farmland enclosed by woods with numerous hedgerows.
- Pattern of small to medium sized pastures, arable fields, livestock farming and market gardening.
- Winterbourne chalk streams emanate from this area.
- Area is well settled with scattered pattern of rural villages and farmsteads
- Leafy or wooded settlements.
- Winding hedged or wooded lanes.
- Remnant semi-natural broadleaved woodlands, interconnecting hedgerows and trackways provide important habitats for wildlife.

- A few significant patches of unimproved or semi-improved neutral grassland and meadows.
- Stream valleys, both ephemeral and permanent, add to the nature conservation interest.
- Improved pasture is common

Landscape strategy and key sensitivities and guidelines:

LCA SC9:

- Key views to the South Downs, Chichester Cathedral and Arundel.
- Fragmentation and loss of hedgerows and connections between hedgerow and woodland.
- Replacement of mature treescape.
- Changes in drainage patterns.
- Loss of archaeological remains to ploughing.
- Loss of distinction between different settlements due to urban expansion.
- Changes in transport infrastructure due to urban development pressures.
- Create a new, large scale tree and hedgerow framework which complements the open intensively farmed landscape, whilst maintaining significant views of Chichester Cathedral, the South Downs and local features.
- Maintain and strengthen field boundaries such as hedgerows and shelterbelts.
- Link up existing remnant hedgerows and tree lines to re-establish coherent field boundaries and wildlife corridors.
- Encourage and promote land management schemes to increase species rich grassland areas.
- Promote management and establishment of grassland regimes of grazing, hay cutting and silage.
- Establish landscape management plans for urban edges to enhance the distinction between the urban and rural landscape.
- Restore and strengthen the landscape of the gaps between settlements.
- Encourage landscape enhancements around villages and on their approaches.
- Establish new vegetation features by the planting of hedgerows and tree clumps in field corners and along roadsides, especially those approaching settlements.
- Restrict extensive areas of tree planting to poorer quality agricultural land.
- Maintain, restore and enhance floodplain woodland and associated species, including native black poplar, where appropriate.
- Conserve the mature trees and hedgerow network around the site; (FGoC)
- Consider the impact of built development on views from The Trundle; (FGoC)
- Consider the impact of built development on views from the public footpath on the northern edge of Chichester – maintain rural views of the Sussex Downs. (FGoC)
- The panoramic views [from within the nearby SDNP] across the coastal plain e.g. from The Trundle are sensitive (SDILCA)
- Consider views from the ridge [from within the nearby SDNP] in association with any change in adjacent areas. Pay particular attention to panoramic views [from within the nearby SDNP], for example from the popular viewpoint at The Trundle, in planning any change in this or adjacent areas, including areas outside the National Park boundary. (SDILCA)

Additional for LCA SC7:

- Conserve the undeveloped rural character of the area.
- Maintain and enhance the historic character of the area including earthworks, historic field patterns and historic parks.

- Conserve and manage distinctive habitats including meadows, heathland, chalk grassland, stream sides and woodland.
- Seek, where appropriate, the restoration of gravel workings to grassland, woodland and scrub habitats, including restoration of field edges and hedgerows.
- Promote management of existing woodland, especially where under pressure from gravel working or urban fringe development.
- Conserve and enhance the character and setting of small villages and hamlets.
- Promote good management of important village and roadside trees. Plant new tree features in villages.
- Encourage careful woodland design to screen new housing and other visually intrusive landscape elements, for example, pig farms, communication aerials.
- Consider the cumulative impact on landscape character of small developments and land use change.
- Avoid the introduction of suburban styles and materials.
- Ensure any new development is well integrated into the wider landscape. Use new woodland and hedgerow planting as appropriate.
- Encourage good management of existing woodland and tree groups, including planting up edge areas.
- Conserve hedgerows and allow for the growth of hedgerow trees.
- Suburban expansion pressures from the urban fringes.
- Inappropriate or visually intrusive road improvements.
- Views from the higher ground of the Sussex Downs [National Park]
- Erosion of historic character due to changes in farming practices.
- Expansion of horse paddocks.

Relevant forces for change/ key issues / threats / opportunities:

- Urban development pressures, especially in the gaps between settlements and on the edge of Chichester.
- Major road improvements.
- Loss of mature elm trees in the 1970's and 1980's due to Dutch elm disease.
- Loss of floodplain and wet woodland due to changes in agricultural drainage practices.
- Loss of tree and hedgerow cover from agricultural intensification since World War II.
- Conversion of agricultural buildings to light industrial uses.
- Farm diversification and garden centres leading to introduction of signs and fencing.
- Introduction of large scale industrial buildings and glasshouses with distribution sheds.

Additional for LCA SC7:

- Major existing road improvements along the A27 trunk road and the possibility of new ones.

Sub-area map:

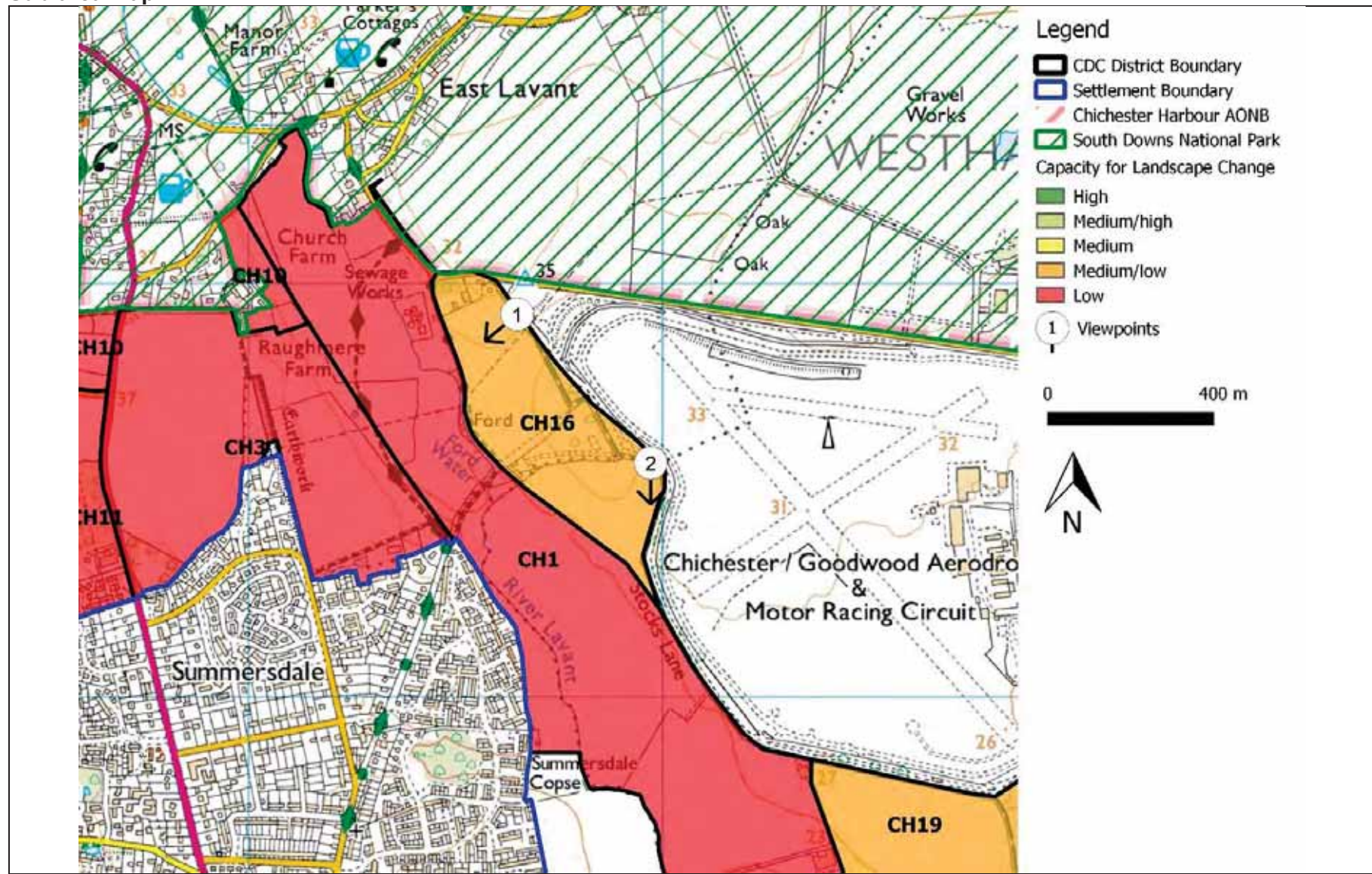


Figure: CH16 Capacity of landscape to accept change and location of photographic viewpoints

Sub-area description:

The CH16 Fordwater Arable Farmland sub-area is characterised by large scale arable fields on a gently undulating upper coastal plain underlain by 'head' (geologically weathered and broken up material) and 'raised beach' deposits. Many of the old field boundaries have been lost and hedgerows are gappy or have been replaced by post and wire. The settlement pattern is dominated by scattered farms and hamlets. This small sub-area is composed of open arable fields and isolated residential properties between the Lavant Valley and Goodwood Motor Circuit/ Airfield. The South Downs National Park (SDNP) adjoins the sub-area to the north.

For more detail refer to record sheets.

Photographs:

Photo 1: View from PRow along Stocks Lane looing south across area towards Chichester



Photo 2: View from PRow along Stocks Lane looing south across part of open arable field within area

Please refer to section 3 methodology of the assessment process

1. Visual Sensitivity: Medium / high

- 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)
- Visible in views from sensitive viewers on the edge of the Graylingwell Hospital Conservation Area and RPG to the south-west
- Users of the Stocks Lane bridleway and from nearby PRow between Chichester and Lavant including West Sussex Literary Trail
- Visible in 2 priority views identified in FGoC: 'The Trundle' and 'Public footpath along the northern edge of Chichester'
- Visible from a number of PRow including the Stocks Lane bridleway PRow between Chichester and Lavant and from the West Sussex Literary Trail promoted long distance path
- Sub-area forms is visible in the identified views in Lavant NDP (in north of area) to the Lavant and the Trundle from the footpath north of Summersdale
- Visible from a small number of properties including the eastern edge of Chichester
- Views across area to key landmark features of Chichester Cathedral spire and Graylingwell tower
- The adjacent Goodwood Aerodrome/Motor Racing Circuit is largely screened by planting
- Rural area with expectations of scenic beauty particularly near to SDNP

- The area has a good structure of boundary vegetation, more open in the south, on which mitigation planting could build upon
- Mitigation planting could result in the loss of predominantly open character in the south of the sub-area and impact on views to key landmark features of Chichester Cathedral spire and Graylingwell tower

2. **Landscape Sensitivity: Medium**

- Part of the gently undulating upper coastal plain above the Lavant Valley
- Western edge adjacent to the irregular course of the River Lavant (winterbourne chalk stream) flows in a man-made channel through the open large scale arable fields and pasture/grazed fields in the north
- Good structure of hedgerow and mature hedgerow trees, tree belts/wooded strips adjacent Motor Racing Circuit and riverside trees including willow along River Lavant
- Wet meadow along River Lavant
- The area is a product of modern field amalgamation (late 20th century). Low historic sensitivity.
- Graylingwell Registered Park and Garden (Grade II) lies nearby to the west
- Graylingwell Hospital Conservation Area, with the Graylingwell tower local landmark, lies nearby to the west and Mid and East Lavant conservation area nearby to the north
- Contains very small amount of low density settlement comprising a farmstead and cottages accessed from Fordwater Road and New Road
- Sub-area is crossed by the Stocks Lane bridleway on east side
- Tranquillity affected by some aural intrusions from the adjacent from Goodwood Motor Circuit/Aerodrome; some limited impact of the modern settlement edge of Chichester and some likely light spill from Chichester. Visual impacts are generally reduced by intervening vegetation

3. Landscape Character Sensitivity: Medium / high (combines 1 and 2)

4. **Wider Landscape Sensitivity: Medium / high**

- Sub-area contributes to rural setting to the Lavant Valley, marking the start of the rural landscape beyond the Lavant Valley. It therefore plays some positive role in the setting of Chichester.
- The gently rising agricultural slopes provide some positive contribution to the character of the wider character area.
- Separated from the urban edge of Chichester by the Lavant Valley although partially affected by the Goodwood Aerodrome and Motor Racing Circuit
- The openness of the southern end of area contributes to characteristic views to Chichester including to landmark features

5. Overall Landscape Sensitivity: Medium / high (combines 3 and 4)

6. Landscape Value: Medium

- Within the setting of the South Downs National Park

7. Landscape Capacity: Medium / Low (combines 5 and 6)

<p>Potential effect on key visual characteristics</p> <ul style="list-style-type: none"> • Impact on characteristic views from within the nearby SDNP across the coastal plain from identified viewpoints • Impact on views to key landmark features of Chichester Cathedral spire and Graylingwell tower. • Impact on rural views from PRoW crossing area and from the West Sussex Literary Trail • Impact on identified view in Lavant NDP • Impact on scenic quality of the area including its rural character
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Impact on the rural setting to the Lavant Valley, marking the start of the rural landscape beyond the Lavant Valley • Loss of open arable fields, hedgerows, tree belts, river side trees, wooded strips and landscape field patterns • Opportunities to improve the landscape character of the undeveloped river valley/ floodplain • Loss of hedgerow / vegetated character of surrounding roads • Impact on characteristic views and to key landmark features of Chichester Cathedral spire and Graylingwell tower. • Impacts on the rural landscape setting of Chichester and Lavant • Impact the wider rural setting of Graylingwell RPG and conservation area to the south-west and Mid and East Lavant conservation area to the north
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • Loss of pattern largely undeveloped character with only an isolated farmstead • Impacts on the rural landscape setting of Lavant village and Chichester • Loss of views to landmark buildings within Chichester
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Retention of all good and moderate quality tree cover and locally distinctive boundary treatments and features • Retention of other vegetated areas where they contribute to landscape and biodiversity value • Restoring lost field boundaries and copses • Retaining legibility and setting of PRoW network and creating additional links • Conserve rural character of lanes • Retention of the wider rural setting of the RPG and conservation areas

Conclusion and recommendations and potential capacity of sub-area

Sub-area CH16 has a medium/low capacity, constrained by its rural character forming part rural setting to the Lavant Valley, marking the start of the rural landscape beyond the Lavant Valley, its contribution to the rural setting of the settlements of Chichester and Lavant and its role as part of the setting of SDNP. There are views to and across the area from public rights of way and rural lanes including identified

views. The sub-area is visible in identified views from the nearby SDNP and also allows open views to Chichester Cathedral and Graylingwell Tower landmark features.

It is possible that a very small amount of built development may be accommodated within existing clusters of settlement or building conversions provided it is informed by further landscape and visual impact assessment and sensitively integrated into the landscape, respecting the historic settlement pattern and locally distinctiveness. Great care would need to be taken to avoid any landscape or visual harm.

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Sub-area:**CH 17: Westhampnett West Arable Farmland**

**West Sussex County Council Landscape Character Assessment (WSCCLCA) LCA SC 9 Chichester to Yapton Coastal Plain
 Future Growth of Chichester (FGoC): LCA 3B Westhampnett Upper Coastal Plain; LCT Open Arable Upper Coastal Plain
 Nearby: South Downs National Park Authority Integrated Landscape Character Assessment (SDILCA): LCA Q1: South Downs
 Upper Coastal Plain; LCT Q: Upper Coastal Plain; and LCA B1: Goodwood to Arundel Wooded Estate Downland; LCT B: Wooded
 Estate Downland**

Key characteristics and key qualities (West Sussex LCA unless noted):

- Low lying flat open landscape with areas of gently undulating landform (FGoC)
- Meandering rife and straight drainage ditch systems, with associated unimproved grassland and edged by reed beds.
- A low density of hedgerows and hedgerow trees with occasional shelterbelts.
- Large-scale arable farming and market gardening. Extensive farms with both traditional and modern farm buildings and silos.
- Clusters of glasshouses.
- Scattered, historically nucleated villages with mixed building materials of flint, brick, half timber and stone.
- Large farmsteads along roads, and on dead-end tracks.
- Long views to the Downs and to the distinctive spire of Chichester Cathedral.
- The relatively open character of much of the area allows long views so that village church towers are important landmarks in views.
- Frequent urban fringe influences of horse paddocks, light industry and disused airfields, with busy minor and major roads.
- Large gravel pit lakes around the edge of Chichester.
- Few trees or hedgerows, partly as a result of Dutch elm disease, from the 1970s and the Great Storm of 1987 and overall high quality agricultural land, although, where they do exist, they form prominent features.
- Area settled and resources exploited from prehistoric times onwards. Few visible prehistoric monuments apart from crop marks.
- Important medieval churches with spires which distinguish this otherwise flat landscape.
- Large regular fields, mostly the product of Parliamentary enclosure.
- Excavations at Westhampnett, in advance of the bypass, demonstrated that Roman, Iron Age and earlier settlement evidence may lie just below plough soil level.
- Semi-natural habitats are scarce due to intensive arable agriculture.
- Hedgerow pattern is fragmented with occasional isolated woods
- Low lying species-rich grasslands adjacent to the rife, artificial water bodies of Chichester canal (SNCI) and gravel pits together with remnant semi-natural broadleaved woodlands form pockets of high nature conservation importance.
- Artificial lakes of the Chichester Gravel Pit complex are particularly important for wintering and breeding birds as the largest collection of inland water bodies in the county.
- Mixed farmland with belts of trees (including distinctive poplar shelter belts (FGoC)
- Panoramic views [from within the nearby SDNP] across the coastal plain from high, open ridges. (SDILCA)

Landscape strategy and key sensitivities and guidelines:

- Key views to the South Downs, Chichester Cathedral and Arundel.
- Fragmentation and loss of hedgerows and connections between hedgerow and woodland.
- Replacement of mature treescape.
- Changes in drainage patterns.
- Industry in the countryside associated with horticulture and light industry, resulting in large clusters of glasshouses and industrial buildings.
- Loss of distinction between different settlements due to urban expansion.
- Changes in transport infrastructure due to urban development pressures.
- Create a new, large scale tree and hedgerow framework which complements the open intensively farmed landscape, whilst maintaining significant views of Chichester Cathedral, the South Downs and local features.
- Maintain and strengthen field boundaries such as hedgerows and shelterbelts.
- Link up existing remnant hedgerows and tree lines to re-establish coherent field boundaries and wildlife corridors.
- Encourage a full tree survey of the area with a view to conserving and managing existing feature tree groups and individuals.
- Encourage and promote land management schemes to increase species rich grassland areas.
- Promote management and establishment of grassland regimes of grazing, hay cutting and silage.
- Establish landscape management plans for urban edges to enhance the distinction between the urban and rural landscape.
- Restore and strengthen the landscape of the gaps between settlements.
- Encourage landscape enhancements around villages and on their approaches.
- Establish new vegetation features by the planting of hedgerows and tree clumps in field corners and along roadsides, especially those approaching settlements.
- Encourage the planting of shelter belts around horse paddocks, using native species, to give visual and wildlife benefits.
- Promote sympathetic design of new road schemes, particularly associated with transport infrastructure for Bognor Regis.
- Encourage bold tree planting associated with large agricultural buildings, glasshouses and industrial buildings to attempt to assimilate them into the landscape more satisfactorily.
- Maintain the character of the medieval hamlet of Westhampnett and respect the setting of the listed buildings (FGoC)
- Integrate development into views from The Trundle through careful siting, subtle roof colours, and planting (FGoC)
- The panoramic views [from within the nearby SDNP] across the coastal plain e.g. from The Trundle are sensitive (SDILCA)
- Consider views from the ridge [from within the nearby SDNP] in association with any change in adjacent areas. Pay particular attention to panoramic views [from within the nearby SDNP], for example from the popular viewpoint at The Trundle, in planning any change in this or adjacent areas, including areas outside the National Park boundary. (SDILCA)

Relevant forces for change/ key issues / threats / opportunities:

- Urban development pressures, especially in the gaps between settlements and on the edge of Chichester.
- Major road improvements.
- Loss of mature elm trees in the 1970's and 1980's due to Dutch Elm disease.
- Loss of floodplain and wet woodland due to changes in agricultural drainage practices.
- Loss of tree and hedgerow cover from agricultural intensification since World War II.
- Introduction of large scale industrial buildings and glasshouses with distribution sheds.

Sub-area map:

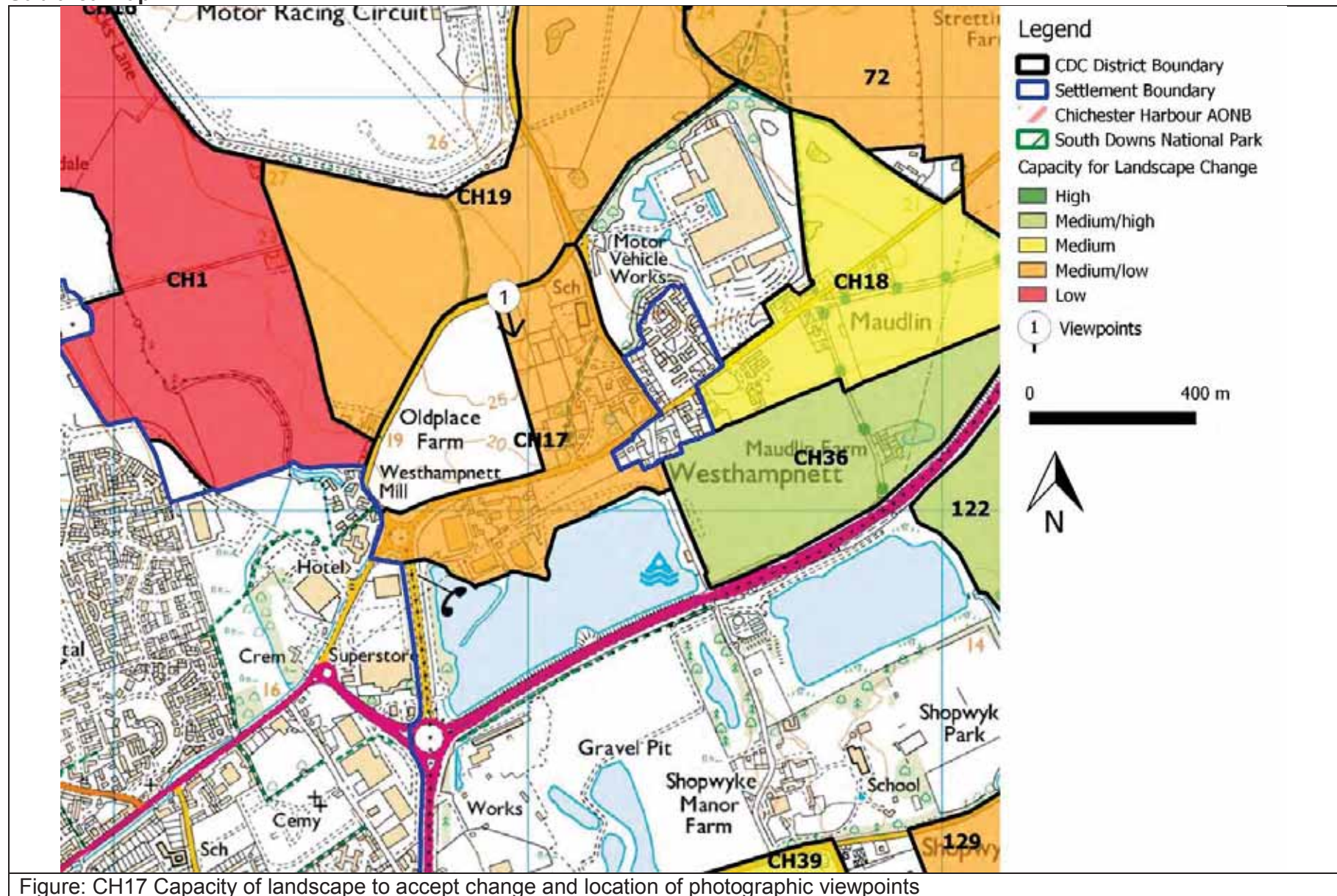


Figure: CH17 Capacity of landscape to accept change and location of photographic viewpoints

Sub-area description:

The CH17: Westhampnett West Arable Farmland sub-area is characterised by small pasture/ grazed fields semi-enclosed by a good structure, tree belts and copses around the medieval hamlet of Westhampnett, and industrial development south of Stane Street. The sub-area includes the historic core of Westhampnett comprising low density settlement around the Church. The large scale arable field to the west of Westhampnett which previously formed part of this sub-area (in the FGoC study) now has planning approval for a housing development part of the strategic housing site to the east of Chichester so has been omitted from the sub-area.

For more detail refer to record sheets.

Photographs:

Photo 1: View over the area from Madgwick Lane looking south across paddocks within sub-area to Westhampnett historic core



Photo 2: View over the area from footpath north of St Peter's Church looking north-west across fields within sub-area with view to Graylingwell tower



Photo 3: View over the sub-area from Clay Pit Lane looking west to low density settlement within Westhampnett

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Photo 4: View over the area from Stane Street looking south across paddocks within sub-area



Photo 5: View to the large scale industrial buildings within industrial estate from Stane Street looking south

Please refer to section 3 methodology of the assessment process

1. Visual Sensitivity: Medium

- 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), also a priority view identified in the FGoC, and SDNP representative identified view 66 Halnaker Windmill
- Views from a number of properties, including within the strategic growth area to the west between Stane Street and Madgwick Lane
- Views from a variety of views including visitors and workers at the industrial estate within area, from the school within area and visitors to Church within area
- Views from users of the GRR crossing area and nearby to north of the sub-area
- Views from motorists on Stane Street, Madgwick Lane and Claypit Lane including accessing/connecting to Rolls Royce HQ 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

- Long rural views out of sub-area 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 out of sub-area from edge (along Madgwick Lane) to the Chichester Cathedral spire and Graylingwell Tower landmark features
- Rural area affected by some urbanising elements
- Existing structure of hedgerows is degraded in places with some open boundaries but provides a good structure on which mitigation planting could build upon
- Mitigation through retention and planting of tree, hedgerow and copses would respect local character with opportunities to restore lost field boundaries and copses. Mitigation planting could impact views including to the ridge within the SDNP and landmark features in Chichester

2. **Landscape Sensitivity: Medium**

- Part of the gently undulating upper coastal plain
- Sub-area contains the historic core of the medieval hamlet of Westhampnett around St Peter's church with a low density settlement pattern including vernacular buildings
- 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.
- Contains areas of small paddock/grazed field semi-enclosed by boundary vegetation, tree belts and copses along roads, field boundaries and within gardens
- Tree belts adjacent to paddocks in south
- A good proportion of trees largely within hedgerows and gardens with some field trees
- Roman Road – historic route into Chichester along Stane Street, contributing to the historic setting of Chichester
- 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
- Industrial development and the Westhampnett Waste and Recycling site with large scale industrial buildings south of Stane Street fall within the sub-area and have an urbanising influence
- Contribution to setting of St Peter's church (Grade II*) and a cluster of Grade II listed buildings within the historic core of Westhampnett
- Adjacent to Rolls Royce HQ contains large buildings but is well contained by bunding and planting
- Tranquillity affected by nearby A27, the Westhampnett Waste and Recycling site and industrial estate and lighting serving residential needs including some street lighting
- Accessible by PRow crossing area

3. Landscape Character Sensitivity: Medium (combines 1 and 2)

4. **Wider Landscape Sensitivity: Medium**

- The adjacent settlement edge is reasonably well contained by vegetation
 - The rural lanes and medieval hamlet of Westhampnett is representative of the wider landscape character area
 - Sub-area contains some detracting features such as industrial development.
 - The small scale fields, hedgerows, trees and low density settlement pattern provides a positive contribution to the rural setting of Westhampnett village and contributes to the gap between the village and Chichester which has been significantly compromised by surrounding development.
5. Overall Landscape Sensitivity: Medium (combines 3 and 4)
6. **Landscape Value: Medium / high**
- Contribution to setting of St Peter's church (Grade II*) and a cluster of Grade II listed buildings within the historic core of Westhampnett
 - Area contributes to the 'rural nature' of the Westhampnett Parish, identified in the emerging NDP as a characteristic to be maintained
7. Landscape Capacity: Medium / low (combines 5 and 6)

<p>Potential effect on key visual characteristics</p> <ul style="list-style-type: none"> • Impact on characteristic views to and from the nearby SDNP including from identified key viewpoints • Impact on views to Chichester Cathedral spire and Graylingwell Tower landmark features • Impact on rural views from PRoW crossing area • Impact on scenic quality of the area including its rural character
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Loss of small scale paddocks/ grazed fields, hedgerows with mature trees, copses, orchard and landscape field patterns • Loss of hedgerow / vegetated character of surrounding roads • Impact on characteristic views from within the nearby SDNP across the coastal plain from identified key viewpoints • Impacts on the rural landscape setting of Westhampnett village and Maudlin hamlet and to a limited extent the setting of listed buildings on Stane Street • Erosion of the pattern of low density settlement pattern and vernacular character
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • Erosion of the pattern of scattered farms and hamlets and their vernacular character • Impacts on the rural landscape setting of Westhampnett village, which has already been affected by a substantial amount of surrounding development • Further impacts on the separation of Westhampnett village and Chichester which would further undermine the rural landscape setting of the settlements
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Retention of all good and moderate quality tree cover and locally distinctive boundary treatments and features • Retention of other vegetated areas where they contribute to landscape and biodiversity value • Restoring lost field boundaries and copses • Retaining legibility and setting of PRoW network and creating additional links • Conserve rural character of lanes • Retention of the rural setting of listed buildings • Maintain and, where appropriate, extend screening to the industrial estate, Rolls Royce HQ and Westhampnett Waste and Recycling site

Conclusion and recommendations and potential capacity of sub-area

Sub-area CH17 has a medium / low capacity constrained by comprising the historic core of the medieval hamlet of Westhampnett with a low density settlement pattern; forming part of the setting of the St Peter's church (Grade II*); its role in providing a positive contribution to the rural setting of Westhampnett; and the contribution it makes to the remaining actual and perceived separation between the village and Chichester, which has been significantly compromised by surrounding development. There are views to and across the area from a public right of way and rural lanes and the sub-area offers long reaching panoramic views to the South Downs National Park to the north including to landmark features. The sub-area is visible in identified views from the nearby SDNP and also allows open views to Chichester Cathedral and Graylingwell Tower landmark features. The sub-area also contains some detracting features such as industrial development.

It is possible that a very small amount of built development may be accommodated within existing clusters of settlement or building conversions provided it is informed by further landscape and visual impact assessment and sensitively integrated into the landscape, respecting the historic settlement pattern and locally distinctiveness. Great care would need to be taken to avoid any landscape or visual harm and ensure what remains of the actual and perceived separation between the rural hamlet of Westhampnett and the urban area of Chichester is protected.

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Sub-area:**CH 18: Maudlin Arable Farmland**

**West Sussex County Council Landscape Character Assessment (WSCCLCA) LCA SC 9 Chichester to Yapton Coastal Plain
 Future Growth of Chichester (FGoC): LCA 3B Westhampnett Upper Coastal Plain; LCT Open Arable Upper Coastal Plain
 Nearby: South Downs National Park Authority Integrated Landscape Character Assessment (SDILCA): LCA Q1: South Downs
 Upper Coastal Plain; LCT Q: Upper Coastal Plain; and LCA B1: Goodwood to Arundel Wooded Estate Downland; LCT B: Wooded
 Estate Downland**

Key characteristics and key qualities (West Sussex LCA unless noted):

- Low lying flat open landscape with areas of gently undulating land form (FGoC)
- Meandering rife and straight drainage ditch systems, with associated unimproved grassland and edged by reed beds.
- A low density of hedgerows and hedgerow trees with occasional shelterbelts.
- Large-scale arable farming and market gardening. Extensive farms with both traditional and modern farm buildings and silos.
- Clusters of glasshouses.
- Scattered, historically nucleated villages with mixed building materials of flint, brick, half timber and stone.
- Large farmsteads along roads, and on dead-end tracks.
- Long views to the Downs
- The relatively open character of much of the area allows long views so that village church towers are important landmarks in views.
- Frequent urban fringe influences of horse paddocks, light industry and disused airfields, with busy minor and major roads.
- Few trees or hedgerows, partly as a result of Dutch elm disease, from the 1970s and the Great Storm of 1987 and overall high quality agricultural land, although, where they do exist, they form prominent features.
- Area settled and resources exploited from prehistoric times onwards. Few visible prehistoric monuments apart from crop marks.
- Important medieval churches with spires which distinguish this otherwise flat landscape.
- Large regular fields, mostly the product of Parliamentary enclosure.
- Excavations at Westhampnett, in advance of the bypass, demonstrated that Roman, Iron Age and earlier settlement evidence may lie just below plough soil level.
- Semi-natural habitats are scarce due to intensive arable agriculture.
- Hedgerow pattern is fragmented with occasional isolated woods, for example, Hunston Copse (Site of Nature Conservation Importance, SSSI).
- Mixed farmland with belts of trees (including distinctive poplar shelter belts). (FGoC)
- Large fields bounded by low hedgerows. (FGoC)
- Small hamlets and scattered farmsteads characterised by red brick and flint. (FGoC)
- Large agricultural barns, motor works and aerodrome. (FGoC)
- Roman roads. (FGoC)
- Panoramic views [from within the nearby SDNP] across the coastal plain from high, open ridges. (SDILCA)

Landscape strategy and key sensitivities and guidelines:

- Key views to the South Downs
- Fragmentation and loss of hedgerows and connections between hedgerow and woodland.
- Replacement of mature treescape.
- Changes in drainage patterns.
- Industry in the countryside associated with horticulture and light industry, resulting in large clusters of glasshouses and industrial buildings.
- Loss of archaeological remains to ploughing.
- Loss of distinction between different settlements due to urban expansion.
- Changes in transport infrastructure due to urban development pressures.
- Create a new, large scale tree and hedgerow framework which complements the open intensively farmed landscape, whilst maintaining significant views of the South Downs and local features.
- Maintain and strengthen field boundaries such as hedgerows and shelterbelts.
- Link up existing remnant hedgerows and tree lines to re-establish coherent field boundaries and wildlife corridors.
- Encourage a full tree survey of the area with a view to conserving and managing existing feature tree groups and individuals.
- Encourage and promote land management schemes to increase species rich grassland areas.
- Promote management and establishment of grassland regimes of grazing, hay cutting and silage.
- Establish landscape management plans for urban edges to enhance the distinction between the urban and rural landscape.
- Restore and strengthen the landscape of the gaps between settlements.
- Encourage landscape enhancements around villages and on their approaches.
- Establish new vegetation features by the planting of hedgerows and tree clumps in field corners and along roadsides, especially those approaching settlements.
- Encourage the planting of shelter belts around horse paddocks, using native species, to give visual and wildlife benefits.
- Promote sympathetic design of new road schemes, particularly associated with transport infrastructure for Bognor Regis.
- Encourage bold tree planting associated with large agricultural buildings, glasshouses and industrial buildings to attempt to assimilate them into the landscape more satisfactorily.
- Restrict extensive areas of tree planting to poorer quality agricultural land.
- Encourage the replacement or restoration of derelict glasshouses where these appear detrimental to the landscape.
- Maintain and enhance the landscape and biodiversity of rifes and other existing habitats. Reprofile banks and encourage more diverse flora by lengthening clearance cycles.
- Enhance the visual prominence of rifes through the establishment of waterside vegetation features.
- Maintain, restore and enhance floodplain woodland and associated species, including native black poplar, where appropriate.
- Maintain the character of the medieval hamlet of Maudlin and respect the setting of the listed public house; (FGoC)
- Respect the settlement pattern of the upper coastal plain (small scale villages and hamlets) (FGoC)

- Consider the impact of built development on views from The Trundle. (FGoC)
- The panoramic views [from within the nearby SDNP] across the coastal plain e.g. from The Trundle are sensitive (SDILCA)
- Consider views from the ridge [from within the nearby SDNP] in association with any change in adjacent areas. Pay particular attention to panoramic views [from within the nearby SDNP], for example from the popular viewpoint at The Trundle, in planning any change in this or adjacent areas, including areas outside the National Park boundary. (SDILCA)

Relevant forces for change/ key issues / threats / opportunities:

- Urban development pressures, especially in the gaps between settlements and on the edge of Chichester.
- Major road improvements.
- Loss of mature elm trees in the 1970's and 1980's due to Dutch elm disease.
- Loss of floodplain and wet woodland due to changes in agricultural drainage practices.
- Loss of tree and hedgerow cover from agricultural intensification since World War II.
- Conversion of agricultural buildings to light industrial uses.
- Farm diversification and garden centres leading to introduction of signs and fencing.
- Introduction of large scale industrial buildings and glasshouses with distribution sheds.

Sub-area map:

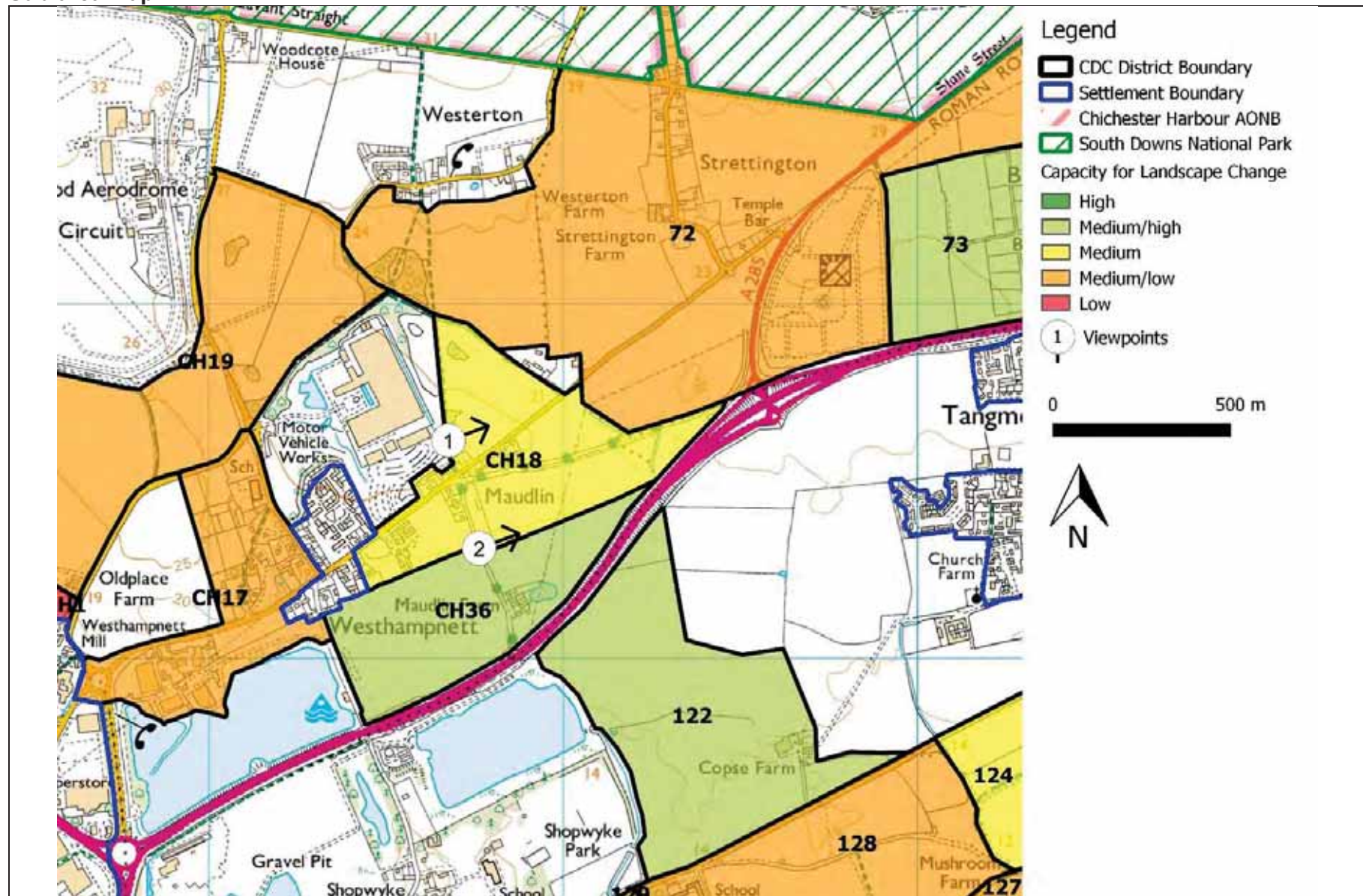


Figure: CH18 Capacity of landscape to accept change and location of photographic viewpoints

Sub-area description:

The CH18 Maudlin Arable Farmland sub-area is characterised by large scale arable fields on a gently undulating upper coastal plain underlain by 'head' (geologically weathered and broken up material) and 'raised beach' deposits. Many of the old field boundaries have been lost and hedgerows are gappy or have been replaced by post and wire. The settlement pattern is dominated by scattered farms and hamlets. This sub-area includes, open arable farmland, the medieval hamlet of Maudlin and a recently built housing development south of Stane Street. To the west lies Westhampnett village. To the north-east of the sub-area lies the Rolls Royce HQ which contains large buildings but is well contained by bunding and planting. To the north-east and south are open arable fields. A solar farms lies to the south and the eastern part of the sub-area's southern boundary is formed by the A27, bound by tree-belts.

For more detail refer to record sheets.

Photographs:

Photo 1: Panoramic view across sub-area to the hills of the SDNP looking north-east from public right of way between sub-area and Rolls Royce HQ.



Photo 2: View across paddocks within sub-area from along Dairy Lane (public byway)



Photo 3: View from public byway crossing area looking south over farmland within sub-area bound by tree-belt along A27

Please refer to section 3 methodology of the assessment process

1. Visual Sensitivity: Medium

- Visible, although not prominent in views from sensitive receptors from elevated land within the SDNP including SDNP representative identified view 11 St Roche's Hill (The Trundle) and 66 Halnaker Windmill. The view from The Trundle is also a priority view identified in the FGoC
- 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
- Most of the area is visible from the rural public rights of way connecting across and bounding the sub-area although parts of the area are visually contained by field boundary hedges
- Views of the eastern end of the sub-area are potentially possible from the A27, partially screened by vegetation
- Views from a small number of properties
- Views from Stane Street, a reasonably busy road connecting to Chichester in the east
- Views from visitors and workers at adjacent Rolls Royce HQ, although restricted by bunding and planting
- Rural area affected by some urbanising elements

- Existing structure of hedgerows is degraded in places but provides a good structure on which mitigation planting could build upon
- Mitigation through retention and planting of tree, hedgerow and copses would respect local character with opportunities to restore lost field boundaries and copses however could impact on views including to the ridge within the SDNP

2. **Landscape Sensitivity: Medium**

- Part of the gently undulating upper coastal plain
- Eastern end comprises open arable farmland and paddocks/grazing field to the east of Dairy lane
- Western end contains characteristic Medieval hamlet of Maudlin and recent housing development with public open space and playground between Westhampnett and Maudlin
- Large gently undulating open fields with enclosure provided by boundary vegetation including along roads, partially contained by the built edge of Westhampnett and Maudlin and by tree belts along the A27 adjacent to south-east edge
- The condition of this area is currently moderate with some hedgerows in decline.
- Contains historic features including sunken lane along byway crossing area and the Roman Road, part of the historic route into Chichester along Stane Street and contributing to the historic setting of Chichester
- Contributes to the setting of a cluster of Grade II listed buildings on Stane Street within the historic core of Maudlin hamlet
- Locally affected by aural intrusions associated with the A27 and Rolls Royce HQ (limited by bunding) and urbanising influence of the adjacent solar farm and associated infrastructure
- Some recent residential development is beginning to affect the small scale character of the settlements and reduce the separation of Westhampnett and Maudlin
- Crossed and bounded by PRoW

3. Landscape Character Sensitivity: Medium (combines 1 and 2)

4. **Wider Landscape Sensitivity: Medium**

- 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
- 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 Rolls Royce HQ, solar farm, landfill and A27
- The small scale pattern of the medieval hamlet of Maudlin has been affected by a recent housing development to the west
- This area of arable farmland forms an integral part of the rural landscape beyond the Lavant Valley and 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

5. Overall Landscape Sensitivity: Medium (combines 3 and 4)

6. Landscape Value: Medium

- Contribution to setting of a cluster of Grade II listed buildings on Stane Street within the historic core of Maudlin hamlet
- Visible in identified views

7. Landscape Capacity: Medium (combines 5 and 6)

<p>Potential effect on key visual characteristics</p> <ul style="list-style-type: none"> • Impact on characteristic views from within the nearby SDNP across the coastal plain from identified viewpoints • Impact on rural views from PRoW crossing and bounding area • Impact on scenic quality of the area including its rural character • Potential impact on the 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
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Loss of open arable fields, hedgerows, distinctive shelter belts, copses and landscape field patterns • Loss of hedgerow / vegetated character of surrounding roads • Impact on characteristic views to and from the SDNP including from identified key viewpoints • Impacts on the rural landscape setting of Westhampnett village and Maudlin hamlet • Impact of historic features including the sunken lanes, route of the historic route into Chichester (Roman Road) and the setting of a cluster of Grade II listed buildings on Stane Street within the historic core of Maudlin hamlet
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • Erosion of the pattern of scattered farmsteads and hamlets and their vernacular character • Impacts on the rural landscape setting of Westhampnett village and Maudlin hamlet, which has already been affected by a substantial amount of surrounding development • Further erosion of the separate identities of Westhampnett village and Maudlin hamlet • Impacts on the separation of Westhampnett village and Maudlin hamlet from the A27 which would further undermine the rural landscape setting of the settlements
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Retention of all good and moderate quality tree cover and locally distinctive boundary treatments and features • Retention of other vegetated areas where they contribute to landscape and biodiversity value • Restoring lost field boundaries and copses • Retaining legibility and setting of PRoW network and creating additional links • Conserve rural character of lanes • Retention of the rural setting of nearby listed buildings • Maintain and, where appropriate, extend screening to the solar farm, Rolls Royce HQ and A27

Conclusion and recommendations and potential capacity of sub-area

Sub-area CH18 has a medium capacity largely due to the urbanising influences of the Rolls Royce HQ, landfill, A27, the solar farm use and the recent expansion of the built up edge of Westhampnett which partially fragment the sub-area from the wider landscape. The sub-area is somewhat constrained by its contribution to the landscape setting of Westhampnett village and Maudlin hamlet, its links to the wider landscape to the north-east (particularly the eastern end) and potential visibility in identified views from the nearby SDNP. The sub-area also provides some contribution to the setting of a cluster of Grade II listed buildings on Stane Street within the historic core of Maudlin hamlet. The western end has recently been developed and now forms an eastward extension of the housing area of Westhampnett village.

Due to the fact that part of the sub-area has already been developed, and the other constraints discussed above, it is recommended that only a limited amount of additional development may be accommodated to the east of Dairy Lane adjacent to the built up edge of Maudlin hamlet, providing the settlement pattern is respected. The remainder of the sub-area is more constrained in landscape terms as it is more removed from the settlement, has stronger links to the wider landscape with views to the SDNP and is potentially visible in views from the SDNP. All types of development will need to be informed by further landscape and visual impact assessment to ensure it is sensitively integrated into the landscape, respecting the settlement pattern, form, local distinctiveness, the rural setting of Westhampnett village and Maudlin hamlet and the setting of the listed buildings. The wider rural setting of Chichester should also be respected and any potential impacts on views from the SDNP should be minimised.

Sub-area:**CH 19: Westhampnett North Arable Farmland**

**West Sussex County Council Landscape Character Assessment (WSCCLCA) LCA SC 9 Chichester to Yapton Coastal Plain
 Future Growth of Chichester (FGoC): LCA 3B Westhampnett Upper Coastal Plain; LCT Open Arable Upper Coastal Plain
 Nearby: South Downs National Park Authority Integrated Landscape Character Assessment (SDILCA): LCA Q1: South Downs
 Upper Coastal Plain; LCT Q: Upper Coastal Plain; and LCA B1: Goodwood to Arundel Wooded Estate Downland; LCT B: Wooded
 Estate Downland**

Key characteristics and key qualities (West Sussex LCA unless noted):

- Low lying flat open landscape with areas of gently undulating land form (FGoC)
- Meandering rife and straight drainage ditch systems, with associated unimproved grassland and edged by reed beds.
- A low density of hedgerows and hedgerow trees with occasional shelterbelts.
- Large-scale arable farming and market gardening. Extensive farms with both traditional and modern farm buildings and silos.
- Clusters of glasshouses.
- Scattered, historically nucleated villages with mixed building materials of flint, brick, half timber and stone.
- Large farmsteads along roads, and on dead-end tracks.
- Long views to the Downs and to the distinctive spire of Chichester Cathedral.
- The relatively open character of much of the area allows long views so that village church towers are important landmarks in views.
- Frequent urban fringe influences of horse paddocks, light industry and disused airfields, with busy minor and major roads.
- Large gravel pit lakes around the edge of Chichester.
- Few trees or hedgerows, partly as a result of Dutch elm disease, from the 1970s and the Great Storm of 1987 and overall high quality agricultural land, although, where they do exist, they form prominent features.
- Area settled and resources exploited from prehistoric times onwards. Few visible prehistoric monuments apart from crop marks.
- Important medieval churches with spires which distinguish this otherwise flat landscape.
- Large regular fields, mostly the product of Parliamentary enclosure.
- Excavations at Westhampnett, in advance of the bypass, demonstrated that Roman, Iron Age and earlier settlement evidence may lie just below plough soil level.
- Semi-natural habitats are scarce due to intensive arable agriculture.
- Hedgerow pattern is fragmented with occasional isolated woods, for example, Hunston Copse (Site of Nature Conservation Importance, SSCI).
- Mixed farmland with belts of trees (including distinctive poplar shelter belts). (FGoC)
- Large fields bounded by low hedgerows. (FGoC)
- Small hamlets and scattered farmsteads characterised by red brick and flint. (FGoC)
- Large agricultural barns, motor works and aerodrome. (FGoC)
- Panoramic views [from within the nearby SDNP] across the coastal plain from high, open ridges. (SDILCA)

Landscape strategy and key sensitivities and guidelines:

- Key views to the South Downs and Chichester Cathedral
- Fragmentation and loss of hedgerows and connections between hedgerow and woodland.
- Replacement of mature treescape.
- Changes in drainage patterns.
- Industry in the countryside associated with horticulture and light industry, resulting in large clusters of glasshouses and industrial buildings.
- Loss of distinction between different settlements due to urban expansion.
- Changes in transport infrastructure due to urban development pressures.
- Create a new, large scale tree and hedgerow framework which complements the open intensively farmed landscape, whilst maintaining significant views of Chichester Cathedral, the South Downs and local features.
- Maintain and strengthen field boundaries such as hedgerows and shelterbelts.
- Link up existing remnant hedgerows and tree lines to re-establish coherent field boundaries and wildlife corridors.
- Encourage a full tree survey of the area with a view to conserving and managing existing feature tree groups and individuals.
- Encourage and promote land management schemes to increase species rich grassland areas.
- Promote management and establishment of grassland regimes of grazing, hay cutting and silage.
- Establish landscape management plans for urban edges, notably Bognor Regis, to enhance the distinction between the urban and rural landscape.
- Restore and strengthen the landscape of the gaps between settlements.
- Encourage landscape enhancements around villages and on their approaches.
- Establish new vegetation features by the planting of hedgerows and tree clumps in field corners and along roadsides, especially those approaching settlements.
- Promote sympathetic design of new road schemes, particularly associated with transport infrastructure for Bognor Regis.
- Encourage bold tree planting associated with large agricultural buildings, glasshouses and industrial buildings to attempt to assimilate them into the landscape more satisfactorily.
- Restrict extensive areas of tree planting to poorer quality agricultural land.
- Maintain the character of the medieval hamlet of Westhampnett and respect the setting of the listed buildings; (FGoC)
- Consider the impact of built development on views from The Trundle. (FGoC)
- Consider the impact of built development on views from Madgwick Lane and conserve views of Chichester Cathedral from this road. (FGoC)
- The panoramic views [from within the nearby SDNP] across the coastal plain e.g. from The Trundle are sensitive (SDILCA)
- Consider views from the ridge [from within the nearby SDNP] in association with any change in adjacent areas. Pay particular attention to panoramic views [from within the nearby SDNP], for example from the popular viewpoint at The Trundle, in planning any change in this or adjacent areas, including areas outside the National Park boundary. (SDILCA)

Relevant forces for change/ key issues / threats / opportunities:

- Urban development pressures, especially in the gaps between settlements and on the edge of Chichester.
- Major road improvements.
- Loss of mature elm trees in the 1970's and 1980's due to Dutch elm disease.
- Loss of floodplain and wet woodland due to changes in agricultural drainage practices.
- Loss of tree and hedgerow cover from agricultural intensification since World War II.
- Conversion of agricultural buildings to light industrial uses.
- Farm diversification and garden centres leading to introduction of signs and fencing.
- Introduction of large scale industrial buildings and glasshouses with distribution sheds.

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Sub-area map:

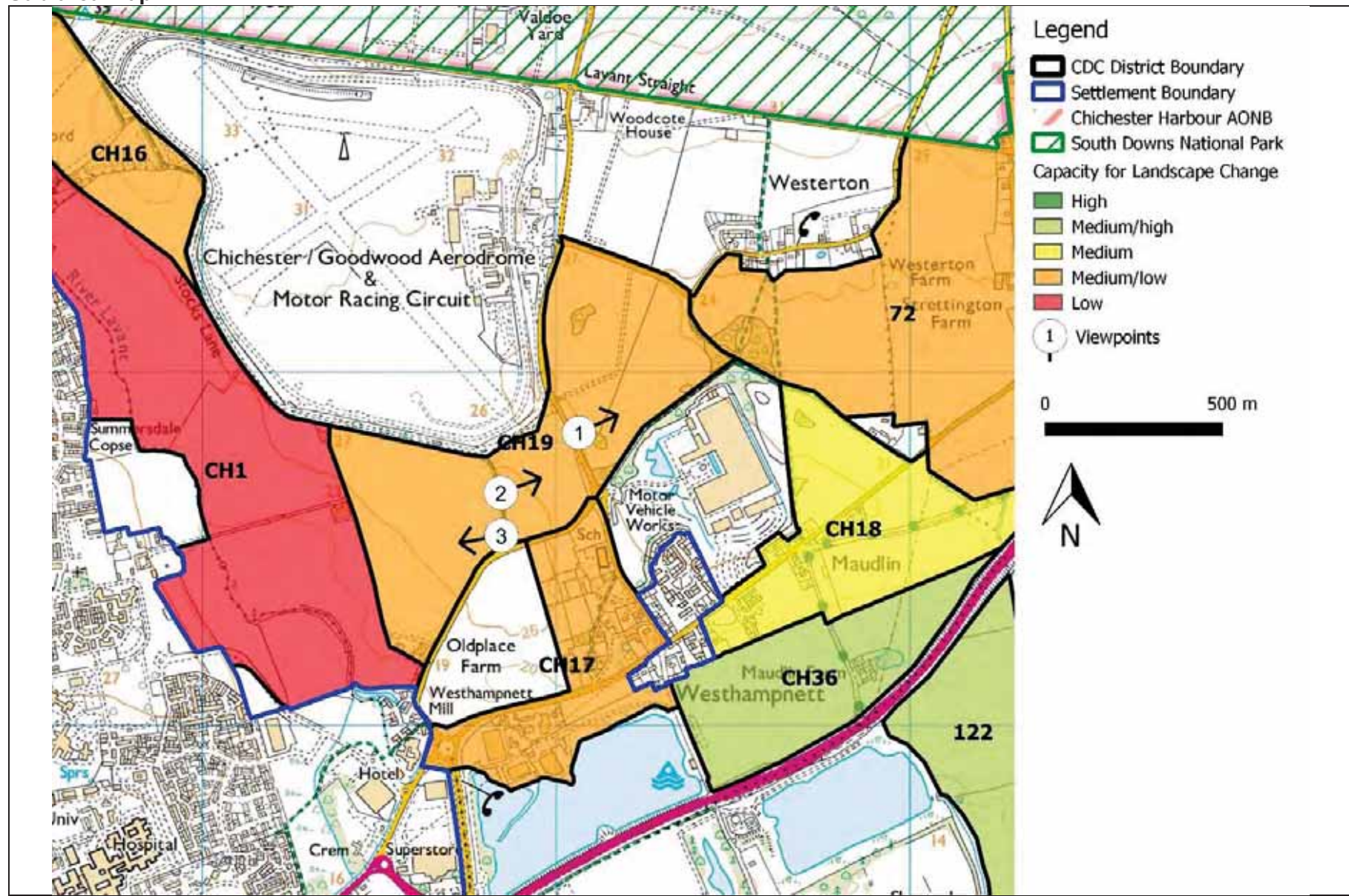


Figure: CH19 Capacity of landscape to accept change and location of photographic viewpoints

Sub-area description:

The CH19 Westhampnett North Arable Farmland sub-area is characterised by large scale arable fields on a gently undulating upper coastal plain underlain by 'head' (geologically weathered and broken up material) and 'raised beach' deposits. Many of the old field boundaries have been lost and hedgerows are gappy or have been replaced by post and wire. The settlement pattern is dominated by scattered farms and hamlets. This sub-area is composed of the arable fields located to the south of Goodwood Airfield. The parcel forms part of the Westhampnett/North-East Chichester Strategic growth area intended to '*remain in mainly opens space use including continued agricultural or other similar uses*' as set out in the Concept Statement.

For more detail refer to record sheets.

Photographs:

Photo 1: View across pasture fields within sub-area from Clay Pit Lane looking north-east with hills on skyline within the SDNP



Photo 2: View across sub-area from PRow along Stocks Lane looking north-east with hills on skyline within the SDNP



Photo 3: View across sub-area from PRow along Stocks Lane looking west towards Chichester, with Graylingwell Tower visible

Please refer to section 3 methodology of the assessment process

1. Visual Sensitivity: Medium / high

- 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 66 Halnaker Windmill – eastern end of sub-area more visible
- Visible in views from sensitive viewers on the edge of the Graylingwell Hospital Conservation Area to the west
- Visible in views from 'Madgwick Lane' and 'The Trundle' priority views identified in FGoC
- Most of the area visible from the Stocks Lane bridleway and public footpath to the north of Rolls Royce HQ
- Some intervisibility with the adjacent Rolls Royce HQ (well contained by bunding and planting)
- Visible in views from a number of properties including the eastern edge of Chichester
- Visible in views from motorists on rural lanes including Madgwick Lane, Claypit Lane and rural lanes to the north. Madgwick Lane and Claypit Lane are reasonably busy roads with a seasonal increase in traffic including visitors to Goodwood events
- Vegetation restricts views in places

- Long and panoramic rural views from within and across sub-area to the ridge within the SDNP to the north including to Goodwood racecourse stadium SDNP identified landmark 23 and The Trundle landmark 1
- Key views from within and across sub-area to landmark features of Chichester Cathedral spire and Graylingwell tower.
- Rural area with expectations of scenic beauty particularly near to SDNP
- Existing structure of hedgerows is degraded in places but provides a good structure on which mitigation planting could build upon
- Generally mitigation through retention and planting of tree, hedgerow and copses would respect local character with opportunities to restore lost field boundaries and copses however could impact on views including to the ridge within the SDNP and its landmarks and the key landmark features of Chichester Cathedral spire and Graylingwell tower.

2. **Landscape Sensitivity: Medium**

- Part of the gently undulating upper coastal plain beginning to drop towards the Lavant Valley to the west
- Sub- area comprises open arable farmland and pasture/grazed fields in the east also used periodically for Goodwood Estate events
- Many of the old field boundaries have been lost and hedgerows are gappy or have been replaced by post and wire
- Tree belts provide visual containment to the adjacent Motor Racing Circuit
- Some small copses within field and in field corners in the east
- The sub-area is mostly a product of modern field amalgamation (late 20th century) which has a low historic sensitivity.
- Contributes to setting Oldplace Farmhouse (Grade II) in south of area and Woodcote Cottage (Grade II) adjacent to the west
- The settlement pattern of the area and context is dominated by scattered farms and hamlets. The sub-area contains historic farmstead (Old Place Farm) with vernacular buildings and boundary treatments
- Tranquillity affected by some aural intrusions from the adjacent from Goodwood Motor Circuit/Aerodrome and Rolls Royce HQ (limited by bunding) and potentially from the nearby A27 and some likely light spill from Chichester
- Crossed and bounded by PRoW

3. Landscape Character Sensitivity: Medium/high (combines 1 and 2)

4. **Wider Landscape Sensitivity: Medium**

- 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.
- This sub-area 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.
- 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.

5. Overall Landscape Sensitivity: Medium / high (combines 3 and 4)

6. **Landscape Value: Medium**

- Contribution to setting Oldplace Farmhouse (Grade II) in south of area and Woodcote Cottage (Grade II) adjacent to the west
- Visible in valued views identified in the FGoC

7. Landscape Capacity: Medium / low (combines 5 and 6)

<p>Potential effect on key visual characteristics</p> <ul style="list-style-type: none"> • Impact on characteristic views from within the nearby SDNP across the coastal plain from identified viewpoints • Impact on long rural views to the ridge within the SDNP to the north including to Goodwood racecourse stadium SDNP identified landmarks • Impact on views to Key landmark features of Chichester Cathedral spire and Graylingwell tower. • Impact on rural views from PRow crossing and bounding area • Impact on scenic quality of the area including its rural character
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Loss of open arable fields, hedgerows, tree belts, copses and landscape field patterns • Loss of hedgerow / vegetated character of surrounding roads • Impact on characteristic views to and from the SDNP including from identified key viewpoints • Impacts on the rural landscape setting of Westhampnett village and Chichester notably role the sub-area's contribution to 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 • Impact the setting of Oldplace Farmhouse (Grade II) in south of area and Woodcote Cottage (Grade II) adjacent to the west
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • Erosion of the pattern of scattered farmsteads and hamlets and their vernacular character • Impacts on the rural landscape setting of Westhampnett village, which has already been affected by a substantial amount of surrounding development and the rural landscape setting of Chichester • Further erosion of the separate identity of Westhampnett village
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Retention of all good and moderate quality tree cover and locally distinctive boundary treatments and features • Retention of other vegetated areas where they contribute to landscape and biodiversity value • Restoring lost field boundaries and copses • Retaining legibility and setting of PRow network and creating additional links • Conserve rural character of lanes • Retention of the rural setting of listed buildings • Maintain and, where appropriate, extend screening to the Rolls Royce HQ

Conclusion and recommendations and potential capacity of sub-area

Sub-area CH19 has a medium/low capacity, constrained by its rural character, its contribution to the rural setting of the settlements of Chichester and Westhampnett, its role in marking the start of the rural landscape beyond the Lavant Valley and its potential visibility in identified views from the nearby SDNP. There are views to and across the area from public rights of way and rural lanes and offers long reaching panoramic views to the South Downs National Park to the north including to landmark features. The sub-area also allows open views to Chichester Cathedral and Graylingwell Tower landmark features.

It is possible that a very small amount of built development may be accommodated within existing clusters of settlement or building conversions provided it is informed by further landscape and visual impact assessment and sensitively integrated into the landscape, respecting the historic settlement pattern and locally distinctiveness. Great care would need to be taken to avoid any landscape or visual harm.

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Sub-area:**CH 20: Salthill Lane South Arable Farmland****West Sussex County Council Landscape Character Assessment (WSCCLCA) LCA SC6 Ashlings Upper Coastal Plain
Future Growth of Chichester (FGoC): LCA 4A Chichester Coastal Plain; LCT Open Arable Lower Coastal Plain**

Key characteristics and key qualities (West Sussex LCA unless noted):

- A transitional landscape.
- A good cover of woodland and trees, with a high percentage of ancient woodland.
- Mainly gently undulating farmland enclosed by woods with numerous hedgerows.
- Pattern of small to medium sized pastures, arable fields, livestock farming and market gardening.
- Wealth of historic landscape features including historic parklands, many ancient woodlands and earthworks.
- Area is well settled with scattered pattern of rural villages and farmsteads
- Leafy or wooded settlements.
- Winding hedged or wooded lanes.
- Mix of small, medium and large-sized fields with mainly straight Parliamentary enclosure boundaries. Some earlier, irregular assarts.
- Remnant semi-natural broadleaved woodlands, interconnecting hedgerows and trackways provide important habitats for wildlife.
- Historic parklands at Salthill, Goodwood, and Aldingbourne.
- A large proportion of the woodland cover is ancient. Some of these are also Sites of Nature Conservation Importance (SNCI), such as at The Valdoe, Slindon Bottom, Binsted Wood, Rewell Wood and Tortington Common. Typical tree species include oak, ash, beech, elm and sweet chestnut.
- A few significant patches of unimproved or semi-improved neutral grassland and meadows.
- The "disturbed" gravel working environment has considerable nature conservation potential
- Improved pasture is common
- Large scale productive arable farmland punctuated by copses and shelter belts (FGoC)
- Long views to the Downs and to Chichester Cathedral (FGoC)

Landscape strategy and key sensitivities and guidelines:

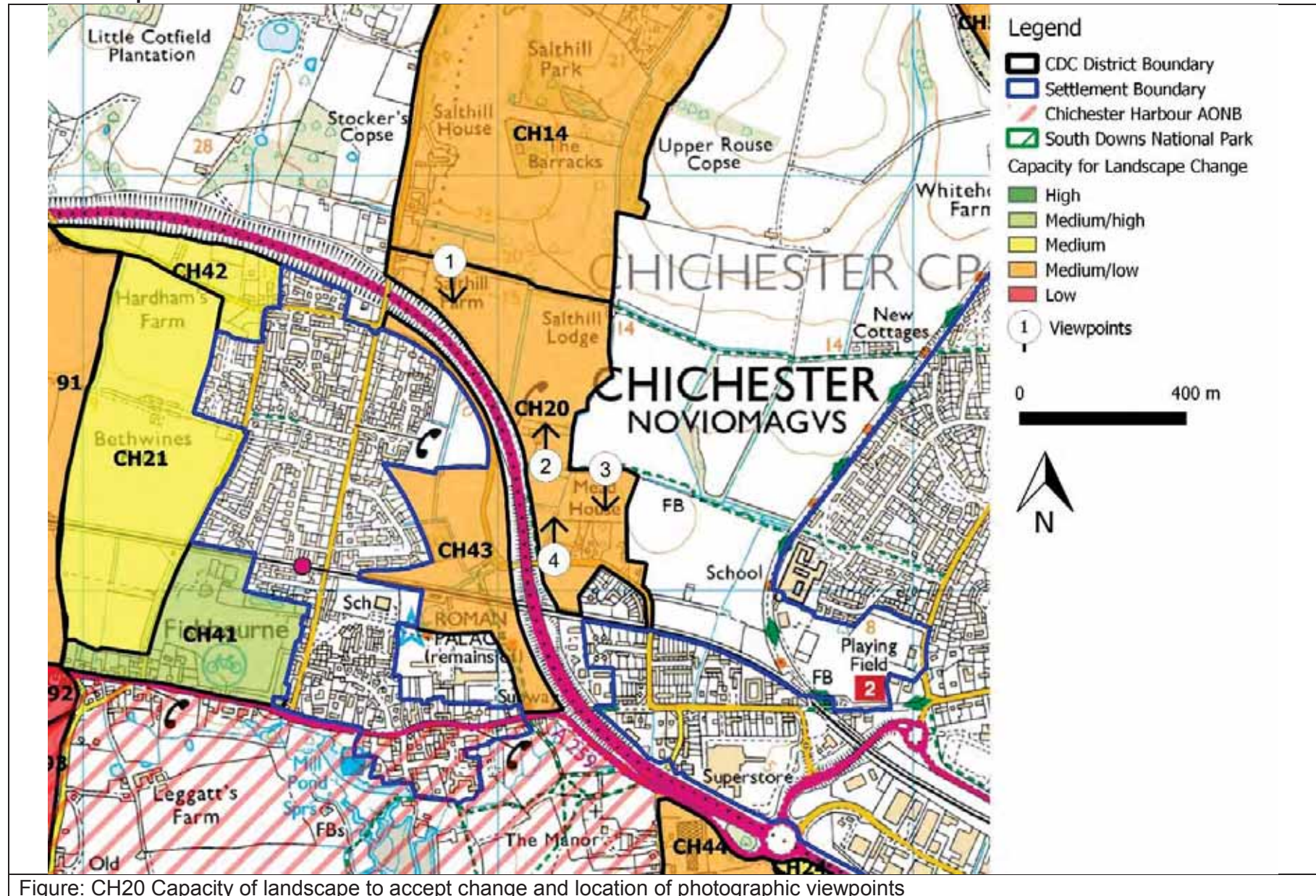
- Conserve the undeveloped rural character of the area.
- Maintain and enhance the historic character of the area including earthworks, historic field patterns and historic parks
- Conserve and enhance the character and setting of small villages and hamlets.
- Seek, where appropriate, the restoration of gravel workings to grassland, woodland and scrub habitats, including restoration of field edges and hedgerows.
- Promote good management of important village and roadside trees. Plant new tree features in villages.
- Encourage careful woodland design to screen new housing and other visually intrusive landscape elements, for example, pig farms, communication aerials.
- Visual intrusion of gravel workings. Can be substantially visible from adjacent higher ground.
- Consider the cumulative impact on landscape character of small developments and land use change.

- Avoid the introduction of suburban styles and materials.
- Ensure any new development is well integrated into the wider landscape. Use new woodland and hedgerow planting as appropriate.
- Encourage good management of existing woodland and tree groups, including planting up edge areas.
- Conserve hedgerows and allow for the growth of hedgerow trees.
- Suburban expansion pressures from the urban fringes.
- Inappropriate or visually intrusive road improvements.
- Erosion of historic character due to changes in farming practices.
- Expansion of horse paddocks.
- Strengthen the tree and hedgerow network as a framework for built development (FGoC)
- Maintain views to the cathedral from Newlands Lane and create new public views of the cathedral to reinforce the role of this area in the setting of Chichester (FGoC)
- Conserve and manage the remnant of Lower Rouse Copse as a landscape feature (FGoC)
- Respect the setting of the listed buildings (Salhill Cottages, Salhill Lodge, Mead House and Applegarth) (FGoC)

Relevant forces for change/ key issues / threats / opportunities:

- Potential development pressure from the extension of existing settlements.
- Lack of woodland management resulting in a decline in the structure and condition of existing woodlands.
- Major existing road improvements along the A27 trunk road and the possibility of new ones.

Sub-area map:



Sub-area description:

The CH20 Salthill Lane South Arable Farmland sub-area is characterised by medium to small scale fields, arable fields and pasture fields, dating to the late post medieval period, semi-enclosed by boundary hedgerows and woodland with ditches and some farmsteads/ cottages. The sub-area lies on the flat plain to the south of Salthill Park, to the north-east of the A27. The strategic growth area to the west of Chichester lies adjacent to the west separated by field boundary hedgerows.

For more detail refer to record sheets.

Photographs:

Photo 1: View across sub-area from PRow near Salthill Farm looking south



Photo 2: View from PRow crossing area east of A27 looking north across sub-area



Photo 3: View from PRow crossing area east of A27 looking south across sub-area



Photo 4: View from Clay Lane looking north across sub-area

Please refer to section 3 methodology of the assessment process

1. Visual Sensitivity: Medium

- Visible in views from motorists travelling along rural lanes and 2 PRow crossing/bounding area
- Visible in views from a limited number of properties/farms within area
- Once built there could be views from properties within strategic growth area west of Chichester, visibility varying depending on vegetation
- Built form within the strategic growth area will screen potential views from Centurion Way Sustrans Regional Cycle 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 from the west to Chichester Cathedral spire landmark, although sub-area not visible in view
- Rural area with expectations of scenic beauty close to the built up area of Chichester
- Views out of sub-area to Salthill Park and listed house to the north
- Long views of sub-area to Chichester Cathedral spire landmark feature although not identified views
- The area has an semi-enclosed character with a good existing structure of hedgerows to the boundaries on which mitigation planting could build upon

- Mitigation planting could result in impacts on positive views to the Chichester Cathedral spire and Salthill Park and listed house to the north, although there are opportunities to restore lost field boundaries

2. **Landscape Sensitivity: Medium**

- Flat coastal plain
- Medium to small scale fields arable fields and pasture fields, dating to the late post medieval period, semi-enclosed by boundary hedgerows and woodland
- Ditches
- Some farmsteads/ cottages including vernacular buildings
- A good hedgerow network degraded in places with a good structure of mature trees
- Wooded strip along A27
- Within Strategic Wildlife Corridor identified by Chichester District Council connecting from the Harbour to the south and northwards to Lavant
- 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.
- Adjacent parkland features and country house (Salthill House) at Salthill Park
- Forms part of wider farmland setting to a number of listed buildings within the north and south of area
- Sub-area contributes to wider rural setting of the Salthill Park parkland. The northern edge was possibly part of wider designed parkland
- Tranquillity affected by: noise from A27 and locally from other roads; small masts within west of sub-area, some dilapidated farm buildings and some light spill likely from nearby urban area of Chichester
- Accessible by two local PRow. Signs indicate permitted public use of some field margins

3. Landscape Character Sensitivity: Medium (combines 1 and 2)

4. **Wider Landscape Sensitivity: Medium / high**

- This area of arable farmland forms an integral part of the rural landscape setting of Chichester. The flat landscape allows views of the cathedral.
- This sub-area is representative of the wider landscape character area 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.
- As the majority of 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.
- The sub-area provides a physical separation between Chichester and Fishbourne. However, the presence of the A27 (T) separates this sub-area from Fishbourne

5. Overall Landscape Sensitivity: Medium / high (combines 3 and 4)

6. Landscape Value: Medium

- The sub-area forms part of wider farmland setting to a number of Grade II listed buildings within the north and south of area

7. Landscape Capacity: Medium / low (combines 5 and 6)

<p>Potential effect on key visual characteristics</p> <ul style="list-style-type: none"> • Impact on scenic quality of the area including its rural character • Impact on views to Salthill House (listed building) set in parkland
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Loss hedgerows, trees and wooded character • Impacts on adjacent parkland character • Loss of hedgerow / vegetated character of surrounding roads • Impacts on the rural landscape setting of Chichester and Fishbourne • Impact part setting of listed buildings
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • Impacts on the rural landscape setting Chichester and Fishbourne and their separation • Impacts on existing low density settlement within sub-area
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Retention of all good and moderate quality tree cover and locally distinctive boundary treatments and features • Retention of other vegetated areas where they contribute to landscape and biodiversity value • Restoring lost field boundaries and parkland planting • Extending and connecting woodland • Long-term management of woodland and hedgerows • Conserve rural character of lanes • Retention of the rural setting and parkland character of listed buildings

Conclusion and recommendations and potential capacity of sub-area

Sub-area CH20 has a medium / low capacity, constrained by its strong rural character and its role in forming part of the setting of Chichester and Fishbourne and the separation of the two settlements. There are views to and across the area from rural lanes and PRoW. The sub-area contributes to the setting of listed buildings and contributes to wider rural setting of the Salthill Park parkland to the north.

It is possible that a small amount of built development may be accommodated within existing clusters of settlement or building conversions provided it is informed by further landscape and visual impact assessment and sensitively integrated into the landscape, respecting the

historic settlement pattern and locally distinctiveness. Great care would need to be taken to avoid any landscape or visual harm and to ensure the separate identities of Chichester and Fishbourne are protected.

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Sub-area:**CH21 West Fishbourne Arable Farmland****West Sussex County Council Landscape Character Assessment (WSCCLCA) LCA SC5 Southbourne Coastal Plain
Future Growth of Chichester (FGoC): LCA 4A Chichester Coastal Plain; LCT Open Arable Lower Coastal Plain**

Key characteristics and key qualities (West Sussex LCA unless noted):

- Low lying flat open landscape.
- Long views to Chichester Harbour and to the distinctive spire of Chichester Cathedral.
- Suburban settlement dominates the area.
- Small towns, villages and road crossings hug the tops of inlets to Chichester Harbour.
- Degraded tree and hedgerow framework. A low density of hedgerows and hedgerow trees with occasional shelterbelts.
- Meandering rife and drainage ditches.
- Large-scale arable farming and market gardening.
- Frequent urban fringe influences of horse paddocks, agricultural and light industry.
- Busy minor and major roads which also serve as bypasses. Minor roads run mainly north-south between the A259 and A27.
- The gaps between settlements provide important visual relief to the built up areas, although their landscape character is often poorly defined, with a degraded hedgerow network.
- Large regular fields, mostly the product of Parliamentary enclosure.
- West of Chichester, Fishbourne Villa is unparalleled in Roman Britain for size and splendour. Roman building at Broadbridge.
- Semi-natural habitats are scarce due to intensive arable agriculture.
- The rife and ditch systems, together with occasional ponds, are of particular ecological value, supporting an important but fragile population of water voles.
- Hedgerow pattern is fragmented. Linking features assume a greater significance in an otherwise cultivated landscape.
- Large scale productive arable farmland punctuated by copses and shelter belts (FGoC)
- Long views to the Downs and to Chichester Cathedral (FGoC)

Landscape strategy and key sensitivities and guidelines:

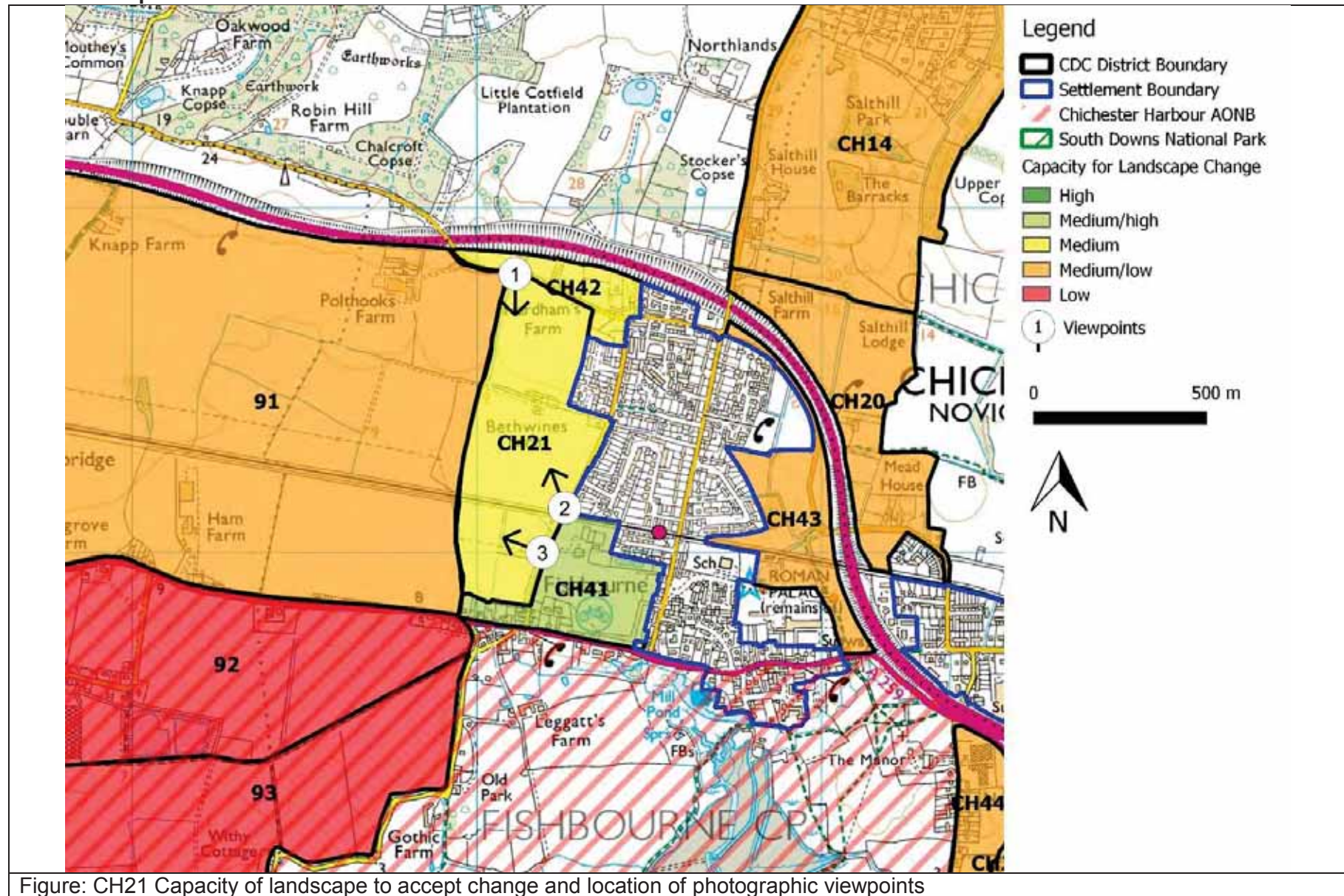
- Conserve the long views to the spire of Chichester Cathedral.
- Create a new large scale tree and hedgerow framework to complement the open, intensively farmed landscape, whilst maintaining important views.
- Maintain and strengthen field boundaries such as hedgerows and shelterbelts.
- Conserve and link existing hedgerows and trees.
- Restore field boundaries through shelter belt planting, especially around horse paddocks.
- Establish landscape management plans for urban edges.
- Encourage the creation of new suburban woodlands, preferably with community involvement, for recreation and to link up with existing woodlands to the north.
- Encourage bold tree planting adjacent to roads to enhance both the visual and wildlife value of these areas.

- Restore and strengthen the landscape of the gaps between settlements.
- Encourage landscape enhancements around villages and on their approaches.
- Strengthen the landscape framework and filter the views of the urban edge through planting of woodland, tree and shrub belts and groups. Use these to screen and unify disparate suburban elements, especially along roadside verges, on village edges and around glasshouses.
- Encourage and promote land management schemes to increase species-rich grassland areas.
- Farm diversification and garden centres leading to introduction of signs and fencing.
- Derelict glasshouses and agricultural holdings.
- Changes in transport infrastructure.
- Proximity to Chichester Harbour Area of Outstanding Natural Beauty.
- Key views to Cathedral and Chichester Harbour.
- Conserve hedgerows and mature hedgerow trees that could continue to contribute positively to the wider landscape alongside built development (FGoC)
- Use native planting to ensure built development is not visible from the Chichester Harbour AONB (FGoC)
- Respect the priority view of the cathedral from the bridleway between Broadbridge and Knapp Farm by using vegetation to screen views of new development (FGoC)
- Open up new views to the cathedral (particularly public views) where possible (FGoC)

Relevant forces for change/ key issues / threats / opportunities:

- Urban development pressures, especially in the gaps between settlements and on the edge of Chichester.
- Major existing road improvements and the possibility of new ones.
- Conversion of agricultural buildings to light industrial uses.
- Introduction of large scale glasshouses with distribution sheds.

Sub-area map:



Sub-area description:

The CH21 West Fishbourne Arable Farmland sub-area is characterised by large scale arable fields on a flat landscape underlain by brickearth (a mixture of fine-grained quartz sand or flint sand with clay) and alluvium. Drainage ditches are common. Many of the old field boundaries and copses have been lost and hedgerows are gappy or have been replaced by post and wire. The sub-area lies to the west of Fishbourne, contains a farmstead (Bethwines Farm) and is crossed by the railway line. The area forms part of the rural wide gap between the built up areas of Fishbourne and Broadbridge/Bosham. The Chichester Harbour AONB lies nearby to the south, separated by some linear settlement.

For more detail refer to record sheets.

Photographs:

Photo 1: View from Clay Lane looking south across sub-area to Fishbourne settlement edge



Photo 2: View from Blackboy Lane looking north across sub-area



Photo 3: View from Blackboy Lane looking west across sub-area

Please refer to section 3 methodology of the assessment process

1. Visual Sensitivity: Medium / high

- Open long views across sub-area from periodically busy roads including Clay Lane along northern edge and Blackboy Lane to the east
- Visible in views from residents on the western edge of Fishbourne, residents along the A259, and residents of local farms.
- Visible in views from users of the bridleway linking Broadbridge with Knapp Farm to the east
- Sub-area visible in priority of the cathedral from the bridleway between Broadbridge and Knapp Farm identified in FGoC
- Highways planting restricts views from A27
- Visible in views from Fishbourne Playing fields
- Visible in views from the edges of the Fishbourne conservation area
- Limited views from the adjacent AONB due to intervening vegetation and housing
- Visible in views from the train line crossing area
- Long views out of sub-area across open arable land with a wooded backdrop to the north with views of the ridge within the SDNP
- Rural area and positive scenic value contributing to rural setting of Fishbourne although affected by some urbanising elements
- The landscape has an open character with limited existing vegetation on which mitigation planting could build upon, however hedgerows, small woods, deciduous copses and shelter belts are characteristic of the area

- Mitigation planting could result in impacts on positive views to the Chichester Cathedral spire and ridge within the SDNP, although there are opportunities to restore lost field boundaries

2. **Landscape Sensitivity: Medium / low**

- Low lying flat landscape
- Large scale open arable fields with some degraded hedgerows providing limited enclosure
- Fields of Parliamentary enclosure
- Drainage ditches are common
- Some mature trees along lost field boundaries
- Trees largely within hedgerows and gardens
- Many of the old field boundaries and copses have been lost and hedgerows are gappy or have been replaced by post and wire
- Limited built form within area. Contains 1 farmstead (Bethwines Farm)
- Southern end 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).
- Open fields contributes to open setting of Hardham's Cottage listed building (Grade II) adjacent to the north
- The area forms part of the rural wide gap between the built up areas of Fishbourne and Broadbridge/Bosham, however existing settlement already extends to the south of the sub-area
- Tranquillity affected by road noise, the railway line, electricity pylons and a sub-station

3. Landscape Character Sensitivity: Medium (combines 1 and 2)

4. **Wider Landscape Sensitivity: Medium**

- 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.
- 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.
- The sub-area contributes to the wider gap between Fishbourne and Broadbridge/Bosham, however existing settlement already extends to the south of the sub-area
- The sub-area contributes the rural setting of Fishbourne village, allowing open long reaching views from the settlement edge along Blackboy Lane.
- The sub-area contributes to the rural setting of the conservation area to the south.

5. Overall Landscape Sensitivity: Medium (combines 3 and 4)

6. **Landscape Value: Medium**

- Open fields contributes to open setting of Hardham’s Cottage listed building (Grade II) adjacent to the north
- Setting of AONB
- 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).

7. Landscape Capacity: Medium (combines 5 and 6)

<p>Potential effect on key visual characteristics</p> <ul style="list-style-type: none"> • Impact on scenic quality of the area including its rural character • Impact on an identified view to Chichester Cathedral from the bridleway between Broadbridge and Knapp Farm identified in FGoC • Impact on positive open views from the settlement edge • Impact on views of the ridge within the SDNP
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Loss of remaining hedgerows and trees • Loss of hedgerow / vegetated character of surrounding roads • Impacts on the rural landscape setting of Chichester and Fishbourne • Impact part setting of listed buildings and the conservation area
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • Impacts on the rural landscape setting Chichester and Fishbourne and their separation
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Retention of all good and moderate quality tree cover and locally distinctive boundary treatments and features • Retention of other vegetated areas where they contribute to landscape and biodiversity value • Restoring lost field boundaries • Long-term management of trees and hedgerows • Conserve rural character of lanes • Retention of the rural setting of listed buildings and the conservation area

Conclusion and recommendations and potential capacity of sub-area

Sub-area CH21 has a medium capacity, constrained by its rural character comprising an open arable landscape representative of the wider character area, its role in forming part of the setting of Fishbourne and wider setting of Chichester and its role as part of the wider setting of the Chichester Harbour AONB to the south. The sub-area also contributes to the wider gap between Fishbourne and Broadbridge.

However, existing settlement already extends to the south of the sub-area. The sub-area is also influenced by the open modern settlement edge of Fishbourne the railway line and electricity pylons.

It is possible that some areas of built development may be accommodated adjacent to the western edge of Fishbourne provided it is informed by further landscape and visual impact assessment and sensitively integrated into the landscape, respecting the settlement pattern and locally distinctiveness. Great care would need to be taken to avoid any landscape or visual harm and to ensure the separate identities of Broadbridge/Bosham are protected and the setting of the Fishbourne conservation area and the Chichester Harbour AONB are conserved. The priority view to Chichester Cathedral from the bridleway between Broadbridge and Knapp Farm identified in FGoC should also be protected.

Sub-area: CH22: Apuldram arable farmland**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
Adjacent to Chichester Harbour AONB (CHAONBLCA) LCT I Coastal Peninsula; LCA I1 Manhood Peninsula**

Key characteristics and key qualities (West Sussex LCA unless noted):

- Contrast with the surrounding open agricultural land.
- Landscapes of great wildlife importance.
- Attractive harbourside settlements and early medieval flint churches such as at Bosham and Pagham.
- Chichester Harbour is designated an Area of Outstanding Natural Beauty (AONB) and Site of Special Scientific Interest (SSSI) and has therefore been recognised as a landscape of national importance.
- Broadly flat land overlying brickearths, intersected by small streams or rithes. (CHAONBLCA)
- Predominantly open arable farmland with medium to large scale field patterns. (CHAONBLCA)
- Historic north to south road and settlement pattern. (CHAONBLCA)
- Dispersed modern roadside development along the A286. (CHAONBLCA)
- Wide views of harbour from coastal path in the south west and views across farmland to Chichester Cathedral in the north. (CHAONBLCA)
- Overall the area retains a largely rural undeveloped character. (CHAONBLCA)
- Long views of Chichester Cathedral from west of Apuldram. (CHAONBLCA)
- Flat landform under 10m AOD. (FGoC)
- Large scale productive arable farmland punctuated by copses and shelter belts. (FGoC)
- Drainage ditches, rifes, canals and ponds are common features. (FGoC)
- Long views to the Downs and to Chichester Cathedral. (FGoC)

Landscape strategy and key sensitivities and guidelines:

- Conserve and manage the diverse existing natural landscape features, including mudflats, salt marsh, sand dunes, shingle banks, woodland, rifes and ditches.
- Conserve and enhance the character and setting of the villages.
- Encourage farmers to enter into Stewardship Schemes where appropriate.
- Strengthen the existing landscape framework through hedgerow and native tree planting, especially around settlements on Chichester Harbour peninsulas and to the north of Chichester Yacht Basin.
- Maintain existing hedgerows and strengthen the wider network through hedgerow restoration.
- Increasing noise due to traffic and recreational activity eroding tranquillity.
- The sensitivity (within AONB) of the area is moderate to high. The coastal edge is particularly sensitive to any built development which would result in the loss of eroded shoreline and intrude on characteristic views. (CHAONBLCA)
- Development would be visible in the priority views from Dell Quay Road, Salterns Copse, and possibly the Fishbourne Channel (FGoC)

Any development in this landscape should seek to:

- Maintain the landscape pattern that dates from the late post-medieval planned private enclosure associated with Apuldram Hamlet and strengthen the hedgerow and hedgerow tree structure of the landscape; (FGoC)
- Conserve the setting of the historic settlement of Apuldram and its historic gardens and ensure that development does not disrupt the nucleated settlement pattern of villages and hamlets in the coastal plain e.g. Apuldram; (FGoC)
- Pay particular regard to views from the Chichester Harbour AONB in planning any development and locate development away from the AONB boundary; (FGoC)
- Maintain the rural foreground in views to the cathedral from Chichester Harbour; (FGoC)
- Ensure built development does not intrude into, or block, views of Chichester Cathedral from Dell Quay Road and Salterns Copse; (FGoC)
- Consider views from public rights of way when siting any new development. (FGoC)

Relevant forces for change / threats / opportunities:

- Gradual reduction of the tree and hedgerow cover especially on the Chichester Harbour peninsulas.
- Gradual reduction of bordering grassland and scrub.
- Traffic generation resulting in erosion of rural lanes and loss of tranquillity.
- Overall condition of the area (within AONB) is moderate. The loss of hedgerows from parts of the arable farmland has eroded visual and ecological character in parts. (CHAONBLCA)
- Past loss of hedgerows. (CHAONBLCA)
- Potential strategic development southwest of Chichester outside the AONB designated area (CHAONBLCA)

Sub-area map:

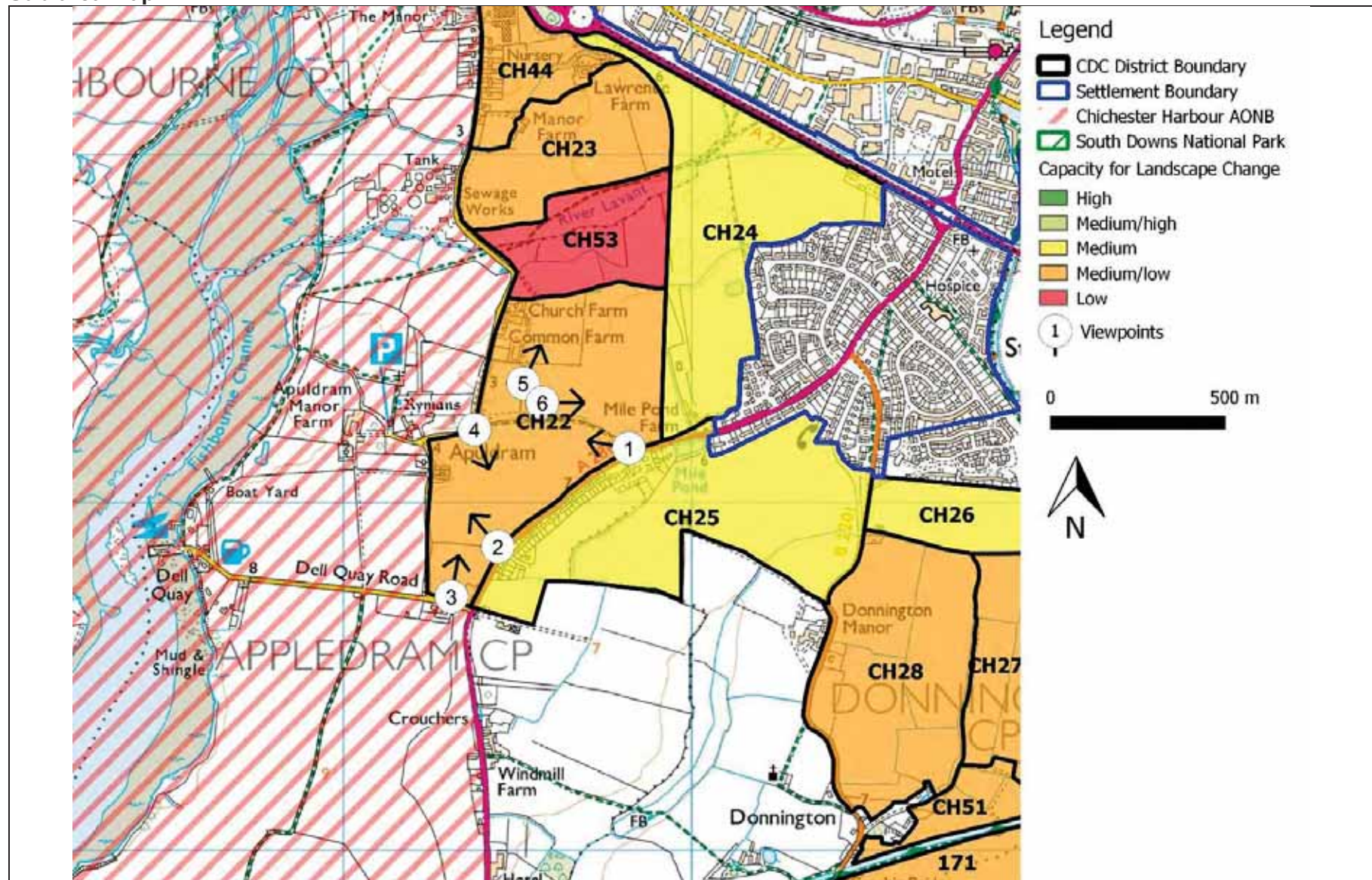


Figure: CH22 Capacity of landscape to accept change and location of photographic viewpoints

Sub-area description:

Sub-area CH22 is irregular in shape and lies to the west of Apuldram. The south-eastern boundary is defined by the A286 with the south and western boundaries defined by Dell Quay Road and Appledram Lane South which also mark the extent of the AONB. The northern boundary is defined by drainage ditches and field boundaries and the eastern boundary lies adjacent to arable farmland. The Salterns Way runs inside the western boundary of part of the sub-area.

For more detail refer to record sheets.

Photographs:

Photo 1: View west from A286/PRoW across sub-area towards AONB.



Photo 2: View west from A286 across sub-area towards AONB and hamlet of Apuldram. Possible view of Grade I Rymans.



Photo 3: View north from Dell Quay Road across sub-area with Goodwood and South Downs beyond.



Photo 4: View south-east from Appledram Lane South/Salterns Way on boundary of AONB across sub-area with ribbon development on A286 visible.

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Photo 5: View north-east from PRow / Salterns Way with spire of Chichester Cathedral and South Downs visible



Photo 6: View east from PRow/Salterns Way across sub-area towards ribbon development on A286.

Please refer to section 3 methodology of the assessment process

1. Visual Sensitivity: Medium

- Sensitive receptors in SDNP and AONB
- Panoramic views to SDNP including Chichester Cathedral spire and Goodwood grandstand
- Intervisibility with ribbon development on A286
- Relatively small amount of residents
- Sensitive receptors on Salterns Way promoted cycle route
- Views to Grade I Rymans
- Limited structure of hedgerows provides few opportunities for mitigation with potential loss of long views and erosion of historic field patterns.
- Priority views from Dell Quay Road, Salterns Copse, and possibly the Fishbourne Channel (FGoC)

2. Landscape Sensitivity: Medium

- Predominantly 1 agricultural land
- Part of setting of Grade I Rymans and 3 no. Grade II buildings on Dell Quay Road
- Within setting of AONB
- Formal enclosures (post-medieval)
- More tranquil away from A286
- Crossed by Salterns Way
- Mature trees associated with Apuldram; orchard north of Hills Barn

3. Landscape Character Sensitivity: Medium/high (combines 1 and 2)**4. Wider Landscape Sensitivity: Medium/high**

- Open rural landscape slightly influenced by built form on A286 in south-west although retains good connection with wider landscape to south and west
- The area is generally typical of the wider LCA

5. Overall Landscape Sensitivity: Medium/high (combines 3 and 4)**6. Landscape Value: Medium**

- Locally contributes to setting of Grade II buildings at Dell Quay Lane and part of setting of Grade I Rymans
- Setting of AONB

7. Landscape Capacity: Medium/low (combines 5 and 6)

<p>Potential effect on key visual characteristics</p> <ul style="list-style-type: none"> • Impact on sensitive receptors within SDNP and AONB • Potential interruption of long and panoramic views to SDNP, Goodwood and Chichester Cathedral spire including FGoC priority views
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Loss of Grade 1 soils • Erosion of setting of Grade I and II listed buildings
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • Erosion of historic form of Apuldram.
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Retention of all good and moderate quality tree cover and locally distinctive boundary treatments and features • Retention of other vegetated areas where they contribute to landscape and biodiversity value. • Tree and hedgerow planting to strengthen field boundaries and the landscape between settlements and create wildlife corridors where this will not result in loss of key views.

Conclusion and recommendations and potential capacity of sub-area

Sub-area CH22 has a medium/low capacity constrained by its intervisibility with sensitive receptors in the SDNP and AONB. There are far-reaching and panoramic views to the SDNP and Chichester Cathedral spire. It is somewhat influenced in the east by the ribbon development on Birdham Road but retains a generally strong rural character and retains a strong relationship with the wider landscape, especially to the south and west.

It is possible that some further development may be accommodated around existing clusters of built form provided it is informed by further landscape and visual impact assessment and sensitively integrated into the landscape although great care would need to be taken to avoid any landscape or visual harm. Particular care would be needed to protect the AONB and its setting, listed buildings and views to the South Downs and Chichester Cathedral and to retain the historic form of Apuldram.

Sub-area: CH23: Manor Farm arable farmland**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
Adjacent to Chichester Harbour AONB (CHAONBLCA) LCT I Coastal Peninsula; LCA I1 Manhood Peninsula**

Key characteristics and key qualities (West Sussex LCA unless noted):

- Contrast with the surrounding open agricultural land.
- Landscapes of great wildlife importance.
- Chichester Harbour is designated an Area of Outstanding Natural Beauty (AONB) and Site of Special Scientific Interest (SSSI) and has therefore been recognised as a landscape of national importance.
- Broadly flat land overlying brickearths, intersected by small streams or rithes. (CHAONBLCA)
- Predominantly open arable farmland with medium to large scale field patterns. (CHAONBLCA)
- A wide range of habitats including unimproved coastal grassland, small ancient woodlands, marshes along the River Lavant, and Birdham Millpond contribute to character. (CHAONBLCA)
- Historic north to south road and settlement pattern. (CHAONBLCA)
- Wide views of harbour from coastal path in the south west and views across farmland to Chichester Cathedral in the north. (CHAONBLCA)
- Overall the area retains a largely rural undeveloped character. (CHAONBLCA)
- Long views of Chichester Cathedral from west of Apuldram. (CHAONBLCA)
- Flat landform under 10m AOD. (FGoC)
- Large scale productive arable farmland punctuated by copses and shelter belts. (FGoC)
- Drainage ditches, rifes, canals and ponds are common features. (FGoC)
- Long views to the Downs and to Chichester Cathedral. (FGoC)

Landscape strategy and key sensitivities and guidelines:

- Conserve and manage the diverse existing natural landscape features, including mudflats, salt marsh, sand dunes, shingle banks, woodland, rifes and ditches.
- Conserve and enhance the character and setting of the villages.
- Encourage farmers to enter into Stewardship Schemes where appropriate.
- Strengthen the existing landscape framework through hedgerow and native tree planting, especially around settlements on Chichester Harbour peninsulas and to the north of Chichester Yacht Basin.
- Maintain existing hedgerows and strengthen the wider network through hedgerow restoration.
- Increasing noise due to traffic and recreational activity eroding tranquillity.
- The sensitivity (within AONB) of the area is moderate to high. The coastal edge is particularly sensitive to any built development which would result in the loss of eroded shoreline and intrude on characteristic views. (CHAONBLCA)

- Since this land parcel adjoins the Chichester Harbour AONB, built development in this location could be visible. However, the presence of the sewage works means that it is not likely to be prominent in any views from the AONB.(FGoC)
- Development could potentially be visible in the priority views from the Fishbourne Channel. (FGoC)

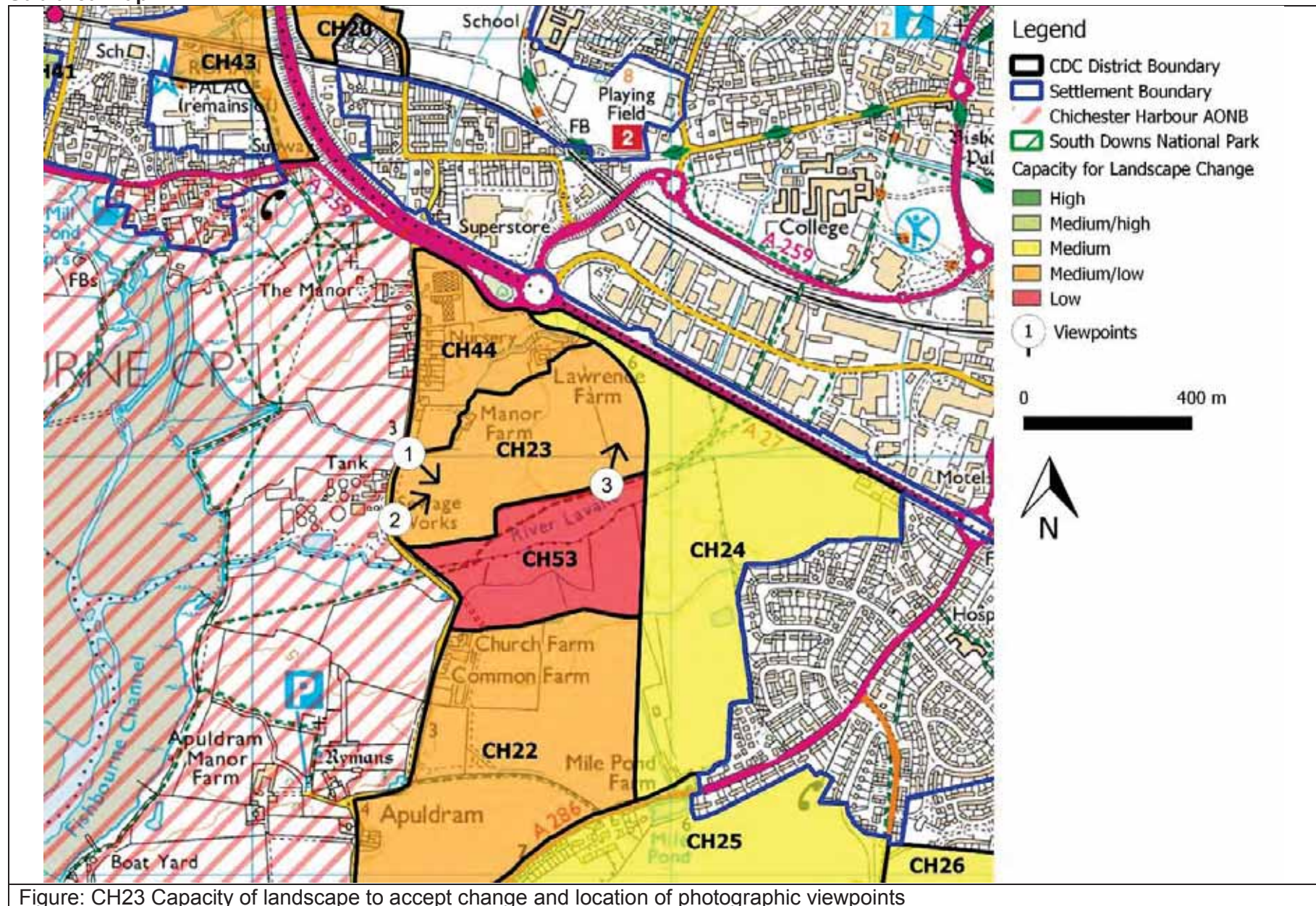
Any development in this landscape should seek to:

- Ensure that development does not disrupt the nucleated settlement pattern of villages and hamlets in the coastal plain;
- Minimise impacts on the perceptual qualities of the Chichester Harbour AONB by locating development away from the boundary and using planting as a buffer;
- Pay particular regard to views from the Chichester Harbour AONB in planning any development;
- Maintain the rural foreground in views to the cathedral from Chichester Harbour.

Relevant forces for change / threats / opportunities:

- Gradual reduction of the tree and hedgerow cover especially on the Chichester Harbour peninsulas.
- Gradual reduction of bordering grassland and scrub.
- Traffic generation resulting in erosion of rural lanes and loss of tranquillity.
- Overall condition of the area (within AONB) is moderate. The loss of hedgerows from parts of the arable farmland has eroded visual and ecological character in parts. (CHAONBLCA)
- Past loss of hedgerows. (CHAONBLCA)
- Potential strategic development southwest of Chichester outside the AONB designated area (CHAONBLCA)

Sub-area map:



Sub-area description:

Sub-area CH23 is irregular in shape and lies to the north-east of Apuldram. The western boundary is defined by Appledram Lane South which also marks the extent of the AONB. On the western side of this road lies a sewage works. The northern and southern boundaries are defined by drainage ditches and field boundaries and the eastern boundary lies adjacent to arable farmland which is currently used as a storage yard. The Salterns Way runs inside the western boundary of part of the sub-area.

For more detail refer to record sheets.

Photographs:

Photo 1: Panorama south-east across sub-area towards River Lavant corridor (in sub-area CH53) with Salterns Way on right.



Photo 2: View north-east across sub-area from Salterns Way towards cathedral spire with partial views of built form on A27 and hills within SDNP beyond intervening vegetation



Photo 3: View north from PRow within sub-area CH53 towards A27

Please refer to section 3 methodology of the assessment process

1. Visual Sensitivity: Medium

- Sensitive receptors in SDNP and AONB
- Panoramic views to SDNP (where vegetation allows) including Chichester Cathedral spire
- Intervisibility with traffic and warehouses on A27 where vegetation permits
- Storage yard to north-east
- Few residents nearby
- Sensitive receptors on Salterns Way promoted cycle route and PRow to south
- Limited structure of hedgerows provide few opportunities for mitigation with potential loss of long views and erosion of historic field patterns. Opportunities to mitigate influence of A27
- Development could potentially be visible in the priority views from the Fishbourne Channel (FGoC)

2. Landscape Sensitivity: Medium/low

- Predominantly 1 agricultural land
- No listed buildings
- Within setting of AONB
- More tranquil away from busy A27
- Crossed by Salterns Way
- River Lavant Marsh SNCI located to south-west of western boundary
- Large scale and simple landscape pattern

3. Landscape Character Sensitivity: Medium/low (combines 1 and 2)**4. Wider Landscape Sensitivity: High**

- Open rural landscape separated from settlement of Chichester by A27 and industrial park
- West of sub-area within floodplain
- Contributes to separation of Chichester and AONB
- The sub-area is generally typical of the wider LCA

5. Overall Landscape Sensitivity: Medium/high (combines 3 and 4)**6. Landscape Value: Medium**

- Setting of AONB

7. Landscape Capacity: Medium/low (combines 5 and 6)

<p>Potential effect on key visual characteristics</p> <ul style="list-style-type: none"> • Impact on sensitive receptors within SDNP and AONB and on Salterns Way • Potential interruption of long and panoramic views to SDNP, Goodwood and Chichester Cathedral spire including FGoC priority views
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Loss of Grade 1 soils • Impact of setting of AONB • Potential impact on wider setting of River Lavant and associated habitat
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • Erosion of separation of Apuldram from Fishbourne/Chichester
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Retention of all good and moderate quality tree cover and locally distinctive boundary treatments and features • Retention of other vegetated areas where they contribute to landscape and biodiversity value. • Tree and hedgerow planting to strengthen field boundaries and the landscape between settlements and create wildlife corridors where this will not result in loss of key views.

Conclusion and recommendations and potential capacity of sub-area

Sub-area CH23 has a medium/low capacity constrained by its intervisibility with sensitive receptors in the SDNP and AONB and the presence of the nearby River Lavant and its floodplain which covers the west of the sub-area. There are far-reaching and panoramic views to the SDNP and Chichester Cathedral spire. It is influenced in the north and east by noise from the A27 but retains a strong rural character and a strong relationship with the wider landscape, especially to the south and west.

It is possible that some development may be accommodated around existing clusters of built form provided it is informed by further landscape and visual impact assessment and sensitively integrated into the landscape although great care would need to be taken to avoid any landscape or visual harm. Particular care would be needed to protect the AONB and its setting, views to the South Downs and Chichester Cathedral and to retain the separation of Apuldram from Fishbourne/Chichester.

Sub-area: CH24: West Stockbridge arable farmland**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**

Key characteristics and key qualities (West Sussex LCA unless noted):

- Contrast with the surrounding open agricultural land.
- Landscapes of great wildlife importance.
- Attractive harbourside settlements and early medieval flint churches such as at Bosham and Pagham.
- Chichester Harbour is designated an Area of Outstanding Natural Beauty (AONB) and Site of Special Scientific Interest (SSSI) and has therefore been recognised as a landscape of national importance.
- Flat landform under 10m AOD. (FGoC)
- Large scale productive arable farmland punctuated by copses and shelter belts. (FGoC)
- Drainage ditches, rifes, canals and ponds are common features. (FGoC)
- Long views to the Downs and to Chichester Cathedral. (FGoC)

Landscape strategy and key sensitivities and guidelines:

- Conserve and manage the diverse existing natural landscape features, including mudflats, salt marsh, sand dunes, shingle banks, woodland, rifes and ditches.
- Encourage farmers to enter into Stewardship Schemes where appropriate.
- Strengthen the existing landscape framework through hedgerow and native tree planting, especially around settlements on Chichester Harbour peninsulas and to the north of Chichester Yacht Basin.
- Maintain existing hedgerows and strengthen the wider network through hedgerow restoration.
- Increasing noise due to traffic and recreational activity eroding tranquillity.
- Not visible in any priority views (FGoC)

Any development in this landscape should seek to:

- Retain historic hedgerows and mature trees and use vegetation as a framework for development; (FGoC)
- Conserve the early post-medieval enclosure patterns south of the River Lavant; (FGoC)
- Enhance the course of the River Lavant and enhance its prominence in the landscape (including public access to the river); (FGoC)
- Conserve areas of improved grassland at Mile Pond Farm and along the course of the River Lavant; (FGoC)
- Ensure development, or planting associated with the link road, does not adversely intrude into unimpeded views of the cathedral. (FGoC)

Relevant forces for change / threats / opportunities:

- Gradual reduction of the tree and hedgerow cover especially on the Chichester Harbour peninsulas.
- Gradual reduction of bordering grassland and scrub.
- Traffic generation resulting in erosion of rural lanes and loss of tranquillity.

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Sub-area map:

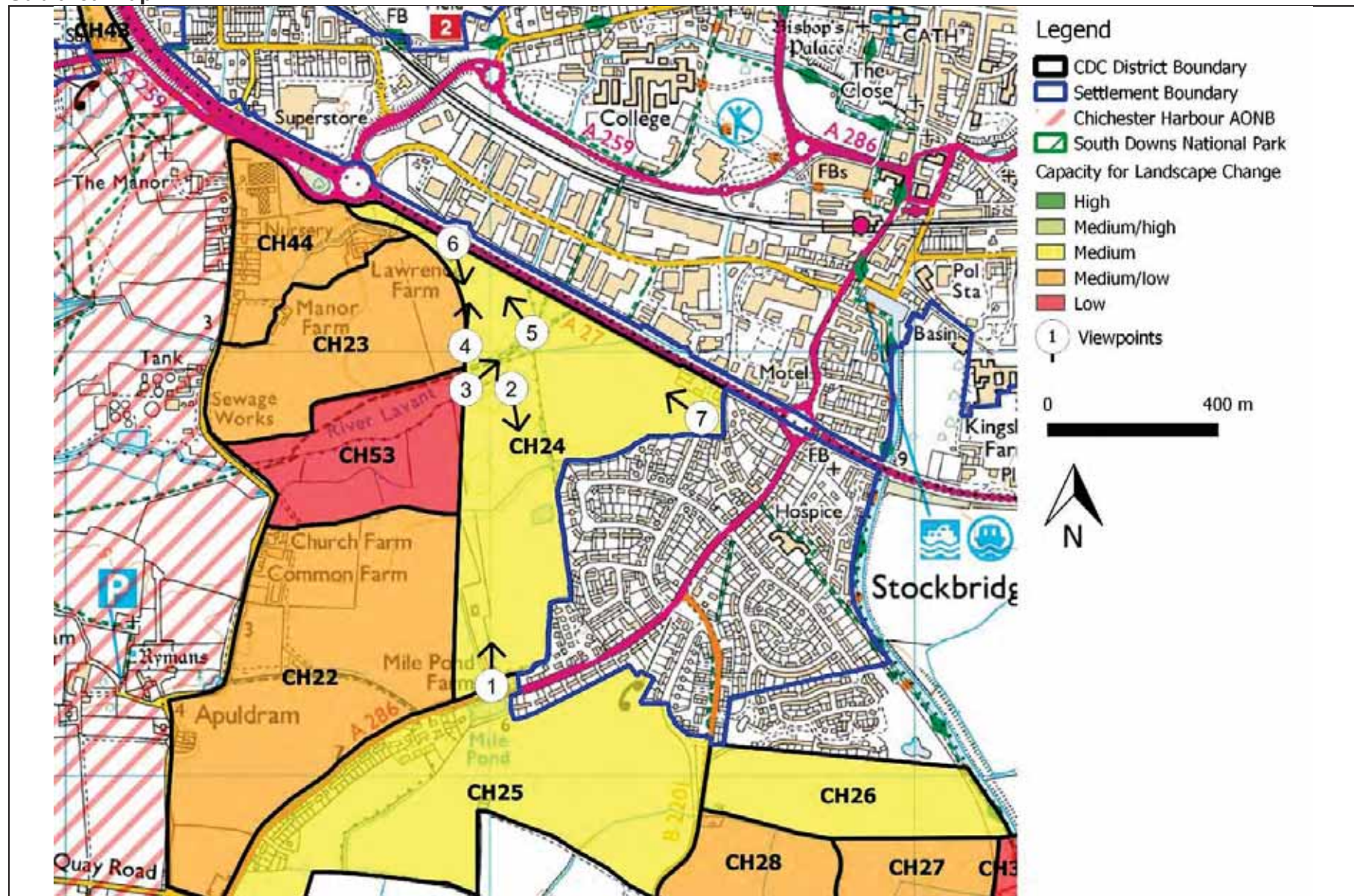


Figure: CH24 Capacity of landscape to accept change and location of photographic viewpoints

Sub-area description:

Sub-area CH24 is irregular in shape and lies to the west of Stockbridge which defines its eastern boundary. The northern boundary is formed by the A27 and to the south by the A286. To the west lies arable farmland. Two PRow and the River Lavant cross the sub-area.

For more detail refer to record sheets.

Photographs:

Photo 1: View north from A286 across Mile Pond Farm. South Downs and Goodwood partially visible in background



Photo 2: View south from PRow within sub-area into arable fieldscape



Photo 3: View north-east from PRow adjacent to River Lavant across storage yard towards A27 and associated warehouses. Spire of Chichester Cathedral is visible in background.



Photo 4: View north from PRow towards A27 and associated warehouses. Spire of Chichester Cathedral is visible in background.



Photo 5: View north-west from PRow towards storage yard within sub-area



Photo 6: View south-east from lay-by on westbound A27 across intervening bunding into storage yard backed by riverside trees.



Photo 7: Panorama westwards from playground north of Wiston Avenue across arable field towards River Lavant. Petrol station and retail unit on A27 are visible.

Please refer to section 3 methodology of the assessment process

1. Visual Sensitivity: Medium

- Sensitive receptors on small number of PRoW
- Views to SDNP including Chichester Cathedral spire and Goodwood
- Intervisibility with settlement edge of Stockbridge and Mile Pond Farm
- Some structure of hedgerows to build mitigation upon with potential loss of long views and erosion of historic field patterns but opportunities to mitigate A27.
- Views to petrol station and commercial buildings on A27
- Visible from busy A27 and from A286
- Storage yard is visually intrusive
- Not visible in priority views. (FGoC)

2. Landscape Sensitivity: Medium

- Grade 1 and 2 agricultural land
- No listed buildings
- Locally intrusive A27 and storage yard
- More tranquil in south away from A27
- Crossed by short length of PRoW
- River Lavant corridor and associated vegetation including floodplain grazing within centre of sub-area
- Mature trees along River Lavant corridor
- River Lavant Marsh SNCI located to west of road
- More enclosed and small scale in south

3. Landscape Character Sensitivity: Medium (combines 1 and 2)

4. Wider Landscape Sensitivity: Medium/high

- Open rural landscape separated from settlement of Chichester by A27 but with close relationship to Stockbridge, especially in east.
- Western part of sub-area connects well with wider landscape.
- Contributes to separation of settlements of Stockbridge, Fishbourne and Apuldram
- Central part of sub-area lies within flood zone of River Lavant
- The area is generally typical of the wider LCA

5. Overall Landscape Sensitivity: Medium/high (combines 3 and 4)

6. Landscape Value: Medium/low

- Small play area in north-east

7. Landscape Capacity: Medium (combines 5 and 6)

<p>Potential effect on key visual characteristics</p> <ul style="list-style-type: none"> • Impact on sensitive receptors on PRow • Potential interruption of long views to SDNP, Goodwood and Chichester Cathedral spire.
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Loss of Grade 1/2 soils • Impact on River Lavant and associated habitat
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • Erosion of separation of Stockbridge, Fishbourne and Apuldram
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Retention of all good and moderate quality tree cover and locally distinctive boundary treatments and features • Retention of other vegetated areas where they contribute to landscape and biodiversity value. • Tree and hedgerow planting to strengthen field boundaries and the landscape between settlements and create wildlife corridors where this will not result in loss of key views.

Conclusion and recommendations and potential capacity of sub-area

Sub-area CH24 has a medium capacity constrained by its Grade 1 soils, PRow and the presence of the River Lavant and its floodplain which covers the centre of the sub-area. There are far-reaching views to the SDNP and Chichester Cathedral spire where vegetation allows. It is influenced in the north by the A27 and storage yard and to the east by Stockbridge but retains a generally strong rural character and retains a good relationship with the wider landscape to the west.

It is possible that some development may be accommodated adjacent to the existing settlement provided it is informed by further landscape and visual impact assessment and sensitively integrated into the landscape although great care would need to be taken to avoid any landscape or visual harm. Particular care would be needed to protect the River Lavant, views to the South Downs and Chichester Cathedral and to retain the separation of Stockbridge, Apuldram and Fishbourne.

Sub-area: CH25: Stockbridge SW arable farmland**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****Adjacent to Chichester Harbour AONB (CHAONBLCA) (at south-west corner); LCT I Coastal Peninsula; LCA I1 Manhood Peninsula**

Key characteristics and key qualities (West Sussex LCA unless noted):

- Contrast with the surrounding open agricultural land.
- Landscapes of great wildlife importance.
- Chichester Harbour is designated an Area of Outstanding Natural Beauty (AONB) and Site of Special Scientific Interest (SSSI) and has therefore been recognised as a landscape of national importance.
- Broadly flat land overlying brickearths, intersected by small streams or rithes. (CHAONBLCA)
- Predominantly open arable farmland with medium to large scale field patterns. (CHAONBLCA)
- Historic north to south road and settlement pattern. (CHAONBLCA)
- Dispersed modern roadside development along the A286. (CHAONBLCA)
- Wide views of harbour from coastal path in the south west and views across farmland to Chichester Cathedral in the north. (CHAONBLCA)
- Overall the area retains a largely rural undeveloped character. (CHAONBLCA)
- Long views of Chichester Cathedral from west of Apuldram. (CHAONBLCA)
- Flat landform under 10m AOD. (FGoC)
- Large scale productive arable farmland punctuated by copses and shelter belts. (FGoC)
- Drainage ditches, rifes, canals and ponds are common features. (FGoC)
- Long views to the Downs and to Chichester Cathedral. (FGoC)

Landscape strategy and key sensitivities and guidelines:

- Conserve and manage the diverse existing natural landscape features, including mudflats, salt marsh, sand dunes, shingle banks, woodland, rifes and ditches.
- Conserve and enhance the character and setting of the villages.
- Encourage farmers to enter into Stewardship Schemes where appropriate.
- Strengthen the existing landscape framework through hedgerow and native tree planting, especially around settlements on Chichester Harbour peninsulas and to the north of Chichester Yacht Basin.
- Maintain existing hedgerows and strengthen the wider network through hedgerow restoration.
- Increasing noise due to traffic and recreational activity eroding tranquillity.

- The sensitivity (within AONB) of the area is moderate to high. The coastal edge is particularly sensitive to any built development which would result in the loss of eroded shoreline and intrude on characteristic views. (CHAONBLCA)

Any development in this landscape should seek to:

- Strengthen the landscape structure; (FGoC)
- Conserve the setting of the historic pond and its mature vegetation; (FGoC)
- Maintain a close relationship with Stockbridge; (FGoC)
- Pay particular regard to views from the Chichester Harbour AONB in planning any development and locate development away from the AONB boundary; (FGoC)
- Maintain the rural foreground in views to the cathedral from the canal towpath. (FGoC)
- Since this land parcel is located in close proximity to the Chichester Harbour AONB, any built development in this location is likely to be visible (but not prominent) from some parts of the AONB. (FGoC)
- Roofs may be visible, but not prominent in the priority view from the western end of the Chichester Canal towpath. (FGoC)

Relevant forces for change / threats / opportunities:

- Gradual reduction of the tree and hedgerow cover especially on the Chichester Harbour peninsulas.
- Gradual reduction of bordering grassland and scrub.
- Traffic generation resulting in erosion of rural lanes and loss of tranquillity.
- Overall condition of the area (within AONB) is moderate. The loss of hedgerows from parts of the arable farmland has eroded visual and ecological character in parts. (CHAONBLCA)
- Past loss of hedgerows. (CHAONBLCA)
- Potential strategic development southwest of Chichester outside the AONB designated area (CHAONBLCA)

Sub-area map:

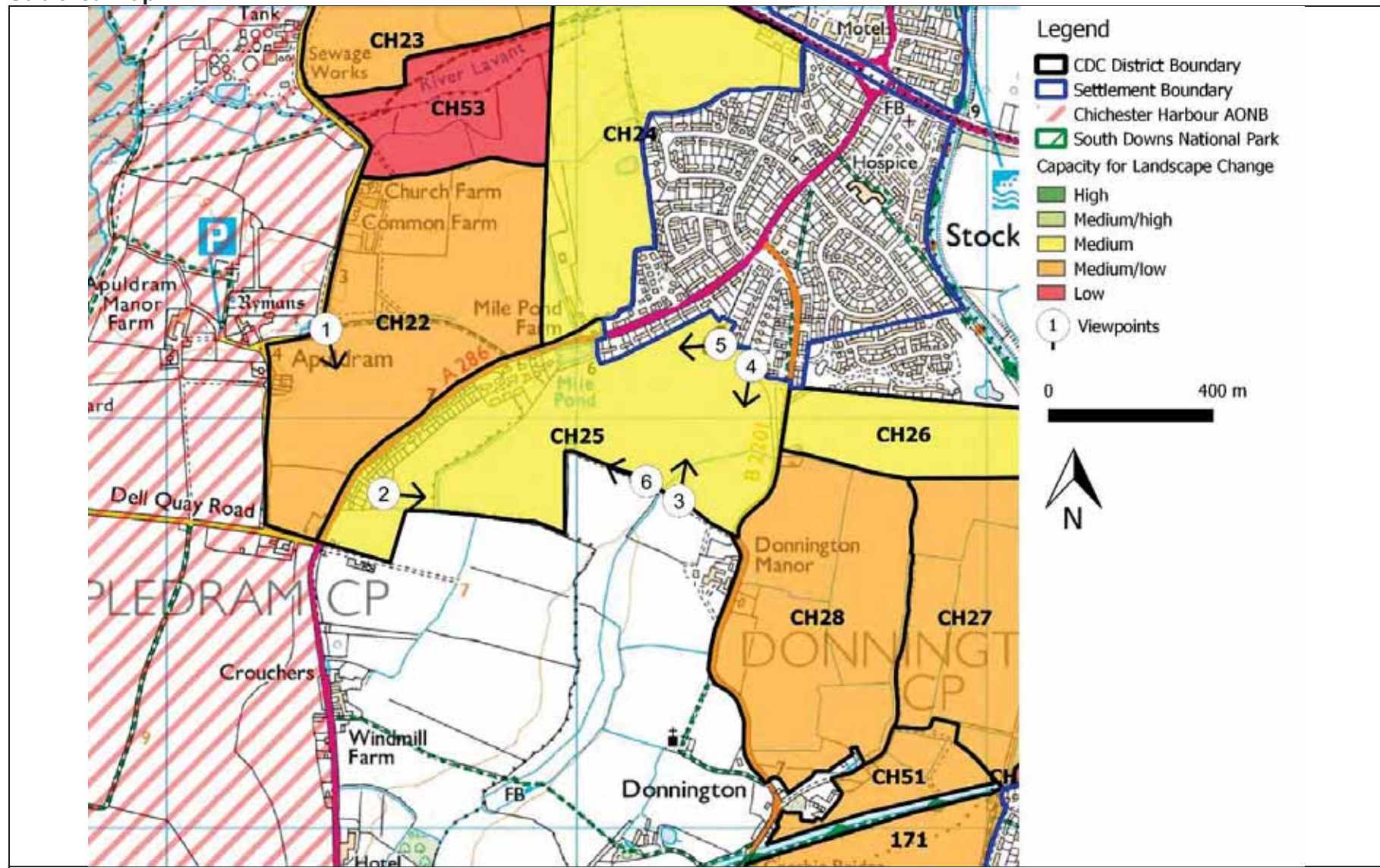


Figure: CH25 Capacity of landscape to accept change and location of photographic viewpoints

Sub-area description:

Sub-area CH25 is irregular in shape and lies to the south-west of Stockbridge. The northern and western boundaries are largely defined by the A286 and the settlement edge. The eastern boundary is defined by the B2201 with the southern boundary defined by drainage ditches and field boundaries. The south-western corner meets the boundary of Chichester Harbour AONB. This sub-area is inaccessible by public rights of way.

For more detail refer to record sheets.

Photographs:

Photo 1: View south towards A286 which defines western boundary of sub-area from Appledram Lane South/Salterns Way on boundary of AONB.



Photo 2: View east from Mile End Lane across sub-area.



Photo 3: View north from Tarz Lane towards settlement edge of Stockbridge with cathedral spire and South Downs beyond.



Photo 4: View south from settlement edge at Selsey Road across sub-area towards Donnington Manor.



Photo 5: View west from settlement edge at Selsey Road across sub-area towards rear of properties on Birdham Road.



Photo 6: View west along Tarz Lane which forms part of the southern boundary of the sub-area.

Please refer to section 3 methodology of the assessment process

1. Visual Sensitivity: Medium

- Sensitive receptors in SDNP and AONB
- Panoramic views to SDNP including Chichester Cathedral spire
- Intervisibility with somewhat harsh settlement edge of Stockbridge
- Relatively small amount of residents
- Not accessible by PRoW
- Limited structure of hedgerows provides few opportunities for mitigation with potential loss of long views and erosion of historic field patterns. Opportunity to create softer edge to Stockbridge

2. Landscape Sensitivity: Medium/low

- Predominantly 1 agricultural land
- Part of setting of Grade II Donnington Manor and 1 Ivy Cottages
- Modern field amalgamation
- Mile Pond to eastern boundary

3. Landscape Character Sensitivity: Medium/low (combines 1 and 2)

4. Wider Landscape Sensitivity: Medium

- Open rural landscape but influenced by proximity of Stockbridge in north although retains good connection with wider landscape to south and east
- The area is generally typical of the wider LCA

5. Overall Landscape Sensitivity: Medium (combines 3 and 4)

6. Landscape Value: Medium

- Contributes to localised setting of Grade II buildings at Donnington Manor

7. Landscape Capacity: Medium (combines 5 and 6)

<p>Potential effect on key visual characteristics</p> <ul style="list-style-type: none"> • Impact on sensitive receptors within SDNP and AONB • Potential interruption of long and panoramic views to SDNP and Chichester Cathedral spire
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Loss of Grade 1 soils • Erosion of setting of Grade II listed buildings
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • Erosion of separation between Stockbridge and Donnington/Hunston.
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Retention of all good and moderate quality tree cover and locally distinctive boundary treatments and features • Retention of other vegetated areas where they contribute to landscape and biodiversity value. • Tree and hedgerow planting to strengthen field boundaries and the landscape between settlements and create wildlife corridors where this will not result in loss of key views.

Conclusion and recommendations and potential capacity of sub-area

Sub-area CH25 has a medium capacity constrained by its intervisibility with sensitive receptors in the SDNP and AONB. There are far-reaching and panoramic views to the SDNP and Chichester Cathedral spire. It is influenced by the settlement edge of Stockbridge and ribbon development on Birdham Road but retains a generally strong rural character and retains a strong relationship with the wider landscape, especially to the south-east.

It is possible that some further development may be accommodated adjacent to the existing settlement or around existing clusters of built form provided it is informed by further landscape and visual impact assessment and sensitively integrated into the landscape although great care would need to be taken to avoid any landscape or visual harm. Particular care would be needed to protect the AONB, listed buildings and views to the South Downs and Chichester Cathedral and to retain the separation of Stockbridge and Donnington.

Sub-area: CH26: Stockbridge SE arable farmland**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**

Key characteristics and key qualities (West Sussex LCA unless noted):

- Low lying flat open landscape.
- A low density of hedgerows and hedgerow trees with occasional shelterbelts.
- The relatively open character of much of the area allows long views so that village church towers are important landmarks in views.
- Few trees or hedgerows, partly as a result of Dutch elm disease, from the 1970s and the Great Storm of 1987 and overall high quality agricultural land, although, where they do exist, they form prominent features.
- Important medieval churches with spires which distinguish this otherwise flat landscape.
- Semi-natural habitats are scarce due to intensive arable agriculture.
- Low lying species-rich grasslands adjacent to the rifes, artificial water bodies of Chichester canal (SNCI) and gravel pits together with remnant semi-natural broadleaved woodlands form pockets of high nature conservation importance.
- Flat landform under 10m AOD. (FGoC)
- Large scale productive arable farmland punctuated by copses and shelter belts. (FGoC)
- Drainage ditches, rifes, canals and ponds are common features. (FGoC)
- Small villages and scattered farmsteads characterised by red brick and flint. (FGoC)
- Long views to the Downs and to Chichester Cathedral. (FGoC)

Landscape strategy and key sensitivities and guidelines:

- Fragmentation and loss of hedgerows and connections between hedgerow and woodland.
- Replacement of mature treescape.
- Changes in drainage patterns.
- Loss of distinction between different settlements due to urban expansion.
- Create a new, large scale tree and hedgerow framework which complements the open intensively farmed landscape, whilst maintaining significant views of Chichester Cathedral, the South Downs and local features.
- Maintain and strengthen field boundaries such as hedgerows and shelterbelts.
- Link up existing remnant hedgerows and tree lines to re-establish coherent field boundaries and wildlife corridors.
- Encourage a full tree survey of the area with a view to conserving and managing existing feature tree groups and individuals.
- Encourage and promote land management schemes to increase species rich grassland areas.
- Promote management and establishment of grassland regimes of grazing, hay cutting and silage.
- Restore and strengthen the landscape of the gaps between settlements.
- Encourage landscape enhancements around villages and on their approaches.
- Establish new vegetation features by the planting of hedgerows and tree clumps in field corners and along roadsides, especially those approaching settlements.

- Encourage the planting of shelter belts around horse paddocks, using native species, to give visual and wildlife benefits.
- Restrict extensive areas of tree planting to poorer quality agricultural land.
- Encourage the replacement or restoration of derelict glasshouses where these appear detrimental to the landscape.
- Maintain and enhance the landscape and biodiversity of rifes and other existing habitats. Reprofile banks and encourage more diverse flora by lengthening clearance cycles.
- Strengthen the landscape structure through new planting while maintaining views to Chichester Cathedral (FGoC)
- Maintain a close relationship with Stockbridge to minimise adverse effects on adjacent hamlets and villages in the coastal plain (FGoC)
- Conserve views of the cathedral from key points on the B2201 (FGoC)
- Create new public views of the cathedral as an integral part of the development (FGoC)

Relevant forces for change / threats / opportunities:

- Urban development pressures, especially in the gaps between settlements and on the edge of Chichester.
- Loss of mature elm trees in the 1970's and 1980's due to Dutch elm disease.
- Loss of tree and hedgerow cover from agricultural intensification since World War II.

Sub-area map:

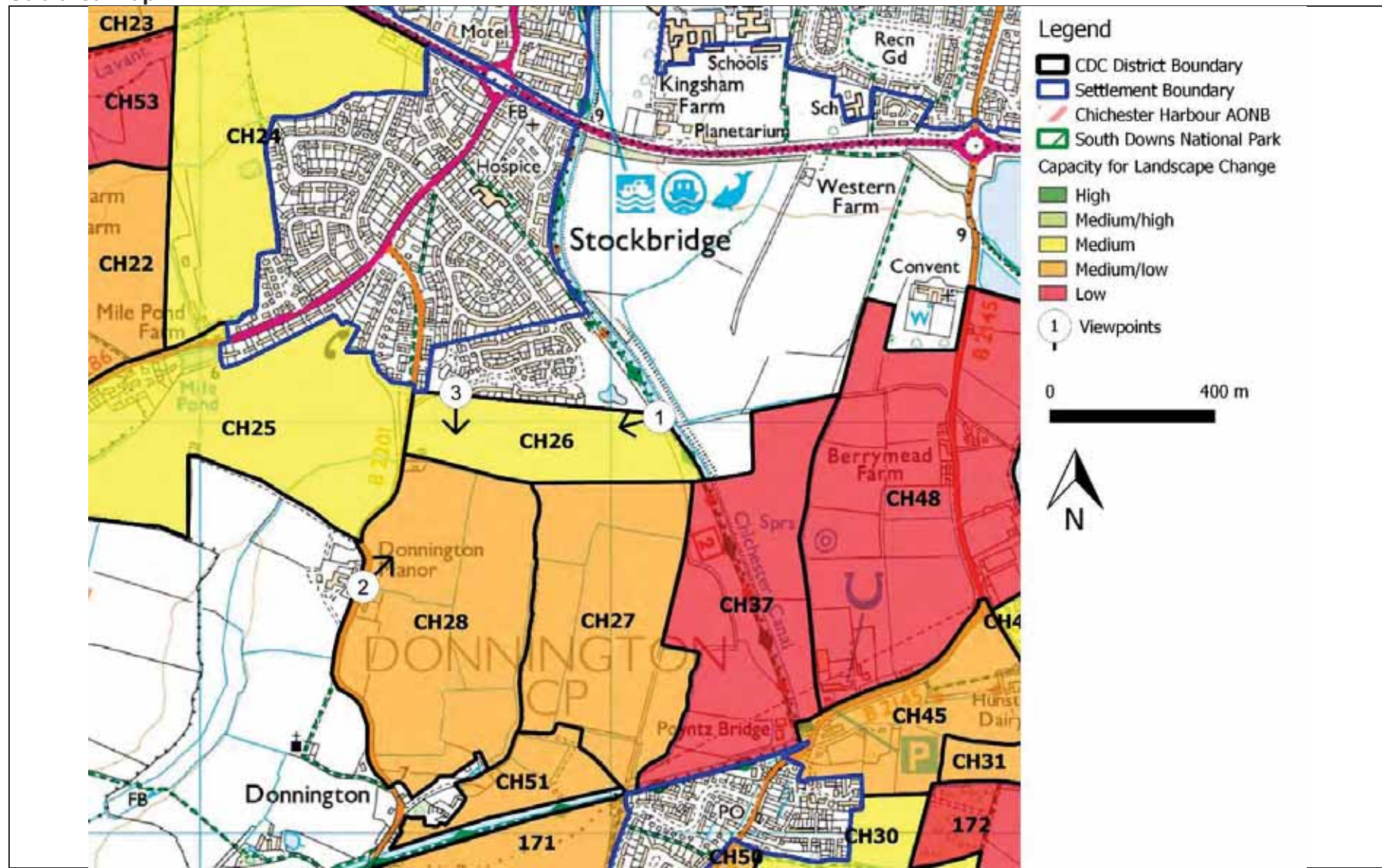


Figure: CH26 Capacity of landscape to accept change and location of photographic viewpoints

Sub-area description:

Sub-area CH27 is approximately rectangular in shape and lies to the south of Stockbridge. The boundaries are largely defined by drainage ditches and field boundaries. It border the New Lipchis way for small sections of its southern and eastern boundaries. This sub-area is inaccessible by public rights of way.

For more detail refer to record sheets.

Photographs:

Photo 1: View south-west into sub-area from public open space adjacent to New Lipchis Way/ National Route 2, east of Tramway Close.



Photo 2: View north-east from B2201 towards sub-area. South Downs are visible above and beyond the settlement edge of Stockbridge.



Photo 3: View south from public open space south of Millpond Crescent into sub-area.

Please refer to section 3 methodology of the assessment process

1. Visual Sensitivity: Medium

- Sensitive receptors in SDNP
- Potentially panoramic views to SDNP
- New Lipchis Way/National Route 2 adjacent to eastern boundary but little intervisibility due to boundary vegetation
- Potential views towards Chichester Cathedral spire
- Intervisibility with settlement edge of Stockbridge
- Some structure of hedgerows provides opportunities for mitigation but with potential loss of long views and erosion of historic field patterns.
- Development could be visible in the priority view from the B2201 at Donnington with 2 and 3 storey development likely to be prominent

2. Landscape Sensitivity: Medium

- Grade 1/2 agricultural land

- Eastern edge may lie within of Turner’s ‘Chichester Canal’ c 1828
 - Generally simple and mid-large scale
 - New Lipchis Way/National Route 2 adjacent to eastern boundary
 - Small strip of deciduous woodland against south-east boundary
 - Chichester Canal SNCI against eastern boundary
3. Landscape Character Sensitivity: Medium (combines 1 and 2)
4. **Wider Landscape Sensitivity: Medium**
- Open rural landscape but influenced by proximity of Stockbridge expansion although retains good connection with wider landscape to south.
 - The area is generally typical of the wider LCA
5. Overall Landscape Sensitivity: Medium (combines 3 and 4)
6. **Landscape Value: Medium**
- Close to Chichester Canal SNCI and bordered to east by New Lipchis Way/ National Route 2
7. **Landscape Capacity: Medium (combines 5 and 6)**

<p>Potential effect on key visual characteristics</p> <ul style="list-style-type: none"> • Impact on sensitive receptors within SDNP. National Route 2 • Potential interruption of long and panoramic views to SDNP and Chichester Cathedral spire
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Loss of Grade 1/2 soils • Erosion of setting of canal and New Lipchis Way/National Route 2
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • Erosion of separation between Stockbridge and Donnington/Hunston.
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Retention of all good and moderate quality tree cover and locally distinctive boundary treatments and features • Retention of other vegetated areas where they contribute to landscape and biodiversity value. • Tree and hedgerow planting to strengthen field boundaries and the landscape between settlements and create wildlife corridors where this will not result in loss of key views. • Retaining legibility and setting of PRow network and create additional links

Conclusion and recommendations and potential capacity of sub-area

Sub-area CH26 has a medium capacity constrained by its proximity to the New Lipchis Way/ National Route 2 and Chichester Canal. There are potentially far-reaching and panoramic views to the SDNP and Chichester Cathedral spire. It is influenced by the settlement edge of Stockbridge but retains a generally strong rural character. The sub-area is mid-large-scale and open but contained by boundary vegetation and retains a strong relationship with the wider landscape, especially to the south.

It is possible that some further development may be accommodated adjacent to the existing settlement or around existing clusters of built form provided it is informed by further landscape and visual impact assessment and sensitively integrated into the landscape although great care would need to be taken to avoid any landscape or visual harm. Particular care would be needed to protect the setting of Chichester Canal. National Route 2/New Lipchis Way, views to the South Downs and Chichester Cathedral and to retain the separation of Stockbridge and Hunston.

Sub-area: CH27: North Hunston arable farmland**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**

Key characteristics and key qualities (West Sussex LCA unless noted):

- Low lying flat open landscape.
- A low density of hedgerows and hedgerow trees with occasional shelterbelts.
- The relatively open character of much of the area allows long views so that village church towers are important landmarks in views.
- Few trees or hedgerows, partly as a result of Dutch elm disease, from the 1970s and the Great Storm of 1987 and overall high quality agricultural land, although, where they do exist, they form prominent features.
- Important medieval churches with spires which distinguish this otherwise flat landscape.
- Semi-natural habitats are scarce due to intensive arable agriculture.
- Low lying species-rich grasslands adjacent to the rifes, artificial water bodies of Chichester canal (SNCI) and gravel pits together with remnant semi-natural broadleaved woodlands form pockets of high nature conservation importance.
- Flat landform under 10m AOD. (FGoC)
- Large scale productive arable farmland punctuated by copses and shelter belts. (FGoC)
- Drainage ditches, rifes, canals and ponds are common features. (FGoC)
- Small villages and scattered farmsteads characterised by red brick and flint. (FGoC)
- Long views to the Downs and to Chichester Cathedral. (FGoC)

Landscape strategy and key sensitivities and guidelines:

- Fragmentation and loss of hedgerows and connections between hedgerow and woodland.
- Replacement of mature treescape.
- Changes in drainage patterns.
- Loss of distinction between different settlements due to urban expansion.
- Create a new, large scale tree and hedgerow framework which complements the open intensively farmed landscape, whilst maintaining significant views of Chichester Cathedral, the South Downs and local features.
- Maintain and strengthen field boundaries such as hedgerows and shelterbelts.
- Link up existing remnant hedgerows and tree lines to re-establish coherent field boundaries and wildlife corridors.
- Encourage a full tree survey of the area with a view to conserving and managing existing feature tree groups and individuals.
- Encourage and promote land management schemes to increase species rich grassland areas.
- Promote management and establishment of grassland regimes of grazing, hay cutting and silage.
- Restore and strengthen the landscape of the gaps between settlements.

- Encourage landscape enhancements around villages and on their approaches.
- Establish new vegetation features by the planting of hedgerows and tree clumps in field corners and along roadsides, especially those approaching settlements.
- Encourage the planting of shelter belts around horse paddocks, using native species, to give visual and wildlife benefits.
- Restrict extensive areas of tree planting to poorer quality agricultural land.
- Encourage the replacement or restoration of derelict glasshouses where these appear detrimental to the landscape.
- Maintain and enhance the landscape and biodiversity of rifes and other existing habitats. Reprofile banks and encourage more diverse flora by lengthening clearance cycles.
- Strengthen the landscape structure through new planting while maintaining views to Chichester Cathedral (FGoC)
- Preserve the rural gap between Hunston and Stockbridge (FGoC)
- Conserve views of the cathedral from the canal towpath (FGoC)
- Create new public views of the cathedral as an integral part of the development (FGoC)

Relevant forces for change / threats / opportunities:

- Urban development pressures, especially in the gaps between settlements and on the edge of Chichester.
- Loss of mature elm trees in the 1970's and 1980's due to Dutch elm disease.
- Loss of tree and hedgerow cover from agricultural intensification since World War II.

Sub-area map:

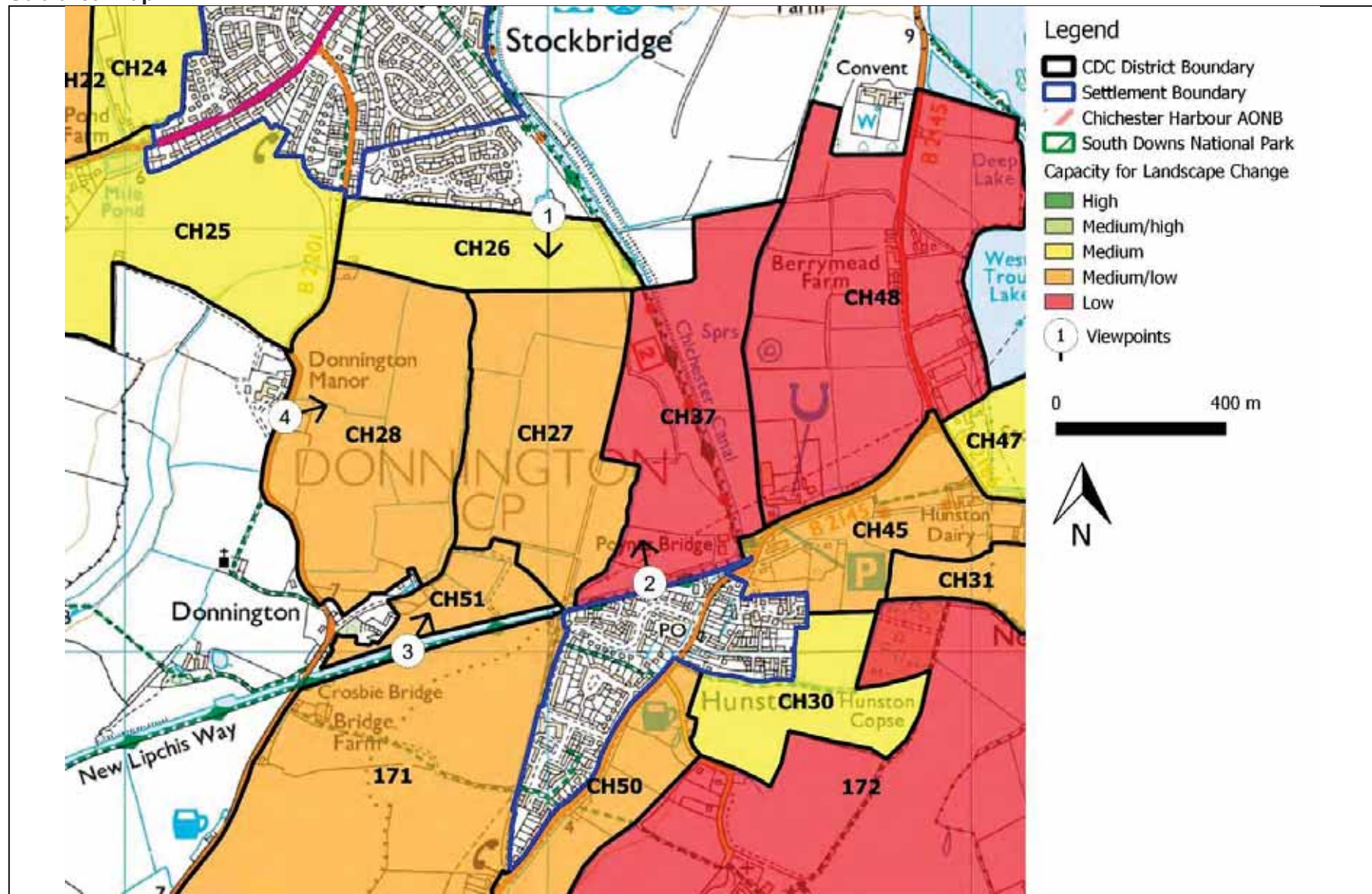


Figure: CH27 Capacity of landscape to accept change and location of photographic viewpoints

Sub-area description:

Sub-area CH27 is approximately rectangular in shape and lies to the south of Stockbridge. The boundaries are largely defined by drainage ditches and field boundaries. It borders the New Lipchis way for small sections of its southern and eastern boundaries. This sub-area is inaccessible by public rights of way.

For more detail refer to record sheets.

Photographs:

Photo 1: View south towards sub-area from public open space east of Tramway Close.



Photo 2: View north from Chichester Canal/New Lipchis Way towards sub-area. Chichester Cathedral spire visible above boundary vegetation.



Photo 3: View north-east from Chichester Canal/New Lipchis Way towards sub-area.



Photo 4: View east from B 201 towards sub-area. New settlement edge of Stockbridge is visible.

Please refer to section 3 methodology of the assessment process

1. Visual Sensitivity: Medium/low

- Sub-area largely not visible from publicly accessible viewpoints
- Possibly sensitive receptors within Donnington Conservation Area
- Sensitive receptors in SDNP
- Panoramic views to SDNP
- New Lipchis Way adjacent to small section of southern boundary but little intervisibility due to boundary vegetation
- Views towards Chichester Cathedral spire
- Intervisibility with settlement edge of Stockbridge
- Some structure of hedgerows provide opportunities for mitigation but with potential loss of long views and erosion of historic field patterns. Opportunities to restore historic field patterns where lost.

2. Landscape Sensitivity: Medium

- Predominantly Grade 1 agricultural land
- North-east corner may lie within of Turner's 'Chichester Canal' c 1828
- Generally open and mid-large scale
- New Lipchis Way adjacent to small section of southern and eastern boundaries but little intervisibility due to boundary vegetation
- Chichester Canal SINC adjacent to small section of southern boundary

3. Landscape Character Sensitivity: Medium/low (combines 1 and 2)**4. Wider Landscape Sensitivity: High**

- Open rural landscape. Very little influence or connection with settlement of Stockbridge to north or Hunston to south. Connects well with wider landscape despite canal
- The area is generally typical of the wider LCA

5. Overall Landscape Sensitivity: Medium/high (combines 3 and 4)**6. Landscape Value: Medium**

- Close to Chichester Canal SNCI and New Lipchis Way/ National Route 2

7. Landscape Capacity: Medium/low (combines 5 and 6)

<p>Potential effect on key visual characteristics</p> <ul style="list-style-type: none"> • Impact on sensitive receptors within SDNP • Potential interruption of long and panoramic views to SDNP and Chichester Cathedral spire
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Loss of Grade 1 soils • Erosion of setting of conservation area, canal and New Lipchis Way
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • Erosion of separation between Stockbridge and Donnington/Hunston.
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Retention of all good and moderate quality tree cover and locally distinctive boundary treatments and features • Retention of other vegetated areas where they contribute to landscape and biodiversity value. • Tree and hedgerow planting to strengthen field boundaries and the landscape between settlements and create wildlife corridors where this will not result in loss of key views. • Retaining legibility and setting of PRow network and create additional links

Conclusion and recommendations and potential capacity of sub-area

Sub-area CH27 has a medium/low capacity constrained by its proximity to the New Lipchis Way/ National Route 2 and Chichester Canal. There are potentially far-reaching and panoramic views to the SDNP and Chichester Cathedral spire. It is slightly influenced by the settlement edge of Stockbridge but retains a generally strong rural character. The sub-area is mid-large-scale and open but contained by boundary vegetation and retains a strong relationship with the wider landscape, especially to the east and west.

Despite its medium/low capacity it is unlikely that any development may be accommodated without any landscape or visual harm due to the poor relationship between the sub-area and the existing settlements and the potential ensuing loss of separation between Stockbridge and Hunston. It is therefore not recommended as a location for further development.

Sub-area: CH28: Donnington arable farmland**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**

Key characteristics and key qualities (West Sussex LCA unless noted):

- Low lying flat open landscape.
- A low density of hedgerows and hedgerow trees with occasional shelterbelts.
- The relatively open character of much of the area allows long views so that village church towers are important landmarks in views.
- Few trees or hedgerows, partly as a result of Dutch elm disease, from the 1970s and the Great Storm of 1987 and overall high quality agricultural land, although, where they do exist, they form prominent features.
- Important medieval churches with spires which distinguish this otherwise flat landscape.
- Semi-natural habitats are scarce due to intensive arable agriculture.
- Low lying species-rich grasslands adjacent to the rifes, artificial water bodies of Chichester canal (SNCI) and gravel pits together with remnant semi-natural broadleaved woodlands form pockets of high nature conservation importance.
- Flat landform under 10m AOD. (FGoC)
- Large scale productive arable farmland punctuated by copses and shelter belts. (FGoC)
- Areas of small scale historic pastures around hamlets and villages. (FGoC)
- Drainage ditches, rifes, canals and ponds are common features. (FGoC)
- Small villages and scattered farmsteads characterised by red brick and flint. (FGoC)
- Long views to the Downs and to Chichester Cathedral. (FGoC)

Landscape strategy and key sensitivities and guidelines:

- Fragmentation and loss of hedgerows and connections between hedgerow and woodland.
- Replacement of mature treescape.
- Changes in drainage patterns.
- Loss of distinction between different settlements due to urban expansion.
- Create a new, large scale tree and hedgerow framework which complements the open intensively farmed landscape, whilst maintaining significant views of Chichester Cathedral, the South Downs and local features.
- Maintain and strengthen field boundaries such as hedgerows and shelterbelts.
- Link up existing remnant hedgerows and tree lines to re-establish coherent field boundaries and wildlife corridors.
- Encourage a full tree survey of the area with a view to conserving and managing existing feature tree groups and individuals.
- Encourage and promote land management schemes to increase species rich grassland areas.
- Promote management and establishment of grassland regimes of grazing, hay cutting and silage.
- Restore and strengthen the landscape of the gaps between settlements.
- Encourage landscape enhancements around villages and on their approaches.
- Establish new vegetation features by the planting of hedgerows and tree clumps in field corners and along roadsides, especially those approaching settlements.

- Encourage the planting of shelter belts around horse paddocks, using native species, to give visual and wildlife benefits.
- Restrict extensive areas of tree planting to poorer quality agricultural land.
- Encourage the replacement or restoration of derelict glasshouses where these appear detrimental to the landscape.
- Maintain and enhance the landscape and biodiversity of rifes and other existing habitats. Reprofile banks and encourage more diverse flora by lengthening clearance cycles.
- Maintain a rural gap between Donnington and Stockbridge (FGoC)
- Respect the small scale and architecture of this historic village of Donnington (FGoC)
- Preserve the setting of listed buildings in Donnington (FGoC)
- Maintain views of the cathedral from the B2201. (FGoC)

Relevant forces for change / threats / opportunities:

- Urban development pressures, especially in the gaps between settlements and on the edge of Chichester.
- Loss of mature elm trees in the 1970's and 1980's due to Dutch elm disease.
- Loss of tree and hedgerow cover from agricultural intensification since World War II.

Sub-area map:

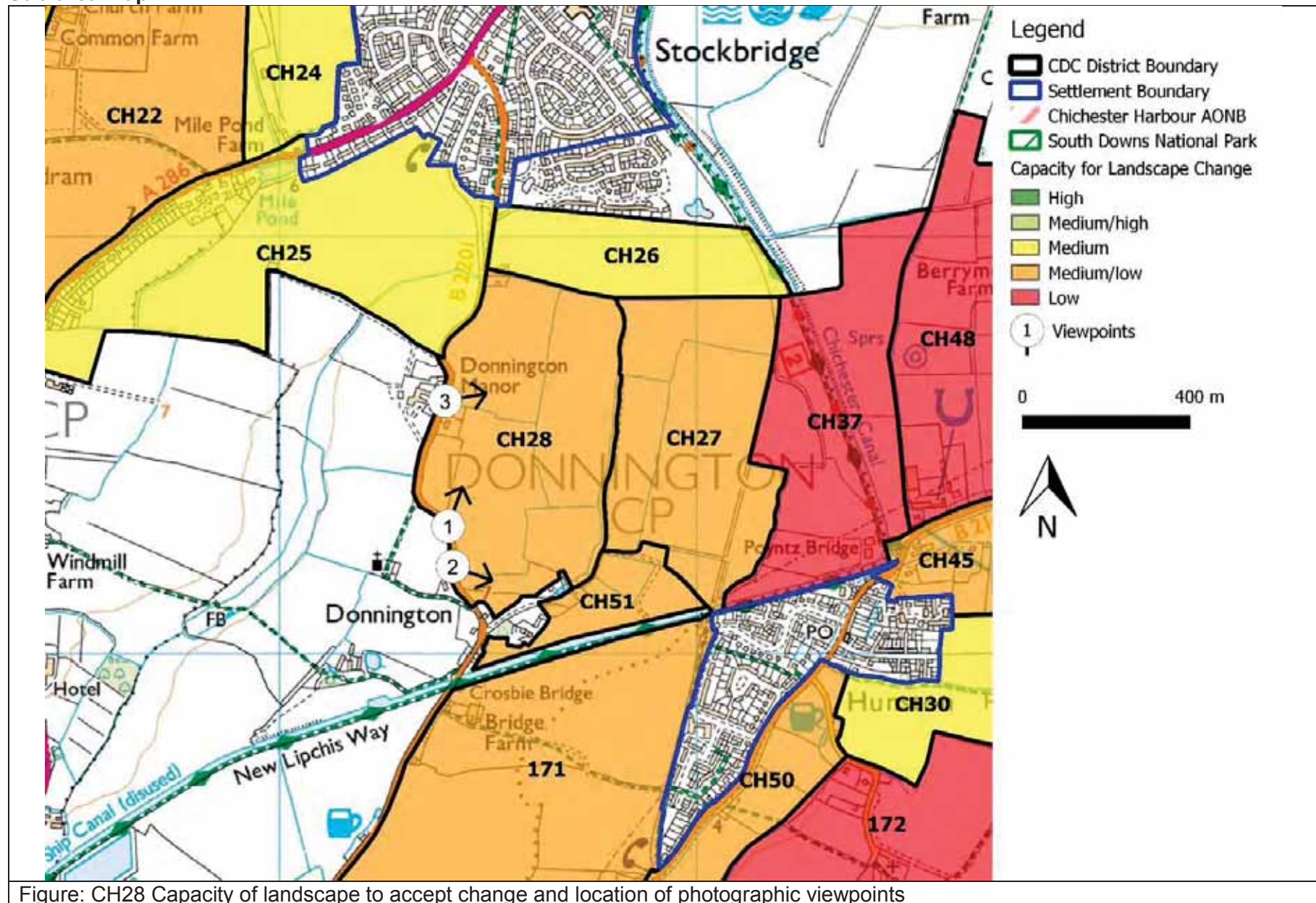


Figure: CH28 Capacity of landscape to accept change and location of photographic viewpoints

Sub-area description:

Sub-area CH51 is irregular in shape and lies to the south-east of Donnington. The western boundary is formed by the rear of properties on Selsey Road and the southern by Chichester Canal. The northern boundary is partly defined by the rear of properties on Pelleys Lane and the eastern boundary is defined field boundaries and drainage ditches.

For more details, refer to record sheets.

Photographs:

Photo 1: View north across sub-area from B2201 to South Downs with spire of Chichester Cathedral visible.



Photo 2: View south-east from B2201 across sub-area to well-vegetated boundary of adjacent conservation area.



Photo 3: Panorama east from B2201 across sub area with views of South Dows spire of Chichester Cathedral

Please refer to section 3 methodology of the assessment process

1. Visual Sensitivity: Medium

- Sensitive receptors within Donnington Conservation Area
- Sensitive receptors in SDNP
- Panoramic views to SDNP
- Views from Selsey Road where vegetation and landform permit
- Development in this location would be prominent in the priority view from the B2201
- Views towards Chichester Cathedral spire
- Intervisibility with settlement edge of Stockbridge
- Generally good structure of hedgerows provides opportunities for mitigation but with potential loss of long views and erosion of historic field patterns. Opportunities to restore historic field patterns where lost.

2. Landscape Sensitivity: Medium

- Predominantly Grade 1 agricultural land
- Traditional orchard to east of Donnington Manor
- 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
- Donnington Conservation Area adjacent to sub-area in south

3. Landscape Character Sensitivity: Medium (combines 1 and 2)

4. **Wider Landscape Sensitivity: High**

- Open rural landscape only locally influenced by proximity of small hamlet of Donnington to south. Very little influence or connection with settlement of Stockbridge to north. Connects well with wider landscape.
- The area is generally typical of the wider LCA

5. Overall Landscape Sensitivity: Medium/high (combines 3 and 4)

6. **Landscape Value: Medium**

- Close to Chichester Canal SNCI and New Lipchis Way
- Forms part of settings of Donnington Conservation Area and Grade II buildings
- Contributes to wider setting of Grade I listed church to west of sub-area

7. **Landscape Capacity: Medium/low (combines 5 and 6)**

<p>Potential effect on key visual characteristics</p> <ul style="list-style-type: none"> • Impact on sensitive receptors within conservation area and in SDNP • Potential interruption of long and panoramic views to SDNP and Chichester Cathedral spire
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Loss of Grade 1 soils • Erosion of setting of conservation area and listed buildings
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • Erosion of separation between Stockbridge and Donnington.
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Retention of all good and moderate quality tree cover and locally distinctive boundary treatments and features • Retention of other vegetated areas where they contribute to landscape and biodiversity value. • Tree and hedgerow planting to strengthen field boundaries and the landscape between settlements and create wildlife corridors where this will not result in loss of key views. • Retaining legibility and setting of PRoW network and create additional links

Conclusion and recommendations and potential capacity of sub-area

Sub-area CH28 has a medium/low capacity constrained by the adjacent conservation area and listed buildings. There are far-reaching and panoramic views to the SDNP and Chichester Cathedral spire. It is slightly influenced by the settlement edge of Donnington but retains a generally strong rural character. The sub-area is mid-large-scale and open but contained by boundary vegetation. However, the sub-area retains a good relationship with the wider landscape, especially to the east and west.

It is possible that a small amount of development may be accommodated around the existing settlement or clusters of built form provided it is informed by further landscape and visual impact assessment and sensitively integrated into the landscape although great care would need to be taken to avoid any landscape or visual harm. Particular care would be needed to protect the setting of the conservation area, listed buildings and key views to the South Downs and cathedral spire and to retain the settlement character of Donnington and its separation from Stockbridge.

Sub-area: CH30: South Hunston arable farmland**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**

Key characteristics and key qualities (West Sussex LCA unless noted):

- Low lying flat open landscape.
- Meandering rifes and straight drainage ditch systems, with associated unimproved grassland and edged by reed beds.
- A low density of hedgerows and hedgerow trees with occasional shelterbelts.
- Large farmsteads along roads, and on dead-end tracks.
- Long views to the Downs and to the distinctive spire of Chichester Cathedral.
- The relatively open character of much of the area allows long views so that village church towers are important landmarks in views.
- Few trees or hedgerows, partly as a result of Dutch elm disease, from the 1970s and the Great Storm of 1987 and overall high quality agricultural land, although, where they do exist, they form prominent features.
- Important medieval churches with spires which distinguish this otherwise flat landscape.
- Large regular fields, mostly the product of Parliamentary enclosure.
- Semi-natural habitats are scarce due to intensive arable agriculture.
- Hedgerow pattern is fragmented with occasional isolated woods, for example, Hunston Copse (Site of Nature Conservation Importance, SNCI).
- Low lying species-rich grasslands adjacent to the rifes, artificial water bodies of Chichester canal (SNCI) and gravel pits together with remnant semi-natural broadleaved woodlands form pockets of high nature conservation importance.
- Flat landform under 10m AOD. (FGoC)
- Large scale productive arable farmland punctuated by copses and shelter belts. (FGoC)
- Areas of small scale historic pastures around hamlets and villages. (FGoC)
- Drainage ditches, rifes, canals and ponds are common features. (FGoC)
- Small villages and scattered farmsteads characterised by red brick and flint. (FGoC)
- Long views to the Downs and to Chichester Cathedral. (FGoC)

Landscape strategy and key sensitivities and guidelines:

- Key views to the South Downs and Chichester Cathedral.
- Fragmentation and loss of hedgerows and connections between hedgerow and woodland.
- Replacement of mature treescape.
- Changes in drainage patterns.
- Loss of distinction between different settlements due to urban expansion.
- Create a new, large scale tree and hedgerow framework which complements the open intensively farmed landscape, whilst maintaining significant views of Chichester Cathedral, the South Downs and local features.
- Maintain and strengthen field boundaries such as hedgerows and shelterbelts.
- Link up existing remnant hedgerows and tree lines to re-establish coherent field boundaries and wildlife corridors.
- Encourage a full tree survey of the area with a view to conserving and managing existing feature tree groups and individuals.

- Encourage and promote land management schemes to increase species rich grassland areas.
- Promote management and establishment of grassland regimes of grazing, hay cutting and silage.
- Restore and strengthen the landscape of the gaps between settlements.
- Encourage landscape enhancements around villages and on their approaches.
- Establish new vegetation features by the planting of hedgerows and tree clumps in field corners and along roadsides, especially those approaching settlements.
- Restrict extensive areas of tree planting to poorer quality agricultural land.
- Form an extension to Hunston and respect the scale of the village (FGoC)
- Respect the setting of Hunston Copse and preserve this as a feature in the landscape (FGoC)
- Consider views from residential properties on the edge of Hunston in siting new development. (FGoC)

Relevant forces for change / threats / opportunities:

- Urban development pressures, especially in the gaps between settlements and on the edge of Chichester.
- Major road improvements.
- Loss of mature elm trees in the 1970's and 1980's due to Dutch elm disease.
- Loss of tree and hedgerow cover from agricultural intensification since World War II.

Sub-area map:

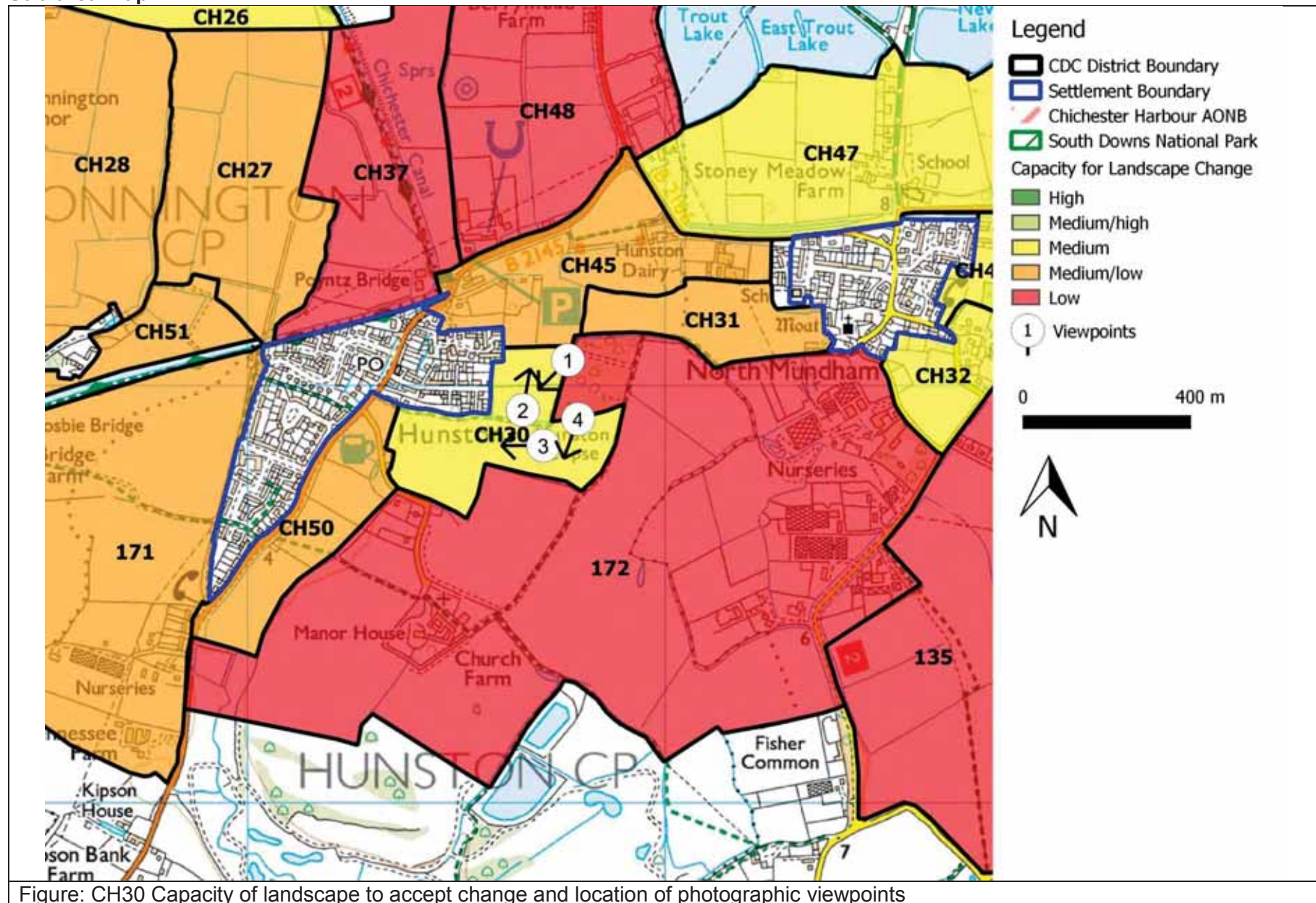


Figure: CH30 Capacity of landscape to accept change and location of photographic viewpoints

Sub-area description:

Sub-area CH30 is irregular in shape and lies to the east of Hunston which defines its north and western boundary. To the east lies Hunston Copse (SNCI) and to the south are open fields.

For more detail refer to record sheets.

Photographs:

Photo 1: View south-west from PRow adjacent to Hunston Copse looking towards settlement edge of Hunston



Photo 2: View north from PRow towards South Downs



Photo 3: Panorama west along PRow towards settlement edge of Hunston, Selsey Road and Hunston Conservation Area



Photo 4: Panorama south from PRow towards Hunston Conservation Area

Please refer to section 3 methodology of the assessment process

1. Visual Sensitivity: Medium

- Long views to SDNP where vegetation permits
- Sensitive receptors on PRow
- Views into sub-area from Hunston Copse (SNCI)
- Views into sub-area from local roads
- Sensitive receptors within Hunston Conservation Area
- Intervisibility with settlement edge of Hunston
- Generally open landscape contained by hedgerows/woodlands
- Limited opportunities for mitigation due to existing weak internal hedgerow structure. Potential to restore historic field patterns but may interrupt key views

2. Landscape Sensitivity: Medium

- Small area of Grade 2 agricultural land in north
- Adjacent to Hunston Copse SNCI
- Well-served by local PRow
- Adjacent to Hunston Conservation Area
- Contributes to setting of Grade II Spire Cottage and Rectory. Some contribution to setting of Grade II* The Manor House

3. Landscape Character Sensitivity: Medium (combines 1 and 2)

4. Wider Landscape Sensitivity: Medium

- A generally open landscape which is influenced by the settlement edge of Hunston in the north-west but connects well with the wider landscape to the south and east
- Parcel contributes to separation between North Mundham and Hunston
- The area typical of the wider LCA but influenced by the settlement edge, especially in west

5. Overall Landscape Sensitivity: Medium (combines 3 and 4)

6. Landscape Value: Medium

- Southern part of sub-area contributes to setting of conservation area and listed buildings.
- Northern part is setting of SNCI

7. Landscape Capacity: Medium (combines 5 and 6)

<p>Potential effect on key visual characteristics</p> <ul style="list-style-type: none"> • Impact on sensitive receptors within conservation area and on PRow • Interruption of key views to SDNP
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Loss of Grade 2 soils • Erosion of setting of conservation area and listed buildings • Erosion of setting on Hunston Copse (SNCI)
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • Erosion of separation between North Mundham and Hunston
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Retention of all good and moderate quality tree cover and locally distinctive boundary treatments and features • Retention of other vegetated areas where they contribute to landscape and biodiversity value. • Tree and hedgerow planting to strengthen field boundaries and the landscape between settlements and create wildlife corridors where this will not result in loss of key views. • Retaining legibility and setting of PRow network and create additional links

Conclusion and recommendations and potential capacity of sub-area

Sub-area CH30 has a medium capacity constrained by its proximity to Hunston Copse (SNCI), its contribution to the separation of North Mundham from Hunston and its role in the setting of Hunston Conservation Area. It is somewhat influenced by the settlement edge but retains a generally rural character. The sub-area is generally well-contained by boundary vegetation including Hunston Copse (SNCI) but there are occasional views out to the SDNP and it retains a generally good relationship with the wider landscape.

Despite its medium capacity it is recommended that only a small amount of development may be accommodated around the existing settlement and provided it is informed by further landscape and visual impact assessment and sensitively integrated into the landscape. Great care would need to be taken to avoid any landscape or visual harm. Particular care would be needed to protect the setting of the conservation area, Hunston Copse and key views.

Sub-area: CH31: Hunston/Mundham arable farmland**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**

Key characteristics and key qualities (West Sussex LCA unless noted):

- Low lying flat open landscape.
- A low density of hedgerows and hedgerow trees with occasional shelterbelts.
- Scattered, historically nucleated villages with mixed building materials of flint, brick, half timber and stone.
- Long views to the Downs and to the distinctive spire of Chichester Cathedral.
- The relatively open character of much of the area allows long views so that village church towers are important landmarks in views.
- Few trees or hedgerows, partly as a result of Dutch elm disease, from the 1970s and the Great Storm of 1987 and overall high quality agricultural land, although, where they do exist, they form prominent features.
- Important medieval churches with spires which distinguish this otherwise flat landscape.
- Semi-natural habitats are scarce due to intensive arable agriculture.
- Hedgerow pattern is fragmented with occasional isolated woods, for example, Hunston Copse (Site of Nature Conservation Importance, SNCI).
- Low lying species-rich grasslands adjacent to the rifes, artificial water bodies of Chichester canal (SNCI) and gravel pits together with remnant semi-natural broadleaved woodlands form pockets of high nature conservation importance.
- Occasional village ponds and greens provide local havens for wildlife.
- Flat landform under 10m AOD. (FGoC)
- Large scale productive arable farmland punctuated by copses and shelter belts. (FGoC)
- Areas of small scale historic pastures around hamlets and villages. (FGoC)
- Drainage ditches, rifes, canals and ponds are common features. (FGoC)
- Small villages and scattered farmsteads characterised by red brick and flint. (FGoC)
- Long views to the Downs and to Chichester Cathedral. (FGoC)

Landscape strategy and key sensitivities and guidelines:

- Key views to the South Downs, Chichester Cathedral and Arundel.
- Fragmentation and loss of hedgerows and connections between hedgerow and woodland.
- Replacement of mature treescape.
- Changes in drainage patterns.
- Loss of distinction between different settlements due to urban expansion.
- Maintain and strengthen field boundaries such as hedgerows and shelterbelts.
- Link up existing remnant hedgerows and tree lines to re-establish coherent field boundaries and wildlife corridors.
- Encourage a full tree survey of the area with a view to conserving and managing existing feature tree groups and individuals.
- Encourage and promote land management schemes to increase species rich grassland areas.
- Promote management and establishment of grassland regimes of grazing, hay cutting and silage.
- Restore and strengthen the landscape of the gaps between settlements.
- Encourage landscape enhancements around villages and on their approaches.

- Establish new vegetation features by the planting of hedgerows and tree clumps in field corners and along roadsides, especially those approaching settlements.
- Restrict extensive areas of tree planting to poorer quality agricultural land.

Any development in this landscape should seek to:

- Form an extension to North Mundham and respect the scale of the village (FGoC)
- Maintain the separate identities of North Mundham and Hunston and conserve/maintain a rural gap between the two villages (FGoC)
- Respect the setting of Hunston Copse and preserve this as a feature in the landscape (FGoC)
- Consider views from residential properties on the edge of North Mundham in siting new development (FGoC)

Relevant forces for change / threats / opportunities:

- Urban development pressures, especially in the gaps between settlements and on the edge of Chichester.
- Loss of mature elm trees in the 1970's and 1980's due to Dutch elm disease.
- Loss of tree and hedgerow cover from agricultural intensification since World War II.

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Sub-area map:

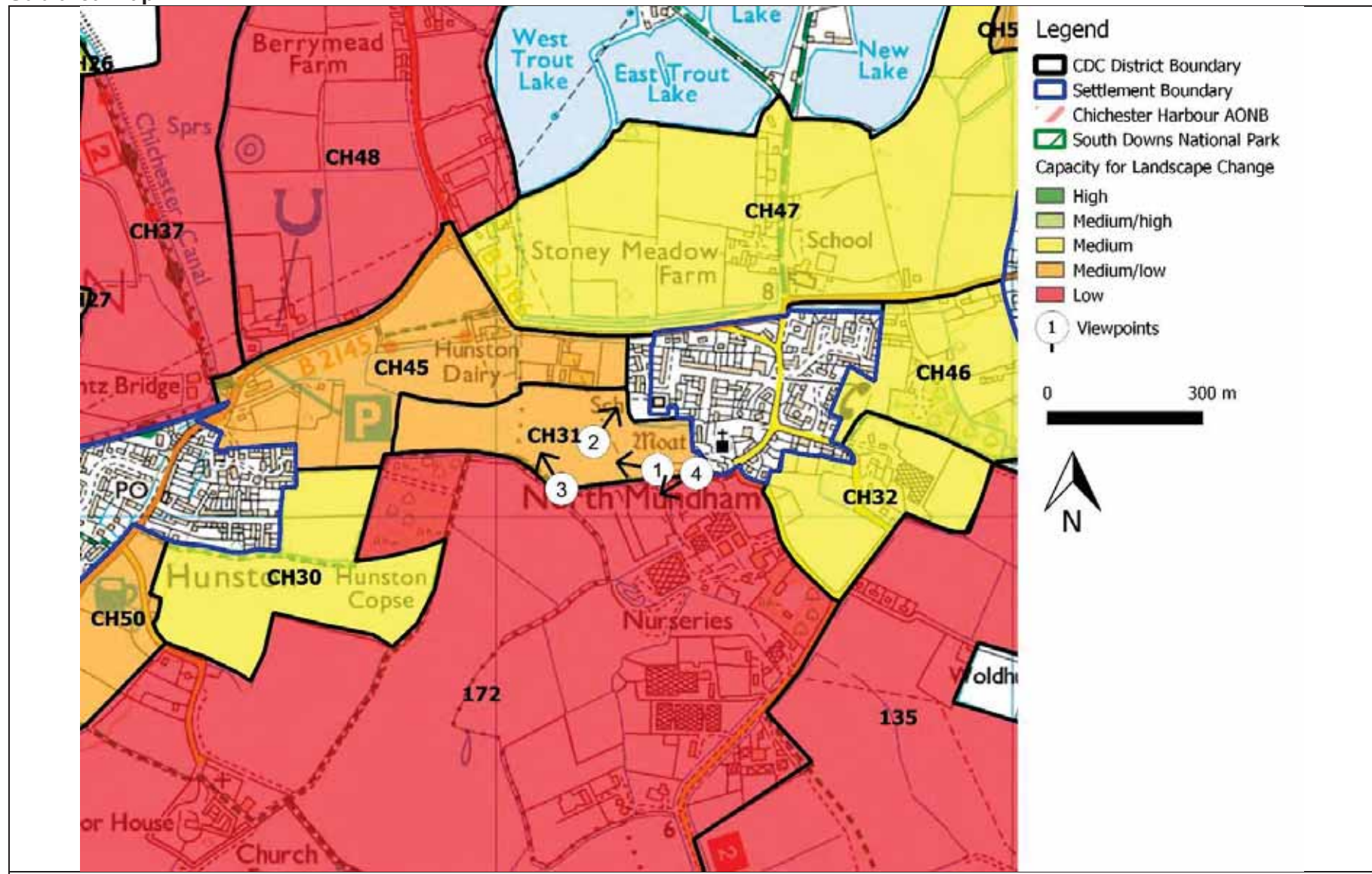


Figure: CH31 Capacity of landscape to accept change and location of photographic viewpoints

Sub-area description:

Sub-area CH31 is irregular in shape and lies to the south of the B2166 between Hunston and North Mundham. The eastern boundary is defined by the settlement edge of North Mundham with North Farm Nursery to the south-east. To the south-west lie open farmland and Hunston Copse and to the north-west lies Hunston Dairy Farm.

For more detail refer to record sheets.

Photographs:

Photo 1: View west from settlement edge across sub-area towards boundary vegetation.



Photo 2: View north-east from PRow towards settlement edge including school the Parish Church of St Stephen (Grade II)*



Photo 3: View north-west from PRow across sub-area towards spire of Chichester Cathedral with South Downs visible beyond.



Photo 4: View south-west from PRow into adjacent nursery

Please refer to section 3 methodology of the assessment process

1. Visual Sensitivity: Medium/high

- Long views to spire of Chichester Cathedral and SDNP where vegetation and built form permits.
- Sensitive receptors within SDNP and on PRoW
- Views towards Grade II* church of St Stephen
- Intervisibility with settlement edge and school
- Contained by hedgerows/woodlands
- Some opportunities for mitigation due to existing hedgerow structure but with potential loss of field patterns and views to church tower and cathedral spire
- Overhead cables

2. Landscape Sensitivity: Medium

- Classified as predominantly Grade 2 agricultural land
- Moat to north-east corner
- Adjacent to Hunston Copse SNCI
- PRoW to southern edge
- Contributes to setting of Grade II* Church of St Stephen and Grade II Pigeon House Farmhouse

3. Landscape Character Sensitivity: Medium/high (combines 1 and 2)

4. Wider Landscape Sensitivity: Medium

- A generally enclosed landscape which is locally influenced by the settlement edge of North Mundham but still connects fairly well with the wider landscape to the south
- Parcel contributes to gap between North Mundham and Hunston
- The area typical of the wider LCA but slightly influenced by the settlement edge, especially in the north and east

5. Overall Landscape Sensitivity: Medium/high (combines 3 and 4)

6. Landscape Value: Medium

- Eastern part of sub-area contributes to setting of Grade II* Church of St Stephen and Grade II Pigeon House Farmhouse

7. Landscape Capacity: Medium/low (combines 5 and 6)

<p>Potential effect on key visual characteristics</p> <ul style="list-style-type: none"> • Impact on sensitive receptors within SDNP • Interruption of key views to SDNP, Chichester Cathedral and Grade II* St Stephen's church.
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Loss of Grade 2 soils • Erosion of setting of Grade II* Church of St Stephen and Grade II Pigeon House Farmhouse
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • Erosion of separation between North Mundham and Hunston
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Retention of all good and moderate quality tree cover and locally distinctive boundary treatments and features • Retention of other vegetated areas where they contribute to landscape and biodiversity value. • Tree and hedgerow planting to strengthen field boundaries and the landscape between settlements and create wildlife corridors where this will not result in loss of key views. • Retaining legibility and setting of PRoW network and create additional links

Conclusion and recommendations and potential capacity of sub-area

Sub-area CH31 has a medium/low capacity constrained by its role in the setting of Grade II* St Stephen's Church and Grade II Pigeon House Farmhouse and its contribution to the separation of North Mundham from Hunston. It is influenced by the presence of overhead power cables but retains a rural character. The sub-area is generally well-contained by boundary vegetation including Hunston Copse (SNCI) but there are occasional views out to the spire of Chichester Cathedral and the South Downs and it retains a generally strong relationship with the wider landscape.

It is therefore recommended that only a small amount of development may be accommodated around the existing settlement and provided it is informed by further landscape and visual impact assessment and sensitively integrated into the landscape. Great care would need to be taken to avoid any landscape or visual harm. Particular care would be needed to protect the setting of listed buildings and key views.

Sub-area: CH32: North Mundham – South Mundham Coastal Plain**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**

Key characteristics and key qualities (West Sussex LCA unless noted):

- Low lying flat open landscape.
- Meandering rifes and straight drainage ditch systems, with associated unimproved grassland and edged by reed beds.
- A low density of hedgerows and hedgerow trees with occasional shelterbelts.
- Clusters of glasshouses.
- Scattered, historically nucleated villages with mixed building materials of flint, brick, half timber and stone.
- Large farmsteads along roads, and on dead-end tracks.
- Frequent urban fringe influences of horse paddocks, light industry and disused airfields, with busy minor and major roads.
- Few trees or hedgerows, partly as a result of Dutch elm disease, from the 1970s and the Great Storm of 1987 and overall high quality agricultural land, although, where they do exist, they form prominent features.
- Important medieval churches with spires which distinguish this otherwise flat landscape.
- Semi-natural habitats are scarce due to intensive arable agriculture.
- Hedgerow pattern is fragmented with occasional isolated woods, for example, Hunston Copse (Site of Nature Conservation Importance, SNCI).
- Low lying species-rich grasslands adjacent to the rifes, artificial water bodies of Chichester canal (SNCI) and gravel pits together with remnant semi-natural broadleaved woodlands form pockets of high nature conservation importance.
- Occasional species-rich meadows along rifes, for example, Kingston Manor meadows, Runcton.
- Invasive floating pennywort in Pagham Rife.
- Flat landform under 10m AOD. (FGoC)
- Large scale productive arable farmland punctuated by copses and shelter belts. (FGoC)
- Areas of small scale historic pastures around hamlets and villages. (FGoC)
- Large glasshouses. (FGoC)
- Drainage ditches, rifes, canals and ponds are common features. (FGoC)
- Small villages and scattered farmsteads characterised by red brick and flint. (FGoC)

Landscape strategy and key sensitivities and guidelines:

- Fragmentation and loss of hedgerows and connections between hedgerow and woodland.
- Replacement of mature treescape.
- Changes in drainage patterns.
- Loss of distinction between different settlements due to urban expansion.
- Create a new, large scale tree and hedgerow framework which complements the open intensively farmed landscape, whilst maintaining significant views of Chichester Cathedral, the South Downs and local features.
- Maintain and strengthen field boundaries such as hedgerows and shelterbelts.
- Link up existing remnant hedgerows and tree lines to re-establish coherent field boundaries and wildlife corridors.

- Encourage a full tree survey of the area with a view to conserving and managing existing feature tree groups and individuals.
- Encourage and promote land management schemes to increase species rich grassland areas.
- Promote management and establishment of grassland regimes of grazing, hay cutting and silage.
- Restore and strengthen the landscape of the gaps between settlements.
- Encourage landscape enhancements around villages and on their approaches.
- Establish new vegetation features by the planting of hedgerows and tree clumps in field corners and along roadsides, especially those approaching settlements.
- Encourage bold tree planting associated with large agricultural buildings, glasshouses and industrial buildings to attempt to assimilate them into the landscape more satisfactorily.
- Restrict extensive areas of tree planting to poorer quality agricultural land.
- Maintain and enhance the landscape and biodiversity of rife and other existing habitats. Reprofile banks and encourage more diverse flora by lengthening clearance cycles.

Any development in this landscape should seek to:

- Form an extension to Hunston and respect the scale of the village (FGoC)
- Respect the setting of Hunston Copse and preserve this as a feature in the landscape (FGoC)
- Consider views from residential properties on the edge of Hunston in siting new development (FGoC)

Relevant forces for change / threats / opportunities:

- Loss of mature elm trees in the 1970's and 1980's due to Dutch elm disease.
- Loss of floodplain and wet woodland due to changes in agricultural drainage practices.
- Loss of tree and hedgerow cover from agricultural intensification since World War II.
- Introduction of large scale industrial buildings and glasshouses with distribution sheds.

Sub-area map:

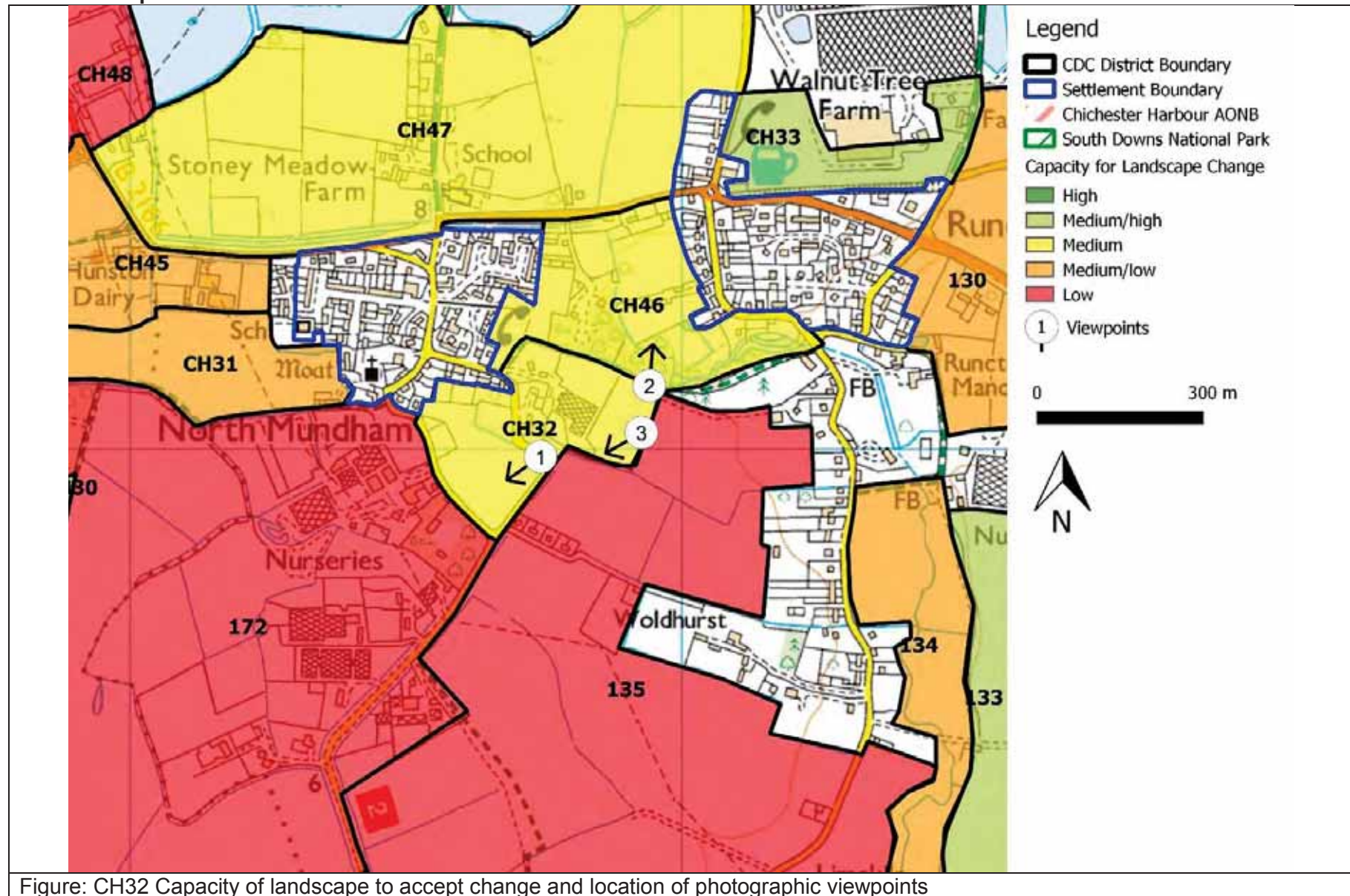


Figure: CH32 Capacity of landscape to accept change and location of photographic viewpoints

Sub-area description:

Sub-area CH32 is irregular in shape and lies to the south-east of North Mundham. The southern boundaries are defined by Church Road and Post Office Lane and Manor Lane and the northern boundary is partly described by the PRow south of Pagham Rife. The other boundaries are largely formed by field boundaries, drainage ditches and the settlement edge.

For more detail refer to record sheets.

Photographs:

Photo 1: View west from Post Office Lane into small-scale enclosed pasture field.



Photo 2: View north from PRow at corner of sub-area across Pagham Rife (in adjacent sub-area)



Photo 3: View south-west from PRoW along north of sub-area into nursery.

Please refer to section 3 methodology of the assessment process

1. Visual Sensitivity: Medium

- Sensitive receptors on PRoW and National Route 2
- Views into sub-area from local roads
- Views out to glasshouses
- Views into sub-area from cemetery
- Possible views into part of sub-area from sensitive receptors within Runcton Conservation Area
- Intervisibility with settlement edge of North Mundham
- Generally small-scale landscape contained by hedgerows/woodlands
- Good opportunities for mitigation due to existing internal hedgerow structure. Potential loss of historic field pattern.

2. Landscape Sensitivity: Medium

- Predominantly Grade 2 agricultural land in the south of sub-area and Grade 2 in the north
- Bounded to north by PRoW
- National Route 2 runs along part of south-western edge

- North-east parts contributes to setting of Runcton Conservation Area
 - Pagham Rife to north-east of sub-area
 - Some mature trees
 - Land north of Post Office Lane of greater time depth
3. Landscape Character Sensitivity: Medium (combines 1 and 2)
4. **Wider Landscape Sensitivity: Medium**
- A generally enclosed landscape which is influenced by the settlement edge but still connects fairly well with the wider landscape to the east
 - The area is somewhat typical of the wider LCA but influenced by the settlement edge, especially in the west and along Post Office Lane
 - Contributes to the separation of North Mundham and Runcton
5. Overall Landscape Sensitivity: Medium (combines 3 and 4)
6. **Landscape Value: Medium**
- Western part of sub-area contributes to setting of 2 listed buildings including Grade II* North Mundham House/Fernden
 - National route 2 runs along the south-western boundar
7. Landscape Capacity: Medium (combines 5 and 6)

<p>Potential effect on key visual characteristics</p> <ul style="list-style-type: none"> • Impact on sensitive receptors within conservation area and on PRow/ National Route 2 • Good opportunities for mitigation due to existing internal hedgerow structure. Potential loss of historic landscape character.
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Erosion of setting of PRow and National Route 2 • Erosion of setting of Pagham Rife • Erosion of setting of historic landscape character
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • Erosion of separation between North Mundham and Runcton • Loss of historic nucleated settlement pattern
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Retention of all good and moderate quality tree cover and locally distinctive boundary treatments and features • Retention of other vegetated areas where they contribute to landscape and biodiversity value. • Tree and hedgerow planting to strengthen field boundaries and the landscape between settlements and create wildlife corridors where this will not result in loss of key views. • Retaining legibility and setting of PRow network and create additional links

Conclusion and recommendations and potential capacity of sub-area

Sub-area CH32 has a medium capacity, constrained by the proximity of Runcton Conservation Area, National Route 2 and its contribution to the separation of North Mundham from Runcton. It is somewhat influenced by the settlement edge but retains a generally rural character. The sub-area is generally small-scaled and contained with good boundary vegetation. The sub-area retains a generally good relationship with the wider landscape.

It is possible that a small amount of development may be accommodated adjacent to the existing settlement or around existing clusters of built form provided it is informed by further landscape and visual impact assessment and sensitively integrated into the landscape although great care would need to be taken to avoid any landscape or visual harm. Particular care would be needed to protect the setting of National Route 2, listed buildings, the conservation area and the historic landscape character and to retain the separation of North Mundham and Runcton.

Sub-area: CH33: Walnut Tree farm**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**

Key characteristics and key qualities (West Sussex LCA unless noted):

- Meandering rifes and straight drainage ditch systems, with associated unimproved grassland and edged by reed beds.
- A low density of hedgerows and hedgerow trees with occasional shelterbelts.
- Large-scale arable farming and market gardening. Extensive farms with both traditional and modern farm buildings and silos.
- Clusters of glasshouses.
- Scattered, historically nucleated villages with mixed building materials of flint, brick, half timber and stone.
- Frequent urban fringe influences of horse paddocks, light industry and disused airfields, with busy minor and major roads.
- Few trees or hedgerows, partly as a result of Dutch elm disease, from the 1970s and the Great Storm of 1987 and overall high quality agricultural land, although, where they do exist, they form prominent features.
- Remains of the line of the Arundel to Chichester Canal. This formed part of an important late 18th century barge route.
- Semi-natural habitats are scarce due to intensive arable agriculture.
- Low lying species-rich grasslands adjacent to the rifes, artificial water bodies of Chichester canal (SNCI) and gravel pits together with remnant semi-natural broadleaved woodlands form pockets of high nature conservation importance.

Landscape strategy and key sensitivities and guidelines:

- Fragmentation and loss of hedgerows and connections between hedgerow and woodland.
- Replacement of mature treescape.
- Changes in drainage patterns.
- Industry in the countryside associated with horticulture and light industry, resulting in large clusters of glasshouses and industrial buildings.
- Changes in transport infrastructure due to urban development pressures.
- Create a new, large scale tree and hedgerow framework which complements the open intensively farmed landscape, whilst maintaining significant views of Chichester Cathedral, the South Downs and local features.
- Maintain and strengthen field boundaries such as hedgerows and shelterbelts.
- Link up existing remnant hedgerows and tree lines to re-establish coherent field boundaries and wildlife corridors.
- Encourage a full tree survey of the area with a view to conserving and managing existing feature tree groups and individuals.
- Restore and strengthen the landscape of the gaps between settlements.
- Encourage landscape enhancements around villages and on their approaches.
- Establish new vegetation features by the planting of hedgerows and tree clumps in field corners and along roadsides, especially those approaching settlements.
- Encourage bold tree planting associated with large agricultural buildings, glasshouses and industrial buildings to attempt to assimilate them into the landscape more satisfactorily.

- Restrict extensive areas of tree planting to poorer quality agricultural land.
- Maintain and enhance the landscape and biodiversity of rife and other existing habitats. Reprofile banks and encourage more diverse flora by lengthening clearance cycles.
- Maintain, restore and enhance floodplain woodland and associated species, including native black poplar, where appropriate.

Any development in this landscape should seek to:

- Retain mature vegetation on the site and use as a structure for built development (FGoC)
- Respond to the form and layout of Runcton. (FGoC)
- Consider views from residential properties on the edge of Runcton in siting new development. (FGoC)

Relevant forces for change / threats / opportunities:

- Urban development pressures, especially in the gaps between settlements and on the edge of Chichester.
- Major road improvements.
- Loss of mature elm trees in the 1970's and 1980's due to Dutch elm disease.
- Loss of floodplain and wet woodland due to changes in agricultural drainage practices.
- Loss of tree and hedgerow cover from agricultural intensification since World War II.
- Introduction of large scale industrial buildings and glasshouses with distribution sheds.

Sub-area map:

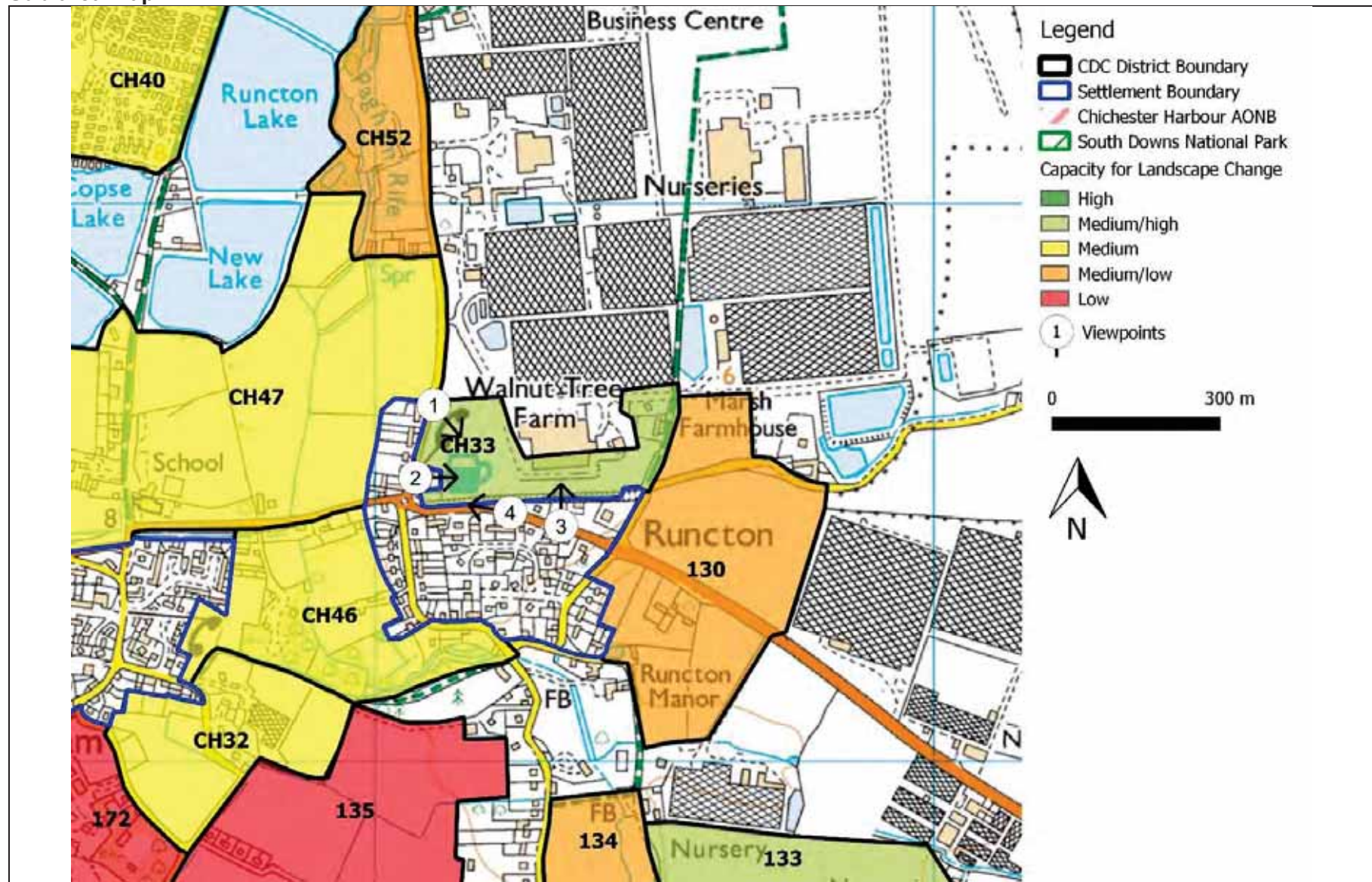


Figure: CH33 Capacity of landscape to accept change and location of photographic viewpoints

Sub-area description:

Sub-area CH33 is irregular in shape and lies to the north of Runcton, bounded to the west by Vinnetrow Road and to the north by large-scale horticultural operations. The eastern boundary is formed by Marsh Lane and Green Lane/PRoW and to the south lies the former Arundel and Chichester Canal.

For more detail refer to record sheets.

Photographs:

Photo 1: View south-east from Vinnetrow Road towards The Walnut Tree. Boundary vegetation prevent views into the sub-area.



Photo 2: View east from Vinnetrow Road through boundary vegetation into the sub-area.



Photo 3: View north from Lagness Road to boundary vegetation of sub-area which marks approximate location of former Chichester and Arundel canal.



Photo 4: View west along Lagness Road towards junction with Vinnetrov Road. Site boundary is well-vegetated.

Please refer to section 3 methodology of the assessment process

1. Visual Sensitivity: Low

- Very few views into sub-area due to boundary vegetation and built form.
- Sensitive receptors on PRow along eastern boundary
- Small number of neighbouring residential properties, public house, nursery
- Some structure of hedgerows to build mitigation upon. Opportunities to further mitigate impact of glasshouses

2. Landscape Sensitivity: Medium

- Classified as predominantly Grade 3 agricultural land
- Line of former Chichester and Arundel Canal
- PRow to eastern boundary
- Deciduous woodland priority habitat in south, associated with former canal
- More complex and small scale in east, larger scale and more open in west.

- Mature trees in gardens contribute to wooded character
 - Lagness and Vinnetrow Roads are busy
3. Landscape Character Sensitivity: Medium/low (combines 1 and 2)
4. **Wider Landscape Sensitivity: Medium/high**
- A generally enclosed landscape which is slightly influenced by the settlement edge but connects more strongly with the horticultural landscape to the north
 - The area is somewhat typical of the wider LCA but influenced by the settlement edge, especially in the south and west and the horticultural landscape to the north
 - Contributes to the setting of Runcton and its separation from the horticultural development of Vinnetrow Farm.
5. Overall Landscape Sensitivity: Medium (combines 3 and 4)
6. **Landscape Value: Medium/low**
- Former canal is of potential historic interest although undesignated

7. Landscape Capacity: Medium/high (combines 5 and 6)

<p>Potential effect on key visual characteristics</p> <ul style="list-style-type: none"> • Impact on sensitive receptors on PRow
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Erosion of setting of former canal • Loss of deciduous woodland
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • Erosion of nucleated form of Runcton
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Retention of all good and moderate quality tree cover and locally distinctive boundary treatments and features • Retention of other vegetated areas where they contribute to landscape and biodiversity value. • Tree and hedgerow planting to strengthen field boundaries and the landscape between settlements and create wildlife corridors where this will not result in loss of key views. • Retaining legibility and setting of PRow network and create additional links • Opportunities to mitigate effect of locally intrusive elements such as glasshouses.

Conclusion and recommendations and potential capacity of sub-area

Sub-area 33 has a medium/high capacity, constrained by deciduous woodland, the adjacent PRow and the former Chichester and Arundel Canal. It is partly influenced by Vinnetrow and Lagness Roads and the neighbouring glasshouses to the north but retains a somewhat rural character. There are potentially views out to open countryside/nursery site in the north but otherwise the sub-area has a well-wooded boundary which limits views out and in.

This sub-area has been ascribed a medium/high capacity, in part because of its lack of formal designations and intervisibility. It is considered that some development may be accommodated around existing clusters of built form and provided it is informed by further landscape and visual impact assessment and sensitively integrated into the landscape. Great care would need to be taken to avoid any landscape or visual harm. Particular care would be needed to protect the line of the historic canal.

Sub-area: CH34: Kives arable farmland**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**

Key characteristics and key qualities (West Sussex LCA unless noted):

- Low lying flat open landscape.
- A low density of hedgerows and hedgerow trees with occasional shelterbelts.
- Large-scale arable farming and market gardening. Extensive farms with both traditional and modern farm buildings and silos.
- Clusters of glasshouses.
- Large farmsteads along roads, and on dead-end tracks.
- Long views to the Downs and to the distinctive spire of Chichester Cathedral.
- The relatively open character of much of the area allows long views so that village church towers are important landmarks in views.
- Frequent urban fringe influences of horse paddocks, light industry and disused airfields, with busy minor and major roads.
- Large gravel pit lakes around the edge of Chichester.
- Few trees or hedgerows, partly as a result of Dutch elm disease, from the 1970s and the Great Storm of 1987 and overall high quality agricultural land, although, where they do exist, they form prominent features.
- Large regular fields, mostly the product of Parliamentary enclosure.
- Semi-natural habitats are scarce due to intensive arable agriculture.
- Artificial lakes of the Chichester Gravel Pit complex are particularly important for wintering and breeding birds as the largest collection of inland water bodies in the county.
- Flat landform under 10m AOD. (FGoC)
- Large scale productive arable farmland punctuated by copses and shelter belts. (FGoC)
- Large glasshouses. (FGoC)
- Small villages and scattered farmsteads characterised by red brick and flint. (FGoC)
- Long views to the Downs and to Chichester Cathedral. (FGoC)

Landscape strategy and key sensitivities and guidelines:

- Key views to the South Downs and Chichester Cathedral.
- Fragmentation and loss of hedgerows and connections between hedgerow and woodland.
- Replacement of mature treescape.
- Changes in drainage patterns.
- Industry in the countryside associated with horticulture and light industry, resulting in large clusters of glasshouses and industrial buildings.
- Loss of distinction between different settlements due to urban expansion.
- Changes in transport infrastructure due to urban development pressures.
- Create a new, large scale tree and hedgerow framework which complements the open intensively farmed landscape, whilst maintaining significant views of Chichester Cathedral, the South Downs and local features.
- Maintain and strengthen field boundaries such as hedgerows and shelterbelts.
- Link up existing remnant hedgerows and tree lines to re-establish coherent field boundaries and wildlife corridors.

- Encourage a full tree survey of the area with a view to conserving and managing existing feature tree groups and individuals.
- Encourage and promote land management schemes to increase species rich grassland areas.
- Promote management and establishment of grassland regimes of grazing, hay cutting and silage.
- Restore and strengthen the landscape of the gaps between settlements.
- Encourage landscape enhancements around villages and on their approaches.
- Establish new vegetation features by the planting of hedgerows and tree clumps in field corners and along roadsides, especially those approaching settlements.
- Encourage bold tree planting associated with large agricultural buildings, glasshouses and industrial buildings to attempt to assimilate them into the landscape more satisfactorily.
- Restrict extensive areas of tree planting to poorer quality agricultural land.
- Encourage the replacement or restoration of derelict glasshouses where these appear detrimental to the landscape.
- Maintain, restore and enhance floodplain woodland and associated species, including native black poplar, where appropriate.
- This land parcel lies the viewcone of the priority view from the A259 approach to Chichester. 2 and 3 storey development is likely to be prominent in the view from the A259 approach to Chichester (FGoC)

Any development in this landscape should seek to:

- Strengthen the landscape structure through new planting while maintaining views to Chichester Cathedral (FGoC)
- Maintain a close relationship with Chichester to minimise adverse effects on adjacent hamlets and farms in the coastal plain (FGoC)
- Conserve views of the cathedral from key points on the A259 approach to Chichester (FGoC)
- Create new public views of the cathedral as an integral part of the development. (FGoC)

Relevant forces for change / threats / opportunities:

- Urban development pressures, especially in the gaps between settlements and on the edge of Chichester.
- Major road improvements.
- Loss of mature elm trees in the 1970's and 1980's due to Dutch elm disease.
- Loss of floodplain and wet woodland due to changes in agricultural drainage practices.
- Loss of tree and hedgerow cover from agricultural intensification since World War II.
- Conversion of agricultural buildings to light industrial uses.
- Farm diversification and garden centres leading to introduction of signs and fencing.
- Derelict glasshouses.

Sub-area map:

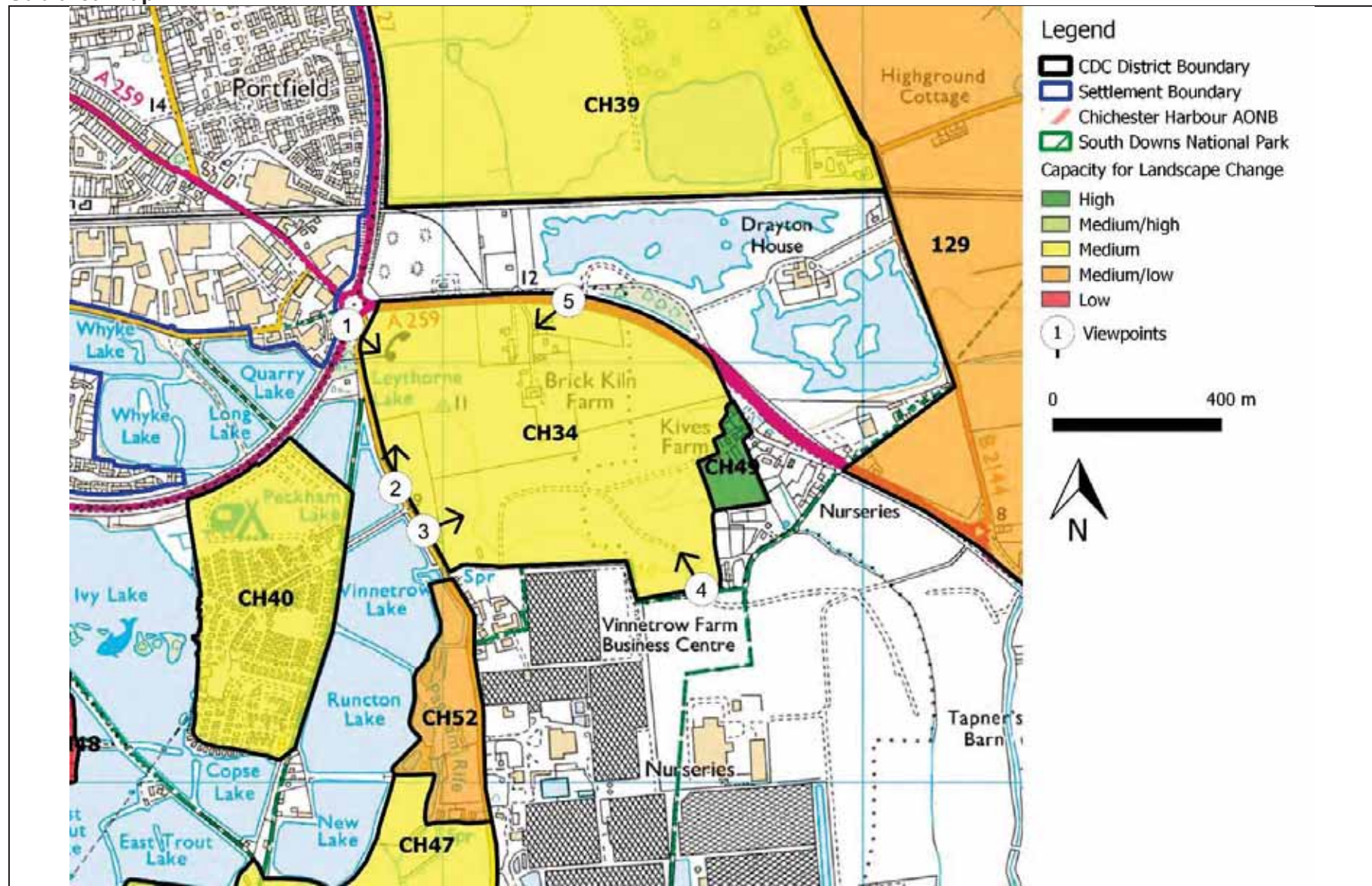


Figure: CH34 Capacity of landscape to accept change and location of photographic viewpoints

Sub-area description:

Sub-area CH34 is irregular in shape and lies to the south of the A259 which defines its northern boundary. The western boundary is defined by Vinnetrow Road and the southern by Vinnetrow Farm Business Centre. The eastern boundary is defined by field boundaries.

For more detail refer to record sheets.

Photographs:

Photo 1: Panorama south-east from pedestrian bridge over A27 at junction with A259/Vinnetrow Road across vineyard within sub-area



Photo 2: View north from Vinnetrow Road across sub-area with South Downs in distance



Photo 3: View east from Vinnetrow Road into sub-area



Photo 4: View north from PRoW on boundary of Vinnetrow Farm Business Centre across sub-area to South Downs



Photo 5: View south-west from busy A259 adjacent to Brick Kiln Garden Centre

Please refer to section 3 methodology of the assessment process

1. Visual Sensitivity: Medium/low

- Sensitive receptors on PRow along southern boundary of sub-area
- Views into sub-area from busy Vinnetrov Road where vegetation permits
- Long views across sub-area to South Downs and Goodwood including some panoramic
- Views to Chichester Cathedral
- Sensitive receptors in SDNP
- Busy A259
- Popular garden centre within sub-area but with very limited visual connectivity with wider sub-area
- Few opportunities for mitigation due to limited existing internal hedgerow structure but opportunities to restore historic field patterns and mitigate effects of roads and commercial operations but with potential loss of views to SDNP and cathedral.

2. Landscape Sensitivity: Low

- Adjacent to Chichester Gravel Pits and Leythorne Meadow SNCI
- More peaceful in the south away from busy roads but large-scale commercial operations are visually intrusive
- No public access but garden centre is popular
- Landscape more complex and enclosed around Brick Kiln Farm
- Some mature trees associated with Brick Kiln Farm
- Busy A259 is intrusive in north

3. Landscape Character Sensitivity: Low (combines 1 and 2)

4. Wider Landscape Sensitivity: High

- A generally open landscape which is slightly influenced by the settlement edge but physically separated by highways infrastructure and connects more strongly with the horticultural landscape to the south
- The area is somewhat typical of the wider LCA but influenced by commercial and highways activities

5. Overall Landscape Sensitivity: Medium (combines 3 and 4)

6. Landscape Value: Medium

- Forms part of setting on Chichester Lakes SNCI
- Undesignated landscape with no visible historic or recreational value.

7. Landscape Capacity: Medium (combines 5 and 6)

<p>Potential effect on key visual characteristics</p> <ul style="list-style-type: none"> • Impact on sensitive receptors on PRow and in SDNP • Loss of long views to SDNP and cathedral • Some opportunities for mitigation to replace historic field patterns but may result in losing views of lakes.
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Erosion of setting of PRow • Loss of characteristic farmstead and setting • Impacts on mature trees
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • Not applicable
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Retention of all good and moderate quality tree cover and locally distinctive boundary treatments and features • Retention of other vegetated areas where they contribute to landscape and biodiversity value. • Tree and hedgerow planting to strengthen field boundaries and the landscape between settlements and create wildlife corridors where this will not result in loss of key views. • Retaining legibility and setting of PRow network and create additional links • Safeguard SNCI

Conclusion and recommendations and potential capacity of sub-area

Sub-area CH34 has a medium capacity, constrained by the nearby SNCI and adjacent PRow. It is influenced by the highways to the north and west which separate it from Chichester and is well connected to the wider horticultural landscape to the south and east. There are long views to the SDNP and cathedral spire.

Whilst this sub-area has been ascribed a medium capacity, in part because of its lack of designations, it is considered that a significant amount of residential development would be inappropriate within this sub-area as it would not relate well with the existing settlement pattern. It is therefore recommended that only a small amount of residential development may be accommodated around existing clusters of built form and provided it is informed by further landscape and visual impact assessment and sensitively integrated into the landscape. Great care would need to be taken to avoid any landscape or visual harm. Particular care would be needed to protect the setting of any key views.

Sub-area:**CH 36: Maudlin Arable Farmland**

West Sussex County Council Landscape Character Assessment (WSCCLCA) LCA SC 9 Chichester to Yapton Coastal Plain

Future Growth of Chichester (FGoC): LCA 4A Chichester Coastal Plain; LCT Open Arable Lower Coastal Plain

Nearby: South Downs National Park Authority Integrated Landscape Character Assessment (SDILCA): LCA Q1: South Downs Upper Coastal Plain; LCT Q: Upper Coastal Plain; and LCA B1: Goodwood to Arundel Wooded Estate Downland; LCT B: Wooded Estate Downland

Key characteristics and key qualities (West Sussex LCA unless noted):

- Low lying flat open landscape.
- Meandering rife and straight drainage ditch systems, with associated unimproved grassland and edged by reed beds.
- A low density of hedgerows and hedgerow trees with occasional shelterbelts.
- Large-scale arable farming and market gardening. Extensive farms with both traditional and modern farm buildings and silos.
- Clusters of glasshouses.
- Scattered, historically nucleated villages with mixed building materials of flint, brick, half timber and stone.
- Large farmsteads along roads, and on dead-end tracks.
- Long views to the Downs and to the distinctive spire of Chichester Cathedral.
- The relatively open character of much of the area allows long views so that village church towers are important landmarks in views.
- Frequent urban fringe influences of horse paddocks, light industry and disused airfields, with busy minor and major roads.
- Large gravel pit lakes around the edge of Chichester.
- Few trees or hedgerows, partly as a result of Dutch Elm Disease, from the 1970s and the Great Storm of 1987 and overall high quality agricultural land, although, where they do exist, they form prominent features.
- Area settled and resources exploited from prehistoric times onwards. Few visible prehistoric monuments apart from crop marks.
- Important medieval churches with spires which distinguish this otherwise flat landscape.
- Large regular fields, mostly the product of Parliamentary enclosure.
- Excavations at Westhampnett, in advance of the bypass, demonstrated that Roman, Iron Age and earlier settlement evidence may lie just below plough soil level.
- Semi-natural habitats are scarce due to intensive arable agriculture.
- Hedgerow pattern is fragmented with occasional isolated woods, for example, Hunston Copse (Site of Nature Conservation Importance, SNCI).
- Low lying species-rich grasslands adjacent to the rife, artificial water bodies of Chichester canal (SNCI) and gravel pits together with remnant semi-natural broadleaved woodlands form pockets of high nature conservation importance.
- Artificial lakes of the Chichester Gravel Pit complex are particularly important for wintering and breeding birds as the largest collection of inland water bodies in the county.
- Large scale productive arable farmland punctuated by copses and shelter belts. (FGoC)
- Areas of small scale historic pastures around hamlets and villages. (FGoC)
- Small villages and scattered farmsteads characterised by red brick and flint. (FGoC)
- Long views to the Downs and to Chichester Cathedral. (FGoC)
- Panoramic views [from within the nearby SDNP] across the coastal plain from high, open ridges. (SDILCA)

Landscape strategy and key sensitivities and guidelines:

- Key views to the South Downs, Chichester Cathedral and Arundel.
- Fragmentation and loss of hedgerows and connections between hedgerow and woodland.
- Replacement of mature treescape.
- Changes in drainage patterns.
- Industry in the countryside associated with horticulture and light industry, resulting in large clusters of glasshouses and industrial buildings.
- Loss of distinction between different settlements due to urban expansion.
- Changes in transport infrastructure due to urban development pressures.
- Create a new, large scale tree and hedgerow framework which complements the open intensively farmed landscape, whilst maintaining significant views of Chichester Cathedral, the South Downs and local features.
- Maintain and strengthen field boundaries such as hedgerows and shelterbelts.
- Link up existing remnant hedgerows and tree lines to re-establish coherent field boundaries and wildlife corridors.
- Encourage a full tree survey of the area with a view to conserving and managing existing feature tree groups and individuals.
- Encourage and promote land management schemes to increase species rich grassland areas.
- Promote management and establishment of grassland regimes of grazing, hay cutting and silage.
- Establish landscape management plans for urban edges, notably Bognor Regis, to enhance the distinction between the urban and rural landscape.
- Restore and strengthen the landscape of the gaps between settlements.
- Encourage landscape enhancements around villages and on their approaches.
- Establish new vegetation features by the planting of hedgerows and tree clumps in field corners and along roadsides, especially those approaching settlements.
- Encourage the planting of shelter belts around horse paddocks, using native species, to give visual and wildlife benefits.
- Promote sympathetic design of new road schemes, particularly associated with transport infrastructure for Bognor Regis.
- Encourage bold tree planting associated with large agricultural buildings, glasshouses and industrial buildings to attempt to assimilate them into the landscape more satisfactorily.
- Restrict extensive areas of tree planting to poorer quality agricultural land.
- Encourage the replacement or restoration of derelict glasshouses where these appear detrimental to the landscape.
- Maintain, restore and enhance floodplain woodland and associated species, including native black poplar, where appropriate.
- [Consider] the role the landscape plays in the rural landscape setting of Chichester and Westhampnett. (FGoC)
- This area has a relatively low sensitivity in terms of landscape character as a result of its declining condition and low density of sensitive landscape features. The most sensitive aspects of this landscape are the traditional lowland meadows, rifes, mature oaks, copses, parkland landscapes, and views to the Downs and to Chichester Cathedral. (FGoC)
- The open nature of the landscape means that this landscape is visually sensitive. Local users of the footpaths, bridleways and lanes are likely to be aware of any built development. Recreational users are considered to have a moderate sensitivity to their visual environment. There are also many residents in this area and views from the Chichester Harbour AONB which further enhances its visual sensitivity. Residents and visitors to AONBs are considered to have a high sensitivity to their visual environment. (FGoC)
- Any development in this landscape should seek to: strengthen the landscape structure through new planting; relate to Westhampnett and reflect the scale and character of this villages through any new built development; respect the setting of Maudlin village and Maudlin Farm; consider

views from The Trundle in planning new development; create new public views of the cathedral as an integral part of the development if possible.(FGoC)

- The panoramic views [from within the nearby SDNP] across the coastal plain e.g. from The Trundle are sensitive (SDILCA)
- Consider views from the ridge [from within the nearby SDNP] in association with any change in adjacent areas. Pay particular attention to panoramic views [from within the nearby SDNP], for example from the popular viewpoint at The Trundle, in planning any change in this or adjacent areas, including areas outside the National Park boundary. (SDILCA)

Relevant forces for change/ key issues / threats / opportunities:

- Urban development pressures, especially in the gaps between settlements and on the edge of Chichester.
- Major road improvements.
- Loss of mature elm trees in the 1970's and 1980's due to Dutch elm disease.
- Loss of floodplain and wet woodland due to changes in agricultural drainage practices.
- Loss of tree and hedgerow cover from agricultural intensification since World War II.
- Conversion of agricultural buildings to light industrial uses.
- Farm diversification and garden centres leading to introduction of signs and fencing.
- Introduction of large scale industrial buildings and glasshouses with distribution sheds.

Sub-area map:

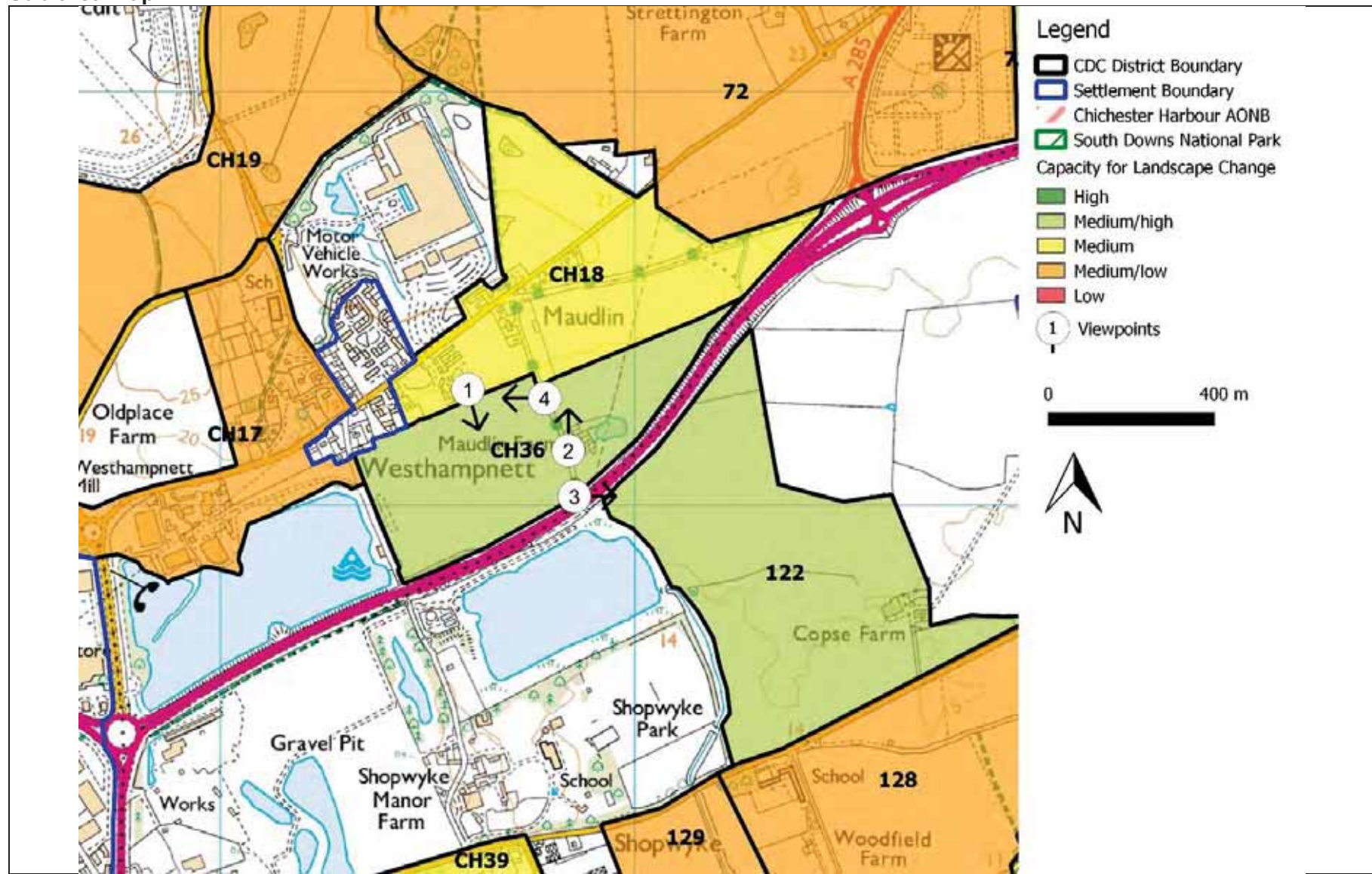


Figure: CH36 Capacity of landscape to accept change and location of photographic viewpoints

Sub-area description:

The CH36: Maudlin Arable Farmland sub-area is characterised by large scale arable fields on a gently undulating upper coastal plain underlain by 'head' (geologically weathered and broken up material) and 'raised beach' deposits. Many of the old field boundaries have been lost and hedgerows are gappy or have been replaced by post and wire. The settlement pattern of the surrounding area is dominated by scattered farms and hamlets. This sub-area includes the open arable farmland adjacent to the medieval hamlet of Maudlin and Westhampnett, and contains one farmstead (Maudlin Farm). The field to the west contains a solar farm on farmland, sympathetically restored from landfill. The south and eastern boundary is formed by the A27, bound by tree-belts. The western boundary is formed by a hedgerow along Coach Road with a flooded gravel pit, used for watersports, and Westhampnett Waste and Recycling site to the west. The northern boundary in the west is formed by back gardens/field boundary hedgerow of the settlement edge of Westhampnett and in the east by a hedgerow and then crossing an open field with no feature on the ground.

For more detail refer to record sheets.

Photographs:

Photo 1: View looking south from public open space at Westhampnett to field in the west of the sub-area containing a solar farm on land sympathetically restored from landfill



Photo 2: View of Maudlin Farm looking north from along Dairy Lane (public byway)



Photo 3: View from along Dairy Lane (public byway) looking east over farmland within area bound by tree-belt along A27



Photo 4: View from along Dairy Lane (public byway) looking west over field in the west of the sub-area containing solar farm

Please refer to section 3 methodology of the assessment process**1. Visual Sensitivity: Medium**

- Eastern end visible, although not prominent, in views from sensitive receptors from elevated land within the SDNP including SDNP representative identified view 11 St Roche's Hill (The Trundle) and 66 Halnaker Windmill. The view from 'The Trundle' is also a priority view identified in the FGoC
- The area is visible from the public byway connecting across the area although parts of the area are visually contained by field boundary hedges
- Views from the A27 are possible, partially screened by vegetation
- Views from a small number of properties
- Views from visitors to the adjacent watersports area and the Westhampnett Waste and Recycling site to the west, partial screened by vegetation
- Rural area affected by urbanising elements including area of former landfill, although this appears sympathetically restored to farmland (now a solar farm)
- New planting to the solar farm will develop to provide a stronger structure
- Existing structure of hedgerows is degraded in places but provides a good structure on which mitigation planting could build upon
- Mitigation through retention and planting of tree, hedgerow and copses would respect local character with opportunities to restore lost field boundaries and copses

2. Landscape Sensitivity: Medium / low

- Low lying flat open landscape under 10m AOD
- Eastern field forms part of a large scale arable field
- Field at the western end contains a solar farm within a grass field on the site of a former gravel pit/ landfill site subsequently sympathetically restored to farmland
- 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
- 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.
- Locally affected by aural intrusions associated by A27 and Westhampnett Waste and Recycling site and urbanising influence of the solar farm and associated infrastructure
- Contains characteristic farmstead (Maudlin Farm) with vernacular buildings and boundary treatments
- Crossed by public byway
- The sub-area is a product of modern field amalgamation and therefore has a low sensitivity in terms of its historic landscape
- Limited contribution to setting of listed buildings to the north along Stane Street

3. Landscape Character Sensitivity: Medium / low (combines 1 and 2)
4. **Wider Landscape Sensitivity: Medium / low**
 - The open landscape of this area is representative of the wider character area however the rural character of the western end is becoming eroded by the solar farm use and the recent expansion of the built-up edge of Westhampnett. The fields, hedgerows and farm buildings provide some positive contribution to the character of the wider landscape.
 - The area contributes to the rural setting of Westhampnett village and the small hamlet of Maudlin and their separation from the A27.
 - The adjacent settlement edge of Westhampnett and the small hamlet of Maudlin is reasonable 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
5. Overall Landscape Sensitivity: Medium / low (combines 3 and 4)
6. **Landscape Value: Medium**
 - Area contributes to the 'rural nature' of the Westhampnett Parish, identified in the emerging NDP as a characteristic to be maintained
 - Limited contribution to setting of listed buildings on Stane Street to the north
7. Landscape Capacity: Medium / high (combines 5 and 6)

<p>Potential effect on key visual characteristics</p> <ul style="list-style-type: none"> • Impact on characteristic views from within the nearby SDNP across the coastal plain from identified key viewpoints • Impact on rural views from PRow crossing area • Impact on scenic quality of the area including its rural character • Potential limited impact on the context of the nearby 'priority views' to Chichester Cathedral, however any development is likely to be not prominent
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Loss of arable fields, hedgerows with mature trees, woodland and landscape field patterns • Loss of hedgerow / vegetated character of surrounding roads • Impact on characteristic views from within the nearby SDNP across the coastal plain from identified key viewpoints • Impacts on the rural landscape setting of Westhampnett village and Maudlin hamlet and to a limited extent the setting of listed buildings on Stane Street • Erosion of the pattern of scattered farmsteads and their vernacular character
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • Erosion of the pattern of scattered farmsteads and their vernacular character • Impacts on the rural landscape setting of Westhampnett village and Maudlin hamlet, which has already been affected by a substantial amount of surrounding development • Impacts on the separation of Westhampnett village and Maudlin hamlet from the A27 which would further undermine the rural landscape setting of the settlements
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Retention of all good and moderate quality tree cover and locally distinctive boundary treatments and features • Retention of other vegetated areas where they contribute to landscape and biodiversity value • Restoring lost field boundaries and copses • Retaining legibility and setting of PRow network and creating additional links • Conserve rural character of lanes • Retention of the rural setting of nearby listed buildings • Maintain and, where appropriate, extend screening to the solar farm, A27 and Westhampnett Waste and Recycling site

Conclusion and recommendations and potential capacity of sub-area

Sub-area CH36 has a medium/high capacity largely due to the urbanising influences of the landfill, the A27, solar-farm use and the recent expansion of the built-up edge of Westhampnett which partially fragment the sub-area from the wider landscape. The sub-area is somewhat constrained by its contribution to the landscape setting of Westhampnett village and Maudlin hamlet, its links to the wider landscape to the north-east (particularly the eastern end) and potential visibility in identified views from the nearby SDNP. The sub-area also provides some limited contribution to setting of listed buildings on Stane Street to the north. The rural character of the western end is becoming eroded by the solar farm use and the recent expansion of the built-up edge of Westhampnett.

It is possible that some additional development may be accommodated to the south of the built up edge of Westhampnett while retaining the separation of Westhampnett village and Maudlin hamlet from the A27 to protect the rural landscape setting of the settlements. The eastern part of the sub-area is more constrained in landscape terms as it is more removed from the settlement, has stronger links to the wider landscape and is potentially visible in views from the SDNP. All types of development will need to be informed by further landscape and visual impact assessment to ensure it is sensitively integrated into the landscape, respecting the settlement pattern, form, local distinctiveness, the rural setting of Westhampnett village and Maudlin hamlet and the setting of listed buildings on Stane Street. The wider rural setting of Chichester should also be respected and any potential impacts on views from the SDNP should be minimised.

DRAFT

Sub-area: CH37: North Hunston arable farmland**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**

Key characteristics and key qualities (West Sussex LCA unless noted):

- Low lying flat open landscape.
- Meandering rifes and straight drainage ditch systems, with associated unimproved grassland and edged by reed beds.
- A low density of hedgerows and hedgerow trees with occasional shelterbelts.
- Scattered, historically nucleated villages with mixed building materials of flint, brick, half timber and stone.
- Large farmsteads along roads, and on dead-end tracks.
- Long views to Arundel, the Downs and to the distinctive spire of Chichester Cathedral.
- The relatively open character of much of the area allows long views so that village church towers are important landmarks in views.
- Frequent urban fringe influences of horse paddocks, light industry and disused airfields, with busy minor and major roads.
- Few trees or hedgerows, partly as a result of Dutch elm disease, from the 1970s and the Great Storm of 1987 and overall high quality agricultural land, although, where they do exist, they form prominent features.
- Important medieval churches with spires which distinguish this otherwise flat landscape.
- Large regular fields, mostly the product of Parliamentary enclosure.
- Semi-natural habitats are scarce due to intensive arable agriculture.
- Low lying species-rich grasslands adjacent to the rifes, artificial water bodies of Chichester canal (SNCI) and gravel pits together with remnant semi-natural broadleaved woodlands form pockets of high nature conservation importance.
- Flat landform under 10m AOD. (FGoC)
- Large scale productive arable farmland punctuated by copses and shelter belts. (FGoC)
- Areas of small scale historic pastures around hamlets and villages. (FGoC)
- Drainage ditches, rifes, canals and ponds are common features. (FGoC)
- Small villages and scattered farmsteads characterised by red brick and flint. (FGoC)
- Long views to the Downs and to Chichester Cathedral. (FGoC)

Landscape strategy and key sensitivities and guidelines:

- Key views to the South Downs, Chichester Cathedral and Arundel.
- Fragmentation and loss of hedgerows and connections between hedgerow and woodland.
- Replacement of mature treescape.
- Changes in drainage patterns.
- Loss of distinction between different settlements due to urban expansion.
- Create a new, large scale tree and hedgerow framework which complements the open intensively farmed landscape, whilst maintaining significant views of Chichester Cathedral, the South Downs and local features.

- Maintain and strengthen field boundaries such as hedgerows and shelterbelts.
- Link up existing remnant hedgerows and tree lines to re-establish coherent field boundaries and wildlife corridors.
- Encourage a full tree survey of the area with a view to conserving and managing existing feature tree groups and individuals.
- Encourage and promote land management schemes to increase species rich grassland areas.
- Promote management and establishment of grassland regimes of grazing, hay cutting and silage.
- Restore and strengthen the landscape of the gaps between settlements.
- Encourage landscape enhancements around villages and on their approaches.
- Establish new vegetation features by the planting of hedgerows and tree clumps in field corners and along roadsides, especially those approaching settlements.
- Encourage the planting of shelter belts around horse paddocks, using native species, to give visual and wildlife benefits.
- Restrict extensive areas of tree planting to poorer quality agricultural land.
- Encourage the replacement or restoration of derelict glasshouses where these appear detrimental to the landscape.
- Maintain and enhance the landscape and biodiversity of rifes and other existing habitats. Reprofile banks and encourage more diverse flora by lengthening clearance cycles.
- Development in this location would be prominent in the view of Chichester Cathedral from Poyntz Bridge. (FGoC)
- Development in this location would be prominent in the view from Hunston Copse. (FGoC)

Any development in this landscape should seek to:

- Strengthen the landscape structure through new planting while maintaining views to Chichester Cathedral; (FGoC)
- Locate any new built development in the northern part of the land parcel close to the ring road; (FGoC)
- Ensure that built development does not intrude into rural views of the cathedral from Poyntz Bridge or Hunston Copse; (FGoC)
- Conserve views of the cathedral from the canal towpath; (FGoC)
- Create new public views of the cathedral as an integral part of any development (FGoC)

Relevant forces for change / threats / opportunities:

- Urban development pressures, especially in the gaps between settlements and on the edge of Chichester.
- Loss of mature elm trees in the 1970's and 1980's due to Dutch elm disease.
- Loss of tree and hedgerow cover from agricultural intensification since World War II.

Sub-area map:

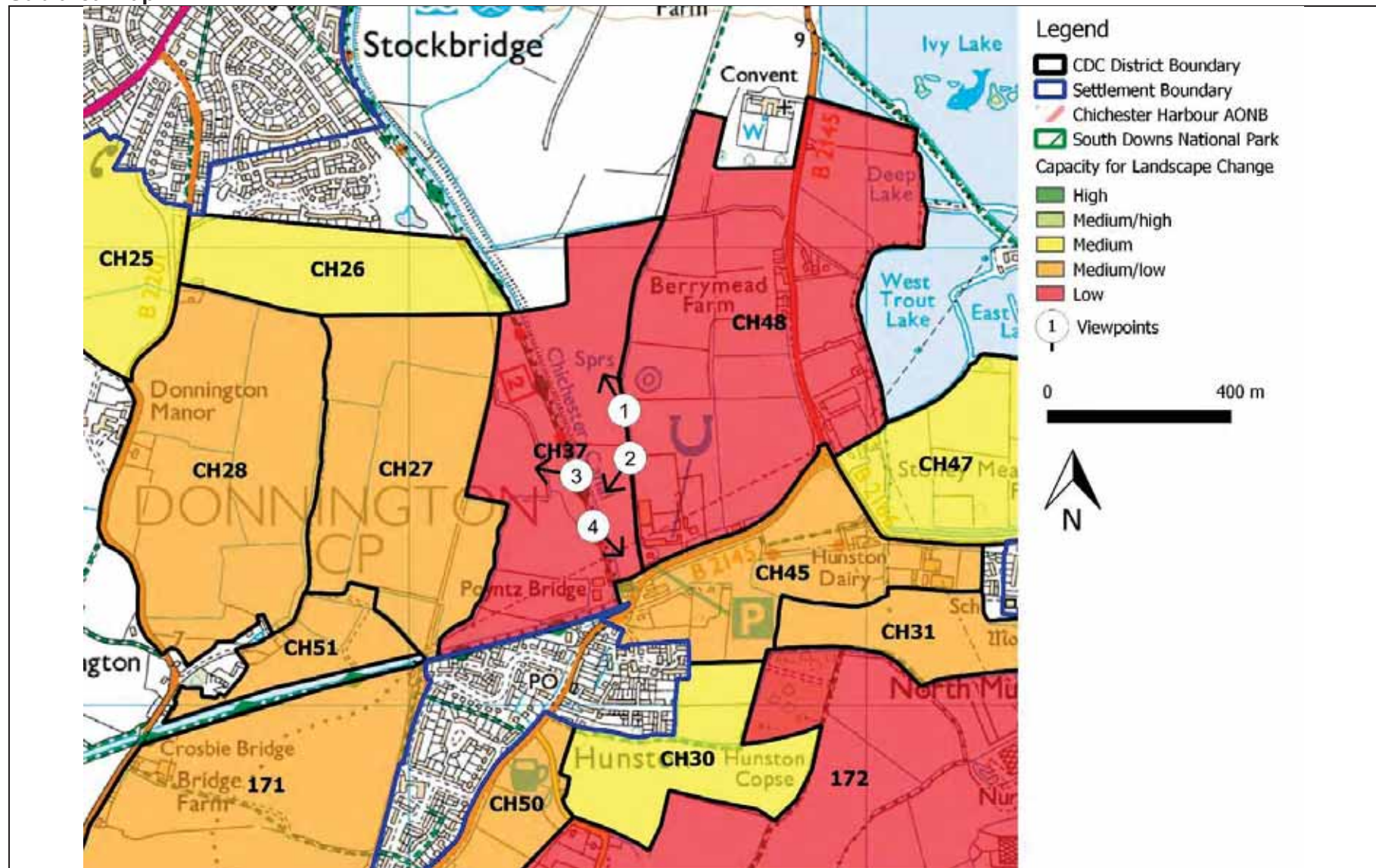


Figure: CH37 Capacity of landscape to accept change and location of photographic viewpoints

Sub-area description:

Sub-area CH37 is irregular in shape and lies to the north of Hunston. The southern boundary is formed by Chichester Canal and the B2145 and other boundaries are largely defined by drainage ditches and field boundaries. The sub-area is bisected by Chichester Canal which forms the route of National Route No. 2

For more detail refer to record sheets.

Photographs:

Photo 1: View north from PRow towards Chichester Cathedral spire with SDNP beyond



Photo 3: View south-west from PRow towards Poyntz Bridge and Chichester Canal



Photo 3: View west from Chichester Canal/ New Lipchis Way/National Route 2 into pasture fields



Photo 4: View south-east from Chichester Canal/New Lipchis Way/National Route 2 towards riding centre

Please refer to section 3 methodology of the assessment process

1. Visual Sensitivity: Medium/high

- Panoramic views across rural landscape to South Down with cathedral spire as a key focus
- Sensitive receptors on New Lipchis Way which is a popular route
- Popular promoted route along canal towpath
- Area west of canal more enclosed and less accessible than eastern area
- More opportunities for mitigation in west.
- Views from edge of Hunston

2. Landscape Sensitivity: Medium/high

- Predominantly Grade 3 agricultural land
- Culturally significant view featured in Turner's 'Chichester Canal' c 1828
- Generally open and mid-large scale to east, more enclosed and smaller scale in west.

- Generally peaceful (consented quarrying to north of sub-area may be intrusive in the mid-term in due course)
- New Lipchis Way /National Route 2 bisects sub-area and runs along most of southern boundary
- Chichester Canal SNCI runs through sub-area

3. Landscape Character Sensitivity: Medium/high (combines 1 and 2)

4. **Wider Landscape Sensitivity: Medium/high**

- A generally open landscape which is slightly influenced by the settlement edge in the south and somewhat more enclosed in the south-west but still connects well with the wider landscape to the north.
- Contributes to the separation of Hunston from Stockbridge/Chichester
- The area is largely typical of the wider LCA
-

5. Overall Landscape Sensitivity: Medium/high (combines 3 and 4)

6. **Landscape Value: Medium/high**

- National route 2 runs through the sub-area
- View captured in Turner's painting

7. Landscape Capacity: Low (combines 5 and 6)

<p>Potential effect on key visual characteristics</p> <ul style="list-style-type: none"> • Impact on sensitive receptors within SDNP and on New Lipchis Way • Potential interruption of long and panoramic priority views to SDNP and Chichester Cathedral spire
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Potential impact on Chichester Canal SNCI • Impact on view of canal with cultural significance
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • Erosion of separation between Stockbridge and Hunston.
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Retention of all good and moderate quality tree cover and locally distinctive boundary treatments and features • Retention of other vegetated areas where they contribute to landscape and biodiversity value. • Tree and hedgerow planting to strengthen field boundaries and the landscape between settlements and create wildlife corridors where this will not result in loss of key views. • Retaining legibility and setting of PRow network and create additional links

Conclusion and recommendations and potential capacity of sub-area

Sub-area CH37 has a low capacity constrained by the New Lipchis Way/ National Route 2 and Chichester Canal SNCI. There are noted far-reaching and panoramic views to the SDNP and Chichester Cathedral spire which feature in Turner's paintings. There is a slight influence from the settlement edge of Hunston in the south but the sub-area otherwise retains a strong rural character. The sub-area is mid-large-scale and open in the east but more enclosed and smaller scale in the west and retains a strong relationship with the wider landscape, especially to the north.

It is unlikely that any development may be accommodated within this sub-area without damage to the existing character. It is therefore not recommended as a location for further development.

Sub-area: CH39: Sherwood worked ground**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**

Key characteristics and key qualities (West Sussex LCA unless noted):

- Low lying flat open landscape.
- Meandering rifes and straight drainage ditch systems, with associated unimproved grassland and edged by reed beds.
- A low density of hedgerows and hedgerow trees with occasional shelterbelts.
- Scattered, historically nucleated villages with mixed building materials of flint, brick, half timber and stone.
- Large farmsteads along roads, and on dead-end tracks.
- Long views to the Downs and to the distinctive spire of Chichester Cathedral.
- The relatively open character of much of the area allows long views so that village church towers are important landmarks in views.
- Frequent urban fringe influences of horse paddocks, light industry and disused airfields, with busy minor and major roads.
- Large gravel pit lakes around the edge of Chichester.
- Few trees or hedgerows, partly as a result of Dutch elm disease, from the 1970s and the Great Storm of 1987 and overall high quality agricultural land, although, where they do exist, they form prominent features.
- Important medieval churches with spires which distinguish this otherwise flat landscape.
- Large regular fields, mostly the product of Parliamentary enclosure.
- Semi-natural habitats are scarce due to intensive arable agriculture.
- Hedgerow pattern is fragmented with occasional isolated woods.
- Low lying species-rich grasslands adjacent to the rifes, artificial water bodies of gravel pits together with remnant semi-natural broadleaved woodlands form pockets of high nature conservation importance.
- Artificial lakes of the Chichester Gravel Pit complex are particularly important for wintering and breeding birds as the largest collection of inland water bodies in the county.
- Occasional village ponds and greens provide local havens for wildlife.

Landscape strategy and key sensitivities and guidelines:

- Key views to the South Downs and Chichester Cathedral.
- Fragmentation and loss of hedgerows and connections between hedgerow and woodland.
- Replacement of mature treescape.
- Changes in drainage patterns.
- Loss of distinction between different settlements due to urban expansion.
- Create a new, large scale tree and hedgerow framework which complements the open intensively farmed landscape, whilst maintaining significant views of Chichester Cathedral, the South Downs and local features.
- Maintain and strengthen field boundaries such as hedgerows and shelterbelts.
- Link up existing remnant hedgerows and tree lines to re-establish coherent field boundaries and wildlife corridors.
- Encourage a full tree survey of the area with a view to conserving and managing existing feature tree groups and individuals.
- Encourage and promote land management schemes to increase species rich grassland areas.

- Promote management and establishment of grassland regimes of grazing, hay cutting and silage.
- Restore and strengthen the landscape of the gaps between settlements.
- Encourage landscape enhancements around villages and on their approaches.
- Establish new vegetation features by the planting of hedgerows and tree clumps in field corners and along roadsides, especially those approaching settlements.
- Restrict extensive areas of tree planting to poorer quality agricultural land.
- Maintain and enhance the landscape and biodiversity of rife and other existing habitats. Reprofile banks and encourage more diverse flora by lengthening clearance cycles.
- Maintain, restore and enhance floodplain woodland and associated species, including native black poplar, where appropriate.

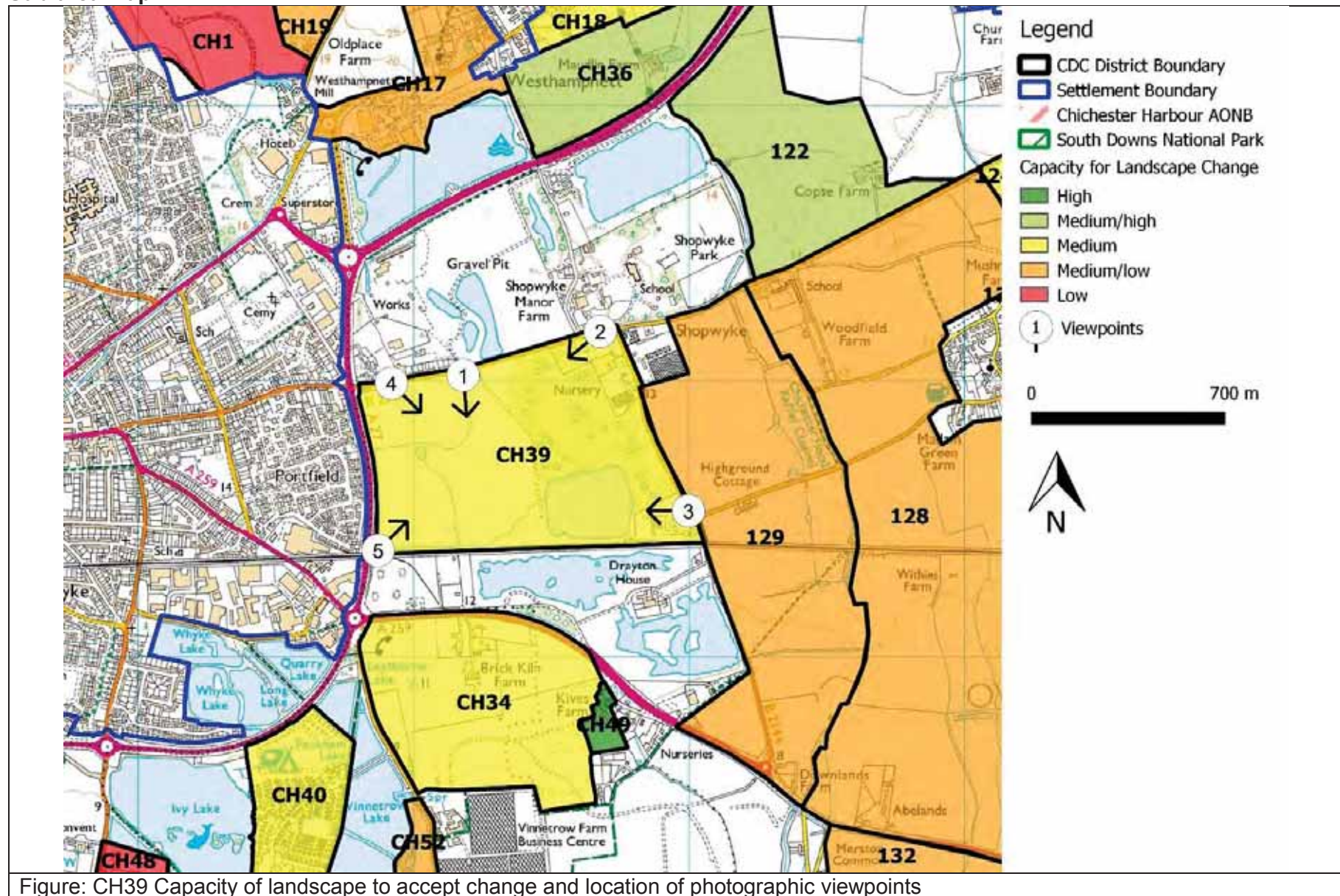
Any development in this landscape should seek to:

- Create a new landscape structure through new planting (FGoC)
- Respect the setting of the listed buildings at Shopwyke and use these listed buildings as a reference point for new built development (FGoC)
- Create new public views of the cathedral as an integral part of the development if possible. (FGoC)

Relevant forces for change / threats / opportunities:

- Urban development pressures, especially in the gaps between settlements and on the edge of Chichester.
- Loss of mature elm trees in the 1970's and 1980's due to Dutch elm disease.
- Loss of floodplain and wet woodland due to changes in agricultural drainage practices.
- Loss of tree and hedgerow cover from agricultural intensification since World War II.

Sub-area map:



Sub-area description:

Sub-area CH39 is approximately rectangular in shape and lies to the east of Portfield. It is bounded to the south by the railway line, to the west by the A27, to the north by Tangmere Road and to the east by Drayton Lane. The sub-area is not publically accessible.

For more detail refer to record sheets.

Photographs:

Photo 1: Panorama south from B2144 Shopwhyke Road across sub-area towards railway.



*Photo 2: Panorama south-west from B2144 Shopwhyke Road in Shopwhyke. ***New photo required***



Photo 3: View west from Drayton Lane into yard adjacent to railway within sub-area



Photo 4: View south-east from B2144 Shopwhyke Road across sub-area



Photo 5: View north-east from railway bridge on A27 across sub-area with South Downs and Halnaker Mill visible in the distance.

Please refer to section 3 methodology of the assessment process

1. Visual Sensitivity: Medium

- Long panoramic views to SDNP including potentially Halnaker Mill, Goodwood House, Goodwood Grandstand and The Trundle.
- Sensitive receptors within SDNP
- Views into the sub-area from sensitive receptors within SDNP
- Sequenced views into sub-area from Shopwhyke Road.
- Views from small number of residential properties in Shopwhyke and on Shopwhyke Road (and new residential development to north of Shopwhyke Road) and from Kingdom Hall of Jehovah's Witnesses.
- Views across sub-area from railway line which forms southern boundary where vegetation permits
- Potential views to Chichester Cathedral spire and Oving church.
- Views from busy A27 where vegetation permits
- Long views to Chichester Cathedral spire where vegetation permits
- Views into the area from local roads and railway
- Views to St Andrew's Church Oving
- Some existing hedgerows to build upon with opportunities for mitigation and reinstating historic field boundaries but may interrupt key views
- Generally peaceful and rural away from transport routes with moderate expectations of scenic beauty
- No PRoW

2. Landscape Sensitivity: Medium

- Small area of Grade 1 agricultural land in south-east of sub-area otherwise classified as 'non-agricultural'. Believed to be former gravel works.
- Former gravel pit now filled with water, some streams/drainage ditches. Some floodzone to centre of sub-area.
- Ruderal regenerating vegetation but with potential biodiversity value
- Few retained hedgerows potentially marking former field boundaries
- Depot on site of former Drayton station in south-east.
- Setting of Grade II and Grade II* listed buildings in Shopwyke with associated mature gardens
- Railway line borders the sub-area and is an intermittent intrusion.
- Highways reduces tranquillity to north and western boundaries
- No PRoW

3. Landscape Character Sensitivity: Medium (combines 1 and 2)

4. Wider Landscape Sensitivity: Medium

- A generally open landscape which is slightly influenced by the settlement edge of Shopwhyke in the north-east and the linear settlement along Shopwyke Road in the north (and the new development north of Showwhyke Road and Strategic Housing Location) but retains a strong connection with the wider landscape to the east and some connection with the landscape south of the railway.
- The area is largely typical of the wider LCA although influenced by its previous use for gravel extraction

5. Overall Landscape Sensitivity: Medium (combines 3 and 4)**6. Landscape Value: Medium**

- North-east corner forms part of setting of cluster Grade II and Grade II* properties
- Majority of sub-area in west heavily influenced by history of gravel extraction

7. Landscape Capacity: Medium (combines 5 and 6)

<p>Potential effect on key visual characteristics</p> <ul style="list-style-type: none"> • Impact on sensitive receptors within SDNP • Interruption of key views to cathedral and church spires and South Downs potentially including Goodwood Park and Grandstand, The Trundle and Halnaker Mill.
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Erosion of rural approach to Shopwyke • Loss of some Grade 1 soils
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • Potential erosion of historic nucleated form of Shopwyke • Risk of erosion of separation between Chichester and Shopwyke
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Retention of all good and moderate quality tree cover and locally distinctive boundary treatments and features • Retention of other vegetated areas where they contribute to landscape and biodiversity value. • Tree and hedgerow planting to strengthen field boundaries and the landscape between settlements and create wildlife corridors where this will not result in loss of key views. • Create additional PRow links • Opportunities to mitigate effect of locally intrusive elements such as transport corridors where this does not result in loss of key views.

Conclusion and recommendations and potential capacity of sub-area

Sub-area CH39 has a medium capacity. It contributes to the wider setting of the cluster of listed buildings at the junction of Shopwhyke Road/Drayton Lane and retains a somewhat rural character despite its previous use. There are views from local roads and railway across the sub-area and potentially views out to Chichester Cathedral and Oving church spires and potentially panoramic views to the South Downs including Halnaker Mill, Goodwood House and Grandstand and The Trundle.

Some development may be accommodated adjacent to the existing settlements, around existing clusters of built form or on previously developed land provided it is informed by further landscape and visual impact assessment and sensitively integrated into the landscape although great care would need to be taken to avoid any landscape or visual harm. Particular care would be needed to retain the setting and character of the cluster of buildings at Shopwhyke Road/Drayton Lane (including the listed buildings at Shopwyke Manor, Shopwyke Hall and Shopwyke Grange) and protect any key views.

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Sub-area: 40: Whyke worked ground**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**

Key characteristics and key qualities (West Sussex LCA unless noted):

- Low lying flat open landscape.
- A low density of hedgerows and hedgerow trees with occasional shelterbelts.
- Large gravel pit lakes around the edge of Chichester.
- Few trees or hedgerows, partly as a result of Dutch elm disease, from the 1970s and the Great Storm of 1987 and overall high quality agricultural land, although, where they do exist, they form prominent features.
- Semi-natural habitats are scarce due to intensive arable agriculture.
- Low lying species-rich grasslands adjacent to the rifes, artificial water bodies of Chichester canal (SNCI) and gravel pits together with remnant semi-natural broadleaved woodlands form pockets of high nature conservation importance.
- Artificial lakes of the Chichester Gravel Pit complex are particularly important for wintering and breeding birds as the largest collection of inland water bodies in the county.
- Flat landform under 10m AOD. (FGoC)
- Gravel workings and flooded gravel pits. (FGoC)
- Drainage ditches, rifes, canals and ponds are common features. (FGoC)

Landscape strategy and key sensitivities and guidelines:

- Fragmentation and loss of hedgerows and connections between hedgerow and woodland.
- Replacement of mature treescape.
- Loss of distinction between different settlements due to urban expansion.
- Maintain and strengthen field boundaries such as hedgerows and shelterbelts.
- Link up existing remnant hedgerows and tree lines to re-establish coherent field boundaries and wildlife corridors.
- Encourage a full tree survey of the area with a view to conserving and managing existing feature tree groups and individuals.
- Encourage and promote land management schemes to increase species rich grassland areas.
- Promote management and establishment of grassland regimes of grazing, hay cutting and silage.
- Restore and strengthen the landscape of the gaps between settlements.
- Encourage landscape enhancements around villages and on their approaches.
- Establish new vegetation features by the planting of hedgerows and tree clumps in field corners and along roadsides, especially those approaching settlements.
- Encourage the planting of shelter belts around horse paddocks, using native species, to give visual and wildlife benefits.
- Restrict extensive areas of tree planting to poorer quality agricultural land.
- Maintain and enhance the landscape and biodiversity of rifes and other existing habitats. Reprofile banks and encourage more diverse flora by lengthening clearance cycles.
- Enhance the visual prominence of rifes through the establishment of waterside vegetation features.

- Maintain, restore and enhance floodplain woodland and associated species, including native black poplar, where appropriate.
- Retain landscape structure through management of existing mature vegetation (FGoC)
- Respect the setting of the lakes and ensure that built development does not affect the nature conservation interest of the lakes (FGoC)
- Create new public views of the cathedral as an integral part of the development (FGoC)

Relevant forces for change / threats / opportunities:

- Loss of mature elm trees in the 1970's and 1980's due to Dutch elm disease.
- Loss of floodplain and wet woodland due to changes in agricultural drainage practices.
- Loss of tree and hedgerow cover from agricultural intensification since World War II.

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Sub-area map:

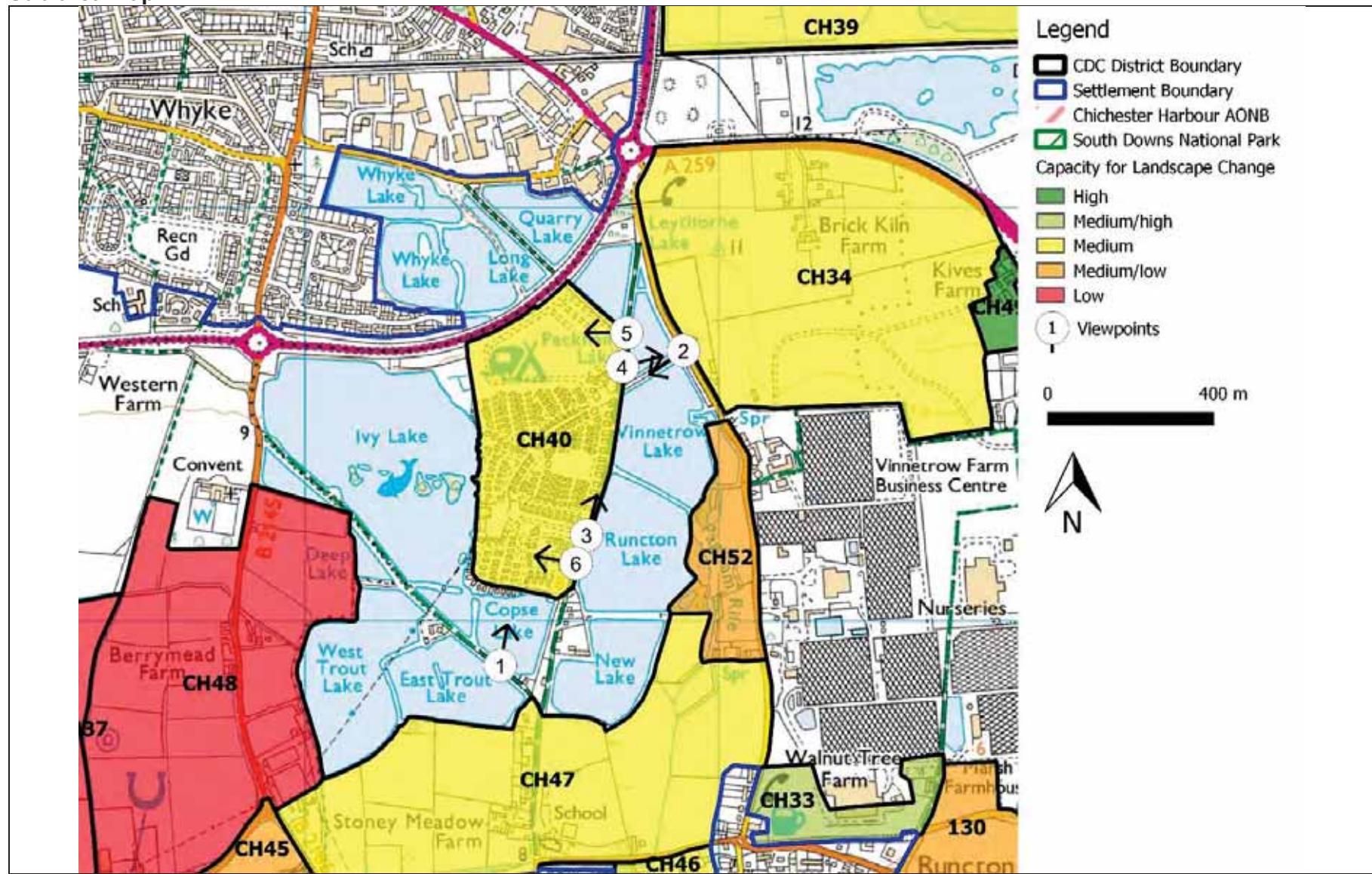


Figure: CH40 Capacity of landscape to accept change and location of photographic viewpoints

Sub-area description:

Sub-area CH40 is approximately rectangular in shape and lies to the south of the A27 which defines its northern boundary. Other boundaries are defined by the former gravel pits.

For more detail refer to record sheets.

Photographs:

Photo 1: View north from PRoW across Copse Lake (common land) towards holiday village



Photo 2: View south-west from Vinnetrow Road towards driveway to holiday village



Photo 3: View north along PRow between holiday village and SNCI



Photo 4: View east from PRow through boundary vegetation across Chichester Gravel Pits and Leythorne Meadow SNCI to Vinnetrow Road.

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Photo 5: View west from PRow through boundary vegetation into holiday village showing undeveloped area with mature trees to north



Photo 6: View west from PRow through boundary vegetation into holiday village

Please refer to section 3 methodology of the assessment process

1. Visual Sensitivity: Medium

- Sensitive receptors on PRow within/adjacent to SNCI
- Views into sub-area from busy Vinnetrov Road where vegetation permits
- Possible filtered views from sensitive receptors within holiday village
- Few opportunities for mitigation due to limited existing internal hedgerow structure but opportunities to restore historic field patterns but with potential loss of views to lakes.

2. Landscape Sensitivity: Medium/low

- Largely surrounded by Chichester Gravel Pits and Leythorne Meadow SNCI
- No public access but many sensitive temporary residents
- Some mature trees, mostly in north
- Busy A27 is intrusive in north
- Common land (lake) to south

3. Landscape Character Sensitivity: Medium/low (combines 1 and 2)

4. Wider Landscape Sensitivity: Medium /high

- The sub-area is not connected to the wider landscape or the adjacent settlement due to the surrounding lakes/A27.
- The A27 and outskirts of Chichester have an urbanising influence on the sub-area but also serves to separate it from the settlement.
- Representative of wider landscape of lakes/former gravel pits

5. Overall Landscape Sensitivity: Medium (combines 3 and 4)**6. Landscape Value: Medium**

- Encircled to east, west and south by SNCI
- Common/access land to south

7. Landscape Capacity: Medium (combines 5 and 6)

<p>Potential effect on key visual characteristics</p> <ul style="list-style-type: none"> • Impact on sensitive receptors on PRoW/SNCI • Some opportunities for mitigation to replace historic field patterns but may result in losing views of lakes.
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Erosion of setting of PRoW • Damage to SNCI • Impacts on mature trees
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • Not applicable
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Retention of all good and moderate quality tree cover and locally distinctive boundary treatments and features • Retention of other vegetated areas where they contribute to landscape and biodiversity value. • Tree and hedgerow planting to strengthen field boundaries and the landscape between settlements and create wildlife corridors where this will not result in loss of key views. • Retaining legibility and setting of PRoW network and create additional links • Safeguard SNCI

Conclusion and recommendations and potential capacity of sub-area

Sub-area CH40 has a medium capacity, constrained by the nearby SNCI, adjacent PRoW and current use as a holiday village. It is influenced by the highways to the north which separate it from the settlement but also separated from the wider landscape by the surrounding lakes.

It is possible that some development may be accommodated on previously developed land provided it is informed by further landscape and visual impact assessment and sensitively integrated into the landscape although great care would need to be taken to avoid any landscape or visual harm. Particular care would be needed to protect the SNCI and the setting of any PRoW with views across the sub-area.

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Sub-area:**CH41 Fishbourne Amenity Grassland****West Sussex County Council Landscape Character Assessment (WSCCLCA) LCA SC5 Southbourne Coastal Plain
Future Growth of Chichester (FGoC): LCA 4A Chichester Coastal Plain; LCT Amenity Grassland**

Key characteristics and key qualities (West Sussex LCA unless noted):

- Low lying flat open landscape.
- Suburban settlement dominates the area.
- Small towns, villages and road crossings hug the tops of inlets to Chichester Harbour.
- Degraded tree and hedgerow framework. A low density of hedgerows and hedgerow trees with occasional shelterbelts.
- Busy minor and major roads which also serve as bypasses. Minor roads run mainly north-south between the A259 and A27.
- The gaps between settlements provide important visual relief to the built up areas, although their landscape character is often poorly defined, with a degraded hedgerow network.
- West of Chichester, Fishbourne Villa is unparalleled in Roman Britain for size and splendour. Roman building at Broadbridge.
- Hedgerow pattern is fragmented. Linking features assume a greater significance in an otherwise cultivated landscape.

Landscape strategy and key sensitivities and guidelines:

- Create a new large scale tree and hedgerow framework to complement the open, intensively farmed landscape, whilst maintaining important views.
- Maintain and strengthen field boundaries such as hedgerows and shelterbelts.
- Conserve and link existing hedgerows and trees.
- Establish landscape management plans for urban edges.
- Encourage bold tree planting adjacent to roads to enhance both the visual and wildlife value of these areas.
- Restore and strengthen the landscape of the gaps between settlements.
- Encourage landscape enhancements around villages and on their approaches.
- Strengthen the landscape framework and filter the views of the urban edge through planting of woodland, tree and shrub belts and groups. Use these to screen and unify disparate suburban elements, especially along roadside verges, on village edges
- Encourage and promote land management schemes to increase species-rich grassland areas.
- Proximity to Chichester Harbour Area of Outstanding Natural Beauty.
- Retain the area of post-medieval woodland on the northern boundary of the site (FGoC)
- Conserve the mature oak trees (FGoC)
- Consider views from the Chichester Harbour AONB in siting new built development (FGoC)
- Respect the character of the AONB in planning new development. (FGoC)

Relevant forces for change/ key issues / threats / opportunities:

- Urban development pressures, especially in the gaps between settlements and on the edge of Chichester.

Sub-area map:

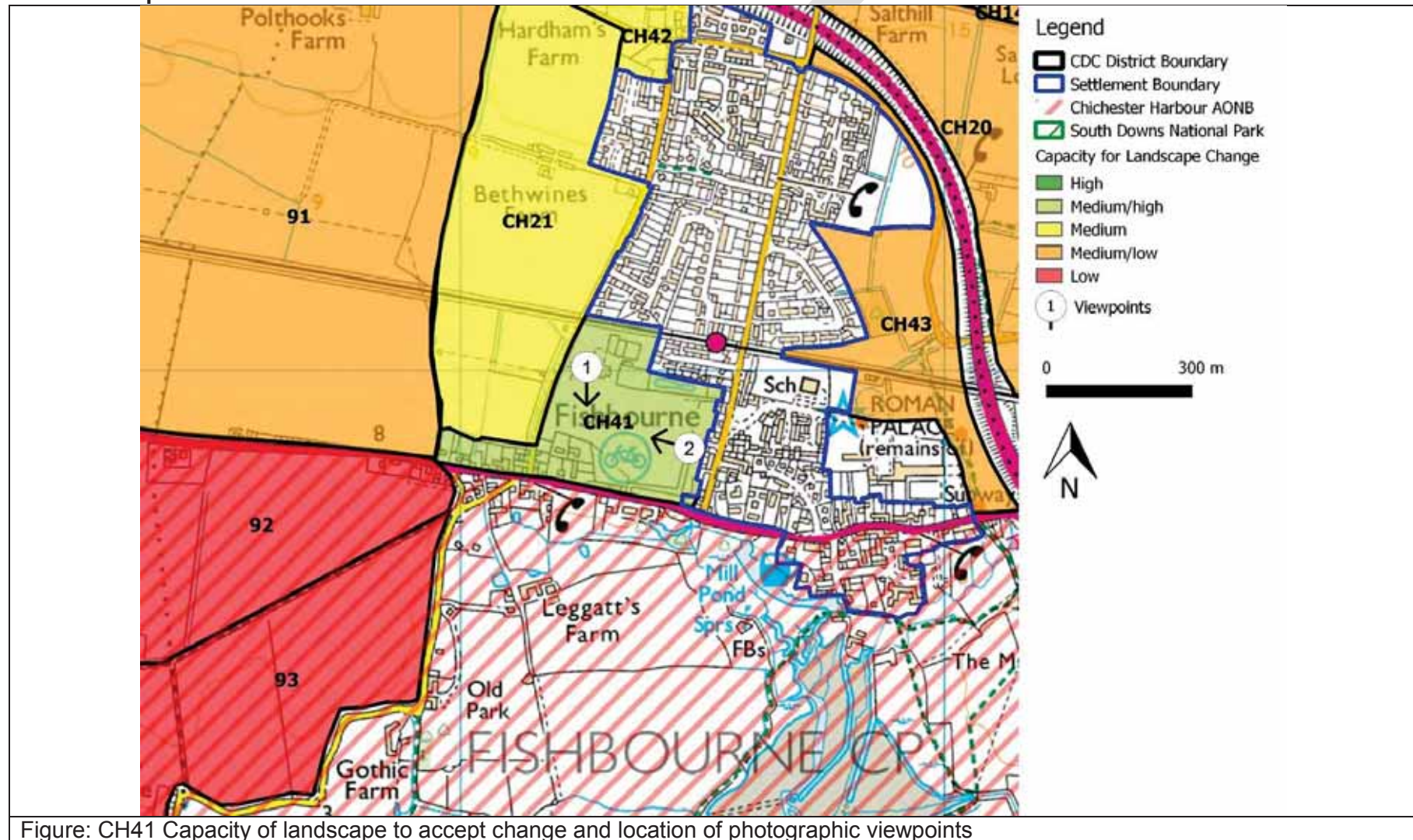


Figure: CH41 Capacity of landscape to accept change and location of photographic viewpoints

Sub-area description:

The CH41 Fishbourne Amenity Grassland sub-area is defined by its land use – as managed a recreational area and open space. The sub-area is located west on the western edge of Fishbourne and includes a playing field, community building and low density linear settlement within Fishbourne's historic core with historic buildings interspersed with some modern settlement. Part of the low density linear settlement falls within the Fishbourne conservation area. The sub-area lies adjacent to the Chichester Harbour AONB.

For more detail refer to record sheets.

Photographs:

Photo 1: View from entrance drive across recreation ground within sub-area looking south



Photo 2: View across playing fields within sub-area looking west from cycle route

Please refer to section 3 methodology of the assessment process

1. Visual Sensitivity: Medium / low

- Visible in views from a small number of properties
- Visible in views from the community recreation area within the area
- Visible in views from Blackboy Lane to the west
- Visible in views from the National Cycle Route 2
- Limited views from the adjacent AONB and A259 due to intervening vegetation and housing
- Visible in views from Fishbourne conservation area
- Views out of sub-area to the settlement edge of Fishbourne soften by trees and hedgerows and across open arable land to the west partially screened by vegetation
- Well maintained recreational green space on rural edge with a positive character
- The area contains a good structure of vegetation, including hedges and mature trees, which mitigation planting could build upon

2. Landscape Sensitivity: Medium / high

- Low lying flat landscape
- Managed recreational area and open space including playing fields, play areas, sports courts and the Fishbourne Centre community building
- Contains a pond in north-east corner
- A number of important mature oak trees and an area of late post-medieval woodland on the northern boundary
- Some managed hedges
- Contains some low density linear settlement within the historic core with historic buildings interspersed with some modern settlement
- Part of the sub-area falls within the Fishbourne conservation area
- The sub-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).
- Some Grade II listed building area fall within the sub-area and adjacent
- Some mature trees and hedges in gardens of houses within area and adjacent contribute to the character of the open space
- Tranquillity affected by road noise, railway line and light spill from: adjacent residential area, car park lighting and flooding lighting to sports pitches
- Crossed in the south-east by National Cycle route 2

3. Landscape Character Sensitivity: Medium (combines 1 and 2)

4. Wider Landscape Sensitivity: Low

- The adjacent settlement edge is reasonably well contained by vegetation with some open edges
- 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.
- The area to some extent contributes to the open green setting of the conservation area to the south

5. Overall Landscape Sensitivity: Medium / low (combines 3 and 4)**6. Landscape Value: Medium**

- Some Grade II listed buildings fall within sub-area and adjacent
- Part of the Fishbourne conservation area falls within the sub-area
- Setting of AONB
- Crossed in the south-east by a short section of the National Cycle route 2

7. Landscape Capacity: Medium / high (combines 5 and 6)

<p>Potential effect on key visual characteristics</p> <ul style="list-style-type: none"> • Impact on the green open amenity space
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Loss hedgerows, trees and vegetated character of open space • Loss of amenity green open space • Impact on the setting of listed buildings, the conservation area and the AONB
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • Impacts on positive open space within the Fishbourne built up area
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Retention of all good and moderate quality tree cover and locally distinctive boundary treatments and features • Long-term management of trees, woodland and hedgerows • Retaining legibility and setting of the National Cycle route 2 • Retention of other vegetated areas where they contribute to landscape and biodiversity value • Long-term management of existing trees and vegetation with successional planting • Respecting the setting of listed buildings, conservation area and the AONB

Conclusion and recommendations and potential capacity of sub-area

Sub-area CH41 has a medium / high capacity as it forms an area of amenity open space, surrounded by built form which is perceived as part of Fishbourne rather than a part of the wider landscape. The sub-area is influenced by the settlement edge and the railway line. It is

partly constrained by the role it plays as part of the open setting of the Fishbourne conservation area, listed buildings and the Chichester Harbour AONB. Part of the Fishbourne conservation area also falls within the sub-area.

The area may accommodate built development without adverse effects on the wider landscape. Proposals should be informed by further landscape and visual impact assessment and sensitively integrated into the area, respecting the settlement pattern and locally distinctiveness. Any development should seek to conserve the setting of the Fishbourne conservation area, listed buildings and the Chichester Harbour AONB, positive landscape features as well as retaining the legibility and setting of the National Cycle route 2. It is noted that the development of the area may result in loss of a valued recreation area.

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Sub-area:**CH42 North Fishbourne Pastures****West Sussex County Council Landscape Character Assessment (WSCCLCA) LCA SC 6 Ashlings Upper Coastal Plain
Future Growth of Chichester (FGoC): LCA 4A Chichester Coastal Plain; LCT North Fishbourne Pastures**

Key characteristics and key qualities (West Sussex LCA unless noted):

- A transitional landscape.
- A good cover of woodland and trees
- Mainly gently undulating farmland enclosed by woods with numerous hedgerows.
- Pattern of small to medium sized pastures, arable fields, livestock farming and market gardening.
- Area is well settled with scattered pattern of rural villages and farmsteads, including traditional flint village centres
- Suburban fringes with high commuter populations and small commercial sites
- Leafy or wooded settlements.
- Winding hedged or wooded lanes.
- Mix of small, medium and large-sized fields with mainly straight Parliamentary enclosure boundaries. Some earlier, irregular assarts.
- Improved pasture is common
- Areas of small scale historic pastures around hamlets and villages (FGoC)

Landscape strategy and key sensitivities and guidelines:

- Conserve the undeveloped rural character of the area.
- Maintain and enhance the historic character of the area
- Conserve and manage distinctive habitats including meadows, heathland, chalk grassland, stream sides and woodland.
- Promote management of existing woodland, especially where under pressure from gravel working or urban fringe development.
- Conserve and enhance the character and setting of small villages and hamlets.
- Promote good management of important village and roadside trees. Plant new tree features in villages.
- Encourage careful woodland design to screen new housing and other visually intrusive landscape elements, for example, pig farms, communication aerials.
- Consider the cumulative impact on landscape character of small developments and land use change.
- Avoid the introduction of suburban styles and materials.
- Ensure any new development is well integrated into the wider landscape. Use new woodland and hedgerow planting as appropriate.
- Conserve ancient semi-natural woodland as an historical, landscape and wildlife feature.
- Encourage good management of existing woodland and tree groups, including planting up edge areas.
- Conserve hedgerows and allow for the growth of hedgerow trees.
- Suburban expansion pressures from the urban fringes.
- Inappropriate or visually intrusive road improvements.
- Erosion of historic character due to changes in farming practices.
- Expansion of horse paddocks.

- Maintain the existing cottages and farmsteads and use as a reference for new built development (FGoC)
- Respect the setting of Hardham's Cottages (FGoC)
- Use native vegetation as a setting for built development (FGoC)

Relevant forces for change/ key issues / threats / opportunities:

- Potential development pressure from the extension of existing settlements.
- Lack of woodland management resulting in a decline in the structure and condition of existing woodlands.
- Major existing road improvements along the A27 trunk road and the possibility of new ones.

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Sub-area map:

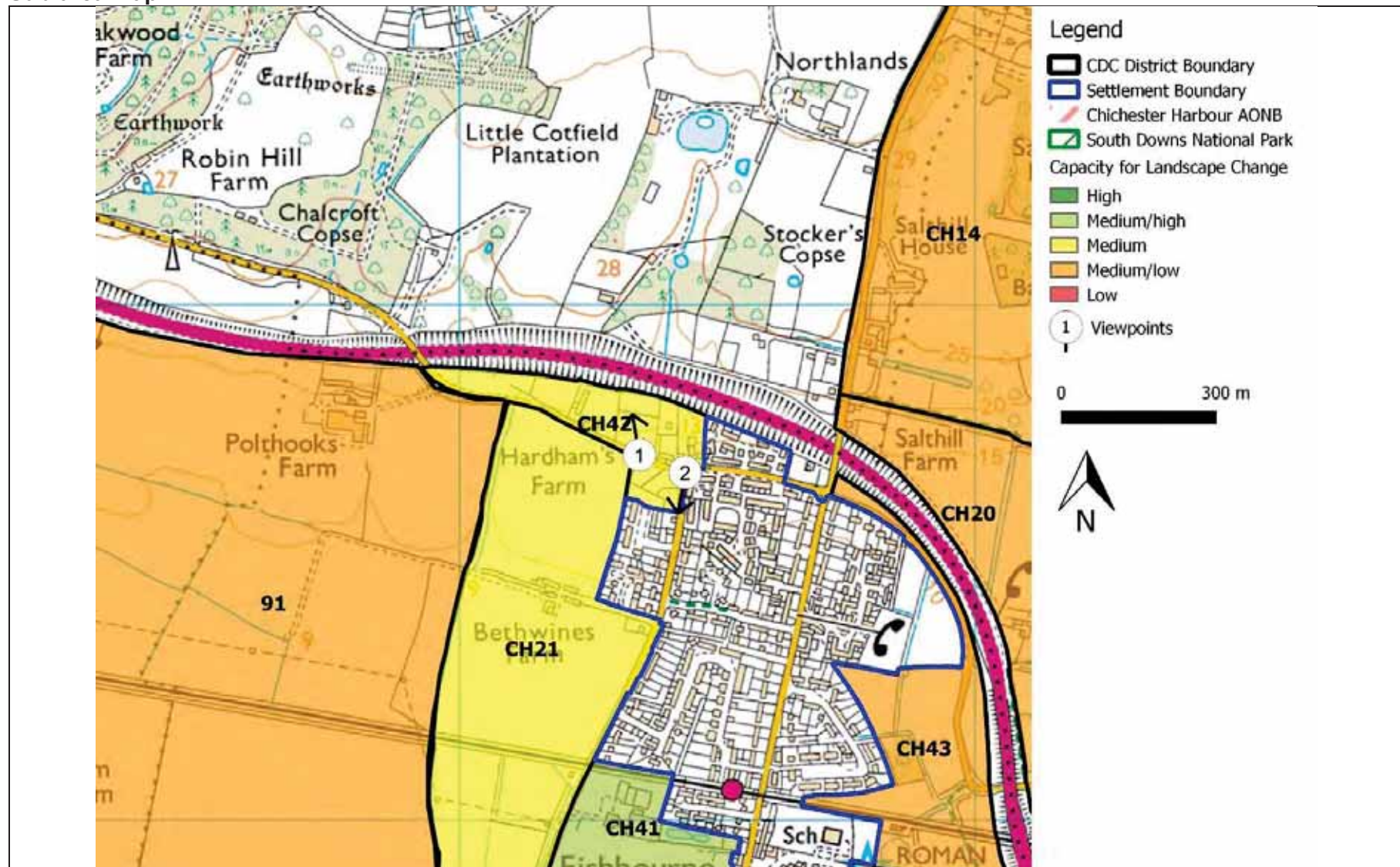


Figure: CH42 Capacity of landscape to accept change and location of photographic viewpoints

Sub-area description:

The CH42 West Fishbourne Arable Farmland sub-area is characterised by a mixture of late post-medieval, early modern and 20th century farmsteads and cottages and small scale pastures enclosed by hedgerows, with mature hedgerow oaks, on the low lying coastal plain. The sub-area is located on the northern edge of Fishbourne village and is bound by a wooded strip along the A27 to the north. Clay lane defines the majority of the sub-area's southern boundary.

For more detail refer to record sheets.

Photographs:

Photo 1: View from Clay Lane looking north-west across sub-area



Photo 2: View from Clay Lane looking south across sub-area

Please refer to section 3 methodology of the assessment process

1. Visual Sensitivity: Medium

- Open long views across sub-area from Clay Lane along southern edge, including views across pasture/grazed fields with a back drop of trees

- Visible in views from 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
- Open views out of sub-area to the settlement edge of Fishbourne softened by trees and hedgerows
- Long views out of sub-area across open arable land to the south
- Rural area and positive scenic value contributing to rural setting of Fishbourne although affected by some urbanising elements
- Good vegetation structure provides a good structure on which mitigation planting could build upon with some open boundaries notable in places along Clay Lane.
- Generally new mitigation planting could be in character however could impact on positive open views across pasture/grazed fields with a back drop of trees

2. **Landscape Sensitivity: Medium**

- Low lying flat landscape under 10m AOD
- Small scale pasture/paddock fields of post-medieval to modern origin, semi-enclosed by hedgerows on the edge of Fishbourne village
- Mature hedgerow oaks are important landscape features
- 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
- Small amount of low density settlement falls within sub-area including small dispersed farmstead/cottages of post medieval origin with some modern expansion north of Clay Lane
- Tree belt/ wooded strips adjacent to A27, including a strip of deciduous woodland identified on the Priority Habitat Inventory
- Mature trees and hedges in gardens of houses within area and adjacent contribute to landscape character
- Open fields contribute to open setting of Hardham's Cottage listed building (Grade II) within area
- The area forms part of the wider rural gap between the built up areas of Fishbourne and Broadbridge/Bosham
- Tranquillity affected by road noise

3. Landscape Character Sensitivity: Medium (combines 1 and 2)

4. **Wider Landscape Sensitivity: Medium**

- The adjacent settlement edge is reasonably well contained by vegetation with some open edges
- 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 small scale pasture/paddock fields 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 influence by urban settlement, notably where they are surrounded by built form.
5. Overall Landscape Sensitivity: Medium (combines 3 and 4)
6. **Landscape Value: Medium**
- Open fields contributes to open setting of Hardham’s Cottage listed building (Grade II) within area
7. Landscape Capacity: Medium (combines 5 and 6)

<p>Potential effect on key visual characteristics</p> <ul style="list-style-type: none"> • Impact on scenic quality of the area including its rural character • Impact on positive views from rural lanes including views across pasture/grazed fields with a back drop of trees
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Loss of small-scale pasture fields that contribute to the village setting • Loss of remaining hedgerows and trees • Loss of hedgerow / vegetated character of surrounding roads • Impacts on the rural landscape setting of Chichester and Fishbourne • Impact part setting of listed buildings
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • Impacts on the rural landscape setting Chichester and Fishbourne • Impact on the low density settlement pattern within sub-area • Extension of the existing settlement edge
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Retention of all good and moderate quality tree cover and locally distinctive boundary treatments and features • Retention of other vegetated areas where they contribute to landscape and biodiversity value • Restoring lost field boundaries • Long-term management of trees, hedgerows and woodland • Conserve rural character of lanes • Retention of the rural setting of listed buildings

Conclusion and recommendations and potential capacity of sub-area

Sub-area CH42 has a medium capacity, constrained by its rural character, including comprising small scale pasture/grazed fields with a partially intact hedgerow network and a number of mature trees representative of the wider character area, and its role in forming part of the setting of Fishbourne and wider setting of Chichester. Open fields within the sub-area also contribute to the open setting of Hardham's Cottage listed building (Grade II) within area. The sub-area is however influenced by urban settlement, particularly in areas surrounded by built form.

It is possible that some areas of built development may be accommodated in the fields south of Clay Lane and west of Blackboy lane provided it is informed by further landscape and visual impact assessment and sensitively integrated into the landscape, respecting the settlement pattern and locally distinctiveness. Great care would need to be taken to avoid any landscape or visual harm. It is recommended that the small scale pasture/grazed fields at the western end of the sub-area are conserved for their contribution to the setting of Hardham's Cottage listed building and the rural setting of Fishbourne village particularly appreciated in the approach to the village along Clay Lane from the west.

**Sub-area:
CH43 East Fishbourne Pastures**

**West Sussex County Council Landscape Character Assessment (WSCCLCA) LCA SC 6 Ashlings Upper Coastal Plain
Future Growth of Chichester (FGoC): LCA 4A Chichester Coastal Plain; LCT Enclosed Pasture**

Key characteristics and key qualities (West Sussex LCA unless noted):

- A transitional landscape.
- A good cover of woodland and trees
- Mainly gently undulating farmland enclosed by woods with numerous hedgerows.
- Pattern of small to medium sized pastures, arable fields, livestock farming and market gardening.
- Area is well settled with scattered pattern of rural villages and farmsteads, including traditional flint village centres
- Suburban fringes with high commuter populations and small commercial sites
- Leafy or wooded settlements.
- Winding hedged or wooded lanes.
- Mix of small, medium and large-sized fields with mainly straight Parliamentary enclosure boundaries. Some earlier, irregular assarts.
- Improved pasture is common
- West of Chichester, Fishbourne Villa is unparalleled in Roman Britain for size and splendour. Roman building at Broadbridge [from WSCCLCA LCA SC 5 Southbourne Coastal Plain]
- Areas of small scale historic pastures around hamlets and villages (FGoC)

Landscape strategy and key sensitivities and guidelines:

- Conserve the undeveloped rural character of the area.
- Maintain and enhance the historic character of the area
- Conserve and manage distinctive habitats including meadows, heathland, chalk grassland, stream sides and woodland.
- Promote management of existing woodland, especially where under pressure from gravel working or urban fringe development.
- Conserve and enhance the character and setting of small villages and hamlets.
- Promote good management of important village and roadside trees. Plant new tree features in villages.
- Encourage careful woodland design to screen new housing and other visually intrusive landscape elements, for example, pig farms, communication aerials.
- Consider the cumulative impact on landscape character of small developments and land use change.
- Avoid the introduction of suburban styles and materials.
- Ensure any new development is well integrated into the wider landscape. Use new woodland and hedgerow planting as appropriate.
- Conserve ancient semi-natural woodland as an historical, landscape and wildlife feature.
- Encourage good management of existing woodland and tree groups, including planting up edge areas.
- Conserve hedgerows and allow for the growth of hedgerow trees.
- Suburban expansion pressures from the urban fringes.
- Inappropriate or visually intrusive road improvements.

- Erosion of historic character due to changes in farming practices.
- Expansion of horse paddocks.
- Conserve existing mature trees and other vegetation as a setting to new built development (FGoC)
- Respect the setting of Fishbourne Palace, focussing development to the north of the railway line (FGoC)
- Consider opening up new public views of the cathedral where possible (FGoC)

Relevant forces for change/ key issues / threats / opportunities:

- Potential development pressure from the extension of existing settlements.
- Lack of woodland management resulting in a decline in the structure and condition of existing woodlands.
- Major existing road improvements along the A27 trunk road and the possibility of new ones.

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Sub-area map:

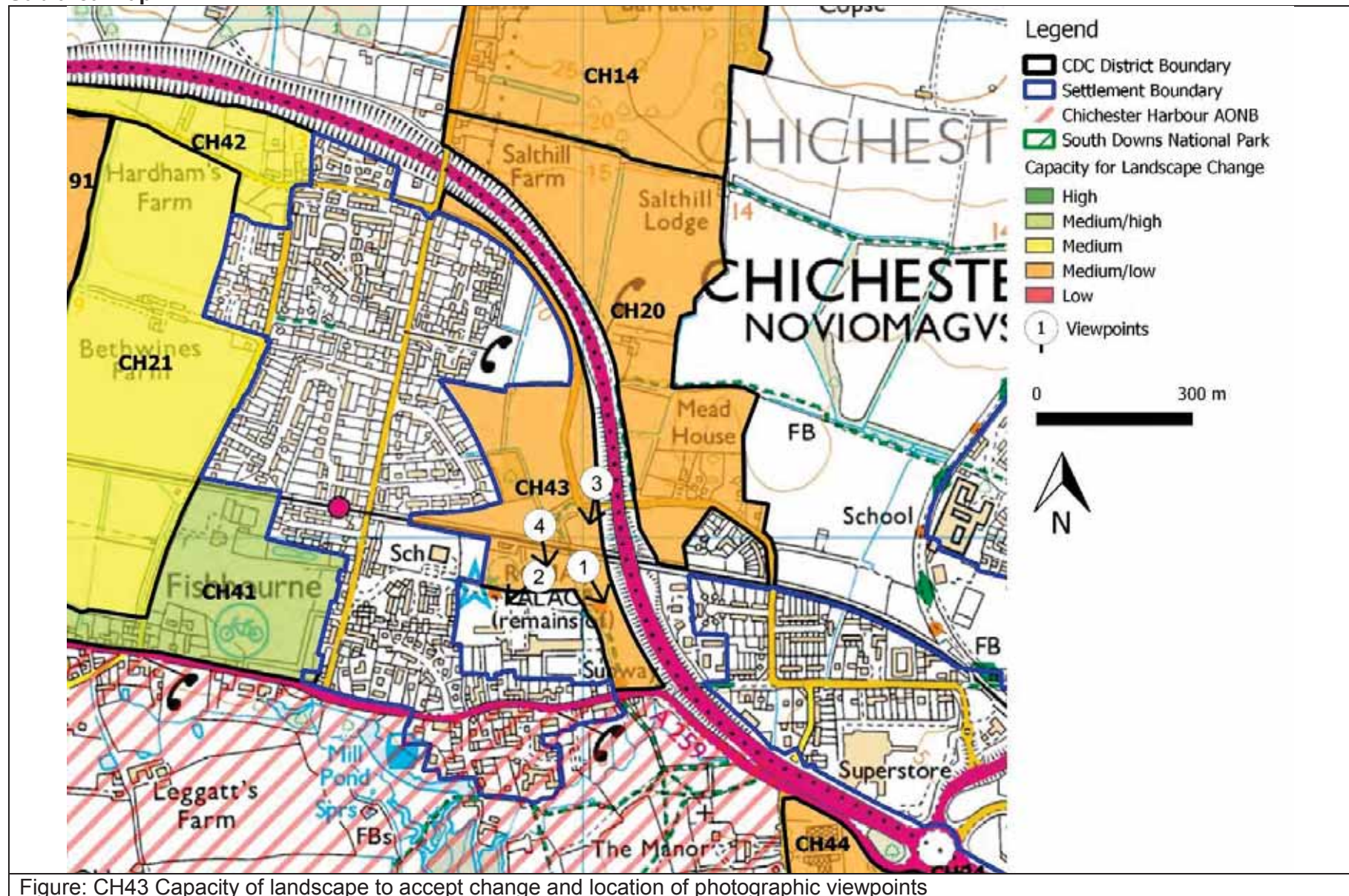


Figure: CH43 Capacity of landscape to accept change and location of photographic viewpoints

Sub-area description:

The CH43 East Fishbourne Pastures sub-area is characterised by an area of small scale enclosed pastures on the low lying coastal plain sandwiched between Fishbourne and the A27 cutting. The sub-area forms part of the open setting of Fishbourne Palace Scheduled Monument and Registered Park and Garden and is crossed by the National cycle route 2 in the south. The sub-area is crossed by the train line and Clay Lane. The sub-area forms part of a gap between the settlements of Chichester and Fishbourne, particularly appreciated along Clay lane which crosses the sub-area. The Chichester Harbour AONB lies adjacent to the south of the area, south of the A259.

For more detail refer to record sheets.

Photographs:

Photo 1: View over sub-area from public right of way crossing area looking south-east across



Photo 2: View over the sub-area from public right of way crossing area looking south-west towards Fishbourne Roman Palace



Photo 3: View over the sub-area from Clay Lane looking south across paddocks



Photo 4: View over the sub-area from public right of way crossing area looking south along public right of way crossing gap

Please refer to section 3 methodology of the assessment process**1. Visual Sensitivity: Medium**

- Southern end visible from PRoW crossing area
- Southern end visible in views from visitors to the Fishbourne Roman Palace Registered Park and Garden (Grade II*) and Scheduled Monument
- Views from some properties on the eastern edge of Fishbourne and from motorists on Clay lane crossing area in the north and from A259 in south who experience a break in development between Chichester and Fishbourne
- Views from edge of the Chichester Harbour AONB to the south
- Highways planting restricts views from A27
- Views from National cycle route 2 crossing southern end of area
- Views from the edges of Fishbourne conservation area adjacent to the south
- Views from the Train line crossing sub-area
- Views out of sub-area to the Fishbourne Roman Palace
- Rural area although affected by urbanising elements and has a neglected and unmanaged appearance
- Good vegetation structure, although unmanaged, provides a good structure on which mitigation planting could build upon
- Generally new mitigation planting could be in character however could impact on views to historic features

2. Landscape Sensitivity: Medium

- Low lying flat landscape under 10m AOD
- Ponds fall within sub-area and drainage ditches cross area with possible small areas of wet meadow. Ditches are bridged in places providing access
- Small scale pasture/paddock fields with enclosure provided by boundary vegetation including along roads
- Some land appears unmanaged
- Partially contained by the built edge of Fishbourne to the west and tree belts along the A27 to the east
- Tree belt and wooded strips adjacent to A27 and small block of deciduous woodland in west along A27. The deciduous woodland is identified on the Priority Habitat Inventory.
- Within Strategic Wildlife Corridor identified by Chichester District Council connecting from the Harbour to the south and northwards to Lavant
- Sub-area form part of the open setting to the Fishbourne Roman Palace Registered Park and Garden (Grade II*) immediately adjacent to the west
- Fishbourne conservation area lies adjacent to the south of the sub-area - fields within the sub-area 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
- The grass field in the south contributes to open setting of nearby listed buildings (Grade II) in conservation area to the south

- The sub-area forms part of the rural gap between the built up areas of Fishbourne and Chichester
- Tranquillity affected by road noise, the train line and associated infrastructure
- Accessible by footpath and National cycle route crossing area

3. Landscape Character Sensitivity: Medium (combines 1 and 2)

4. **Wider Landscape Sensitivity: Medium / high**

- The adjacent settlement edge is reasonably well contained by vegetation.
- 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 and has some urbanising influences
- 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.

5. Overall Landscape Sensitivity: Medium / high (combines 3 and 4)

6. **Landscape Value: Medium**

- Contributes to open setting of nearby listed buildings (Grade II), the adjacent conservation area and Fishbourne Roman Palace Registered Park and Garden (Grade II*) and Fishbourne Roman Palace Scheduled Monument
- Setting of the AONB
- Crossed by the National cycle route 2
- The importance of the Fishbourne retaining its separate identity is identified in the Fishbourne Neighbourhood Plan

7. Landscape Capacity: Medium / low (combines 5 and 6)

<p>Potential effect on key visual characteristics</p> <ul style="list-style-type: none"> • Impact on the rural character • Impact on the perceived gap between Chichester and Fishbourne
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Loss of small-scale pasture fields that contribute to the village setting • Loss of remaining hedgerows and trees • Loss of hedgerow / vegetated character of surrounding roads • Impacts on the rural landscape setting of Chichester and Fishbourne • Impact part setting of listed buildings, the Scheduled Monument and RPG
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • Impacts on the rural landscape setting Chichester and Fishbourne and their separation
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Retention of all good and moderate quality tree cover and locally distinctive boundary treatments and features • Retention of other vegetated areas where they contribute to landscape and biodiversity value • Restoring lost field boundaries • Retaining legibility and setting of PRoW network • Long-term management of trees, hedgerows and woodland • Conserve rural character of lanes • Retention of the rural setting of listed buildings the Scheduled Monument and RPG

Conclusion and recommendations and potential capacity of sub-area

Sub-area CH43 has a medium / low capacity, constrained by its rural character, its role in providing an important contribution to the rural gap between Fishbourne and Chichester and contributing to the rural setting of the settlements. The sub-area also contributes to the open setting of the Chichester Harbour AONB to the south. Open fields within the sub-area also contribute to the open setting of nearby listed buildings (Grade II), the adjacent conservation area and Fishbourne Roman Palace Registered Park and Garden (Grade II*) and Fishbourne Roman Palace Scheduled Monument. The sub-area is somewhat isolated from the wider landscape, sandwiched between Fishbourne and the A27 and has some urbanising influences.

It is possible that some small areas of built development may be accommodated in the fields to the east of Fishbourne provided it is informed by further landscape and visual impact assessment and sensitively integrated into the landscape, respecting the settlement pattern and locally distinctiveness. Great care would need to be taken to avoid any landscape, heritage or visual harm and to protect the perceived and actual separation of Chichester and Fishbourne.

Sub-area: CH44: Lower Turnpike pastures**West Sussex County Council Landscape Character Assessment (WSCCLCA) LCA SC3 Chichester Harbour, SC5 Southbourne Coastal Plain****The Future Growth of Chichester (FGoC): LCA 4A Chichester Coastal Plain; LCT Enclosed Pasture Adjacent to Chichester Harbour AONB (CHAONBLCA) LCT I Coastal Peninsula; LCA I1 Manhood Peninsula**

Key characteristics and key qualities (West Sussex LCA unless noted):

- Contrast with the surrounding open agricultural land (SC3)
- Landscapes of great wildlife importance. (SC3)
- Chichester Harbour is designated an Area of Outstanding Natural Beauty (AONB) and Site of Special Scientific Interest (SSSI) and has therefore been recognised as a landscape of national importance. (SC3)
- Low lying flat open landscape. (SC5)
- Long views to Chichester Harbour and to the distinctive spire of Chichester Cathedral. (SC5)
- Suburban settlement dominates the area. (SC5)
- Degraded tree and hedgerow framework. A low density of hedgerows and hedgerow trees with occasional shelterbelts. (SC5)
- Meandering rifes and drainage ditches. (SC5)
- Large-scale arable farming and market gardening. (SC5)
- Clusters of greenhouses. (SC5)
- Frequent urban fringe influences of horse paddocks, agricultural and light industry. (SC5)
- Busy minor and major roads which also serve as bypasses. Minor roads run mainly north-south between the A259 and A27. (SC5)
- A few parts of this area retain elements of a smaller-scale, more varied landscape with quiet hamlets and traditional villages enclosed by small pastures. (SC5)
- Inlets, small waterways and ditches. (SC5)
- Medieval churches at Fishbourne and Westbourne. (SC5)
- Semi-natural habitats are scarce due to intensive arable agriculture. (SC5)
- The rife and ditch systems, together with occasional ponds, are of particular ecological value, supporting an important but fragile population of water voles. (SC5)
- Occasional species-rich meadows along rifes. (SC5)
- Hedgerow pattern is fragmented with occasional isolated woods. Linking features assume a greater significance in an otherwise cultivated landscape. (SC5)
- Broadly flat land overlying brickearths, intersected by small streams or rithes. (CHAONBLCA)
- Predominantly open arable farmland with medium to large scale field patterns. (CHAONBLCA)
- A wide range of habitats including unimproved coastal grassland, small ancient woodlands, marshes along the River Lavant, and Birdham Millpond contribute to character. (CHAONBLCA)
- Historic north to south road and settlement pattern. (CHAONBLCA)
- Wide views of harbour from coastal path in the south west and views across farmland to Chichester Cathedral in the north. (CHAONBLCA)
- Overall the area retains a largely rural undeveloped character. (CHAONBLCA)
- Long views of Chichester Cathedral from west of Apuldram. (CHAONBLCA)

- Flat landform under 10m AOD. (FGoC)
- Large scale productive arable farmland punctuated by copses and shelter belts. (FGoC)
- Drainage ditches, rifes, canals and ponds are common features. (FGoC)
- Long views to the Downs and to Chichester Cathedral. (FGoC)

Landscape strategy and key sensitivities and guidelines:

- Conserve and manage the diverse existing natural landscape features, including mudflats, salt marsh, sand dunes, shingle banks, woodland, rifes and ditches. (SC3)
- Conserve and enhance the character and setting of the villages. (SC3)
- Encourage farmers to enter into Stewardship Schemes where appropriate. (SC3)
- Strengthen the existing landscape framework through hedgerow and native tree planting, especially around settlements on Chichester Harbour peninsulas and to the north of Chichester Yacht Basin. (SC3)
- Maintain existing hedgerows and strengthen the wider network through hedgerow restoration. (SC3)
- Increasing noise due to traffic and recreational activity eroding tranquillity. (SC3)
- Conserve the long views to Chichester Harbour and the spire of Chichester Cathedral. (SC5)
- Create a new large scale tree and hedgerow framework to complement the open, intensively farmed landscape, whilst maintaining important views. (SC5)
- Maintain and strengthen field boundaries such as hedgerows and shelterbelts. (SC5)
- Conserve and link existing hedgerows and trees. (SC5)
- Restore field boundaries through shelter belt planting, especially around horse paddocks. (SC5)
- Establish landscape management plans for urban edges. (SC5)
- Restore and strengthen the landscape of the gaps between settlements. (SC5)
- Encourage landscape enhancements around villages and on their approaches. (SC5)
- Strengthen the landscape framework and filter the views of the urban edge through planting of woodland, tree and shrub belts and groups. Use these to screen and unify disparate suburban elements, especially along roadside verges, on village edges and around glasshouses. (SC5)
- Maintain and enhance the landscape and biodiversity of rifes, waterways and inlets. (SC5)
- Encourage and promote land management schemes to increase species-rich grassland areas. (SC5)
- Farm diversification and garden centres leading to introduction of signs and fencing. (SC5)
- Derelict glasshouses and agricultural holdings. (SC5)
- Proximity to Chichester Harbour Area of Outstanding Natural Beauty. (SC5)
- Development at the top of waterways and inlets feeding in to Chichester Harbour. (SC5)
- Key views to Cathedral and Chichester Harbour. (SC5)
- The sensitivity (within AONB) of the area is moderate to high. The coastal edge is particularly sensitive to any built development which would result in the loss of eroded shoreline and intrude on characteristic views. (CHAONBLCA)
- Ribbon development and trees along Apuldram Lane would screen views of 2 storey development. However, three storey development may be visible between trees in front of the cathedral from the public footpath around the Fishbourne Channel (FGoC)
- Ribbon development and trees along Apuldram Lane would screen views of 2 storey development. However, three storey development may be visible between trees in front of the cathedral from the Bosham Peninsula (FGoC)

Any development in this landscape should seek to:

- Conserve existing mature trees and other vegetation as a setting to new built development; (FGoC)
- Ensure built development does not intrude into views of Chichester Cathedral from the west (e.g. from Bosham Peninsula and Fishbourne Channel) – two storey development is likely to be more suitable than three storey development; (FGoC)
- Ensure that the character of Chichester Harbour AONB remains unaffected by built development in this location. (FGoC)

Relevant forces for change / threats / opportunities:

- Gradual reduction of the tree and hedgerow cover especially on the Chichester Harbour peninsulas. (SC3)
- Gradual reduction of bordering grassland and scrub. (SC3)
- Traffic generation resulting in erosion of rural lanes and loss of tranquillity. (SC3)
- Urban development pressures, especially in the gaps between settlements and on the edge of Chichester. (SC5)
- Major existing road improvements and the possibility of new ones. (SC5)
- Conversion of agricultural buildings to light industrial uses. (SC5)
- Overall condition of the area (within AONB) is moderate. The loss of hedgerows from parts of the arable farmland has eroded visual and ecological character in parts. (CHAONBLCA)
- Past loss of hedgerows. (CHAONBLCA)
- Potential strategic development southwest of Chichester outside the AONB designated area (CHAONBLCA)

Sub-area map:

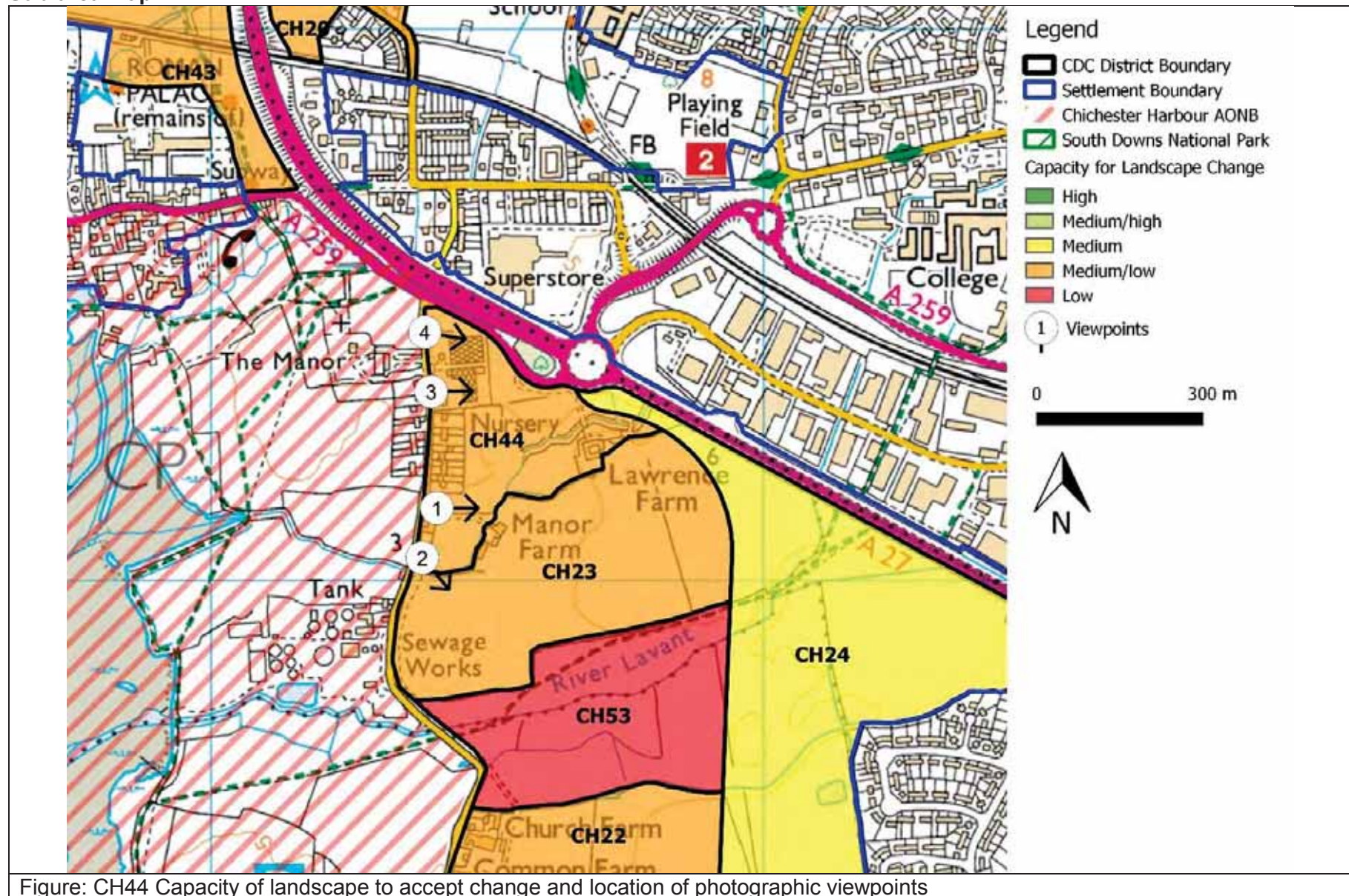


Figure: CH44 Capacity of landscape to accept change and location of photographic viewpoints

Sub-area description:

Sub-area CH44 is approximately triangular in shape and lies to the north of Apuldram. The western boundary is defined by Appledram Lane South which also marks the extent of the AONB. The northern boundary is largely defined by highways including the A259 (which runs adjacent to the A27 at this point) and the south-eastern boundary is defined by field boundaries and drainage ditches. The Salterns Way runs along Appledram Lane to the west of the sub-area's western boundary.

For more detail refer to record sheets.

Photographs:

Photo 1: View east from Appledram Lane South/Salterns Way towards Manor Farm with partial views of wider landscape beyond.



Photo 2: View south-east from Salterns Way across paddocks west of Manor Farm towards River Lavant corridor



Photo 3: View east from Appledram Lane South/Salterns Way towards No.1 Lower Turnpike with glasshouses visible in background



Photo 3: View south-east from Appledram Lane South/Salterns Way towards No.1 Lower Turnpike with glasshouses visible in background

Please refer to section 3 methodology of the assessment process

1. Visual Sensitivity: Medium

- Sensitive receptors in AONB
- Possible panoramic views to SDNP (where vegetation allows) including Chichester Cathedral spire (sub-area inaccessible)
- Probable intervisibility with traffic on A27/A259 where vegetation permits
- Storage yard to north-east
- Few local residents
- Sensitive receptors on Salterns Way promoted cycle route
- Good structure of hedgerows provides opportunities for mitigation with potential loss of long views and erosion of historic field patterns. Opportunities to mitigate influence of A27
- Development could potentially be visible in priority views from the Fishbourne Channel and Bosham Peninsula (FGoC)

2. **Landscape Sensitivity: Medium**

- Predominantly Grade 1 agricultural land
- Contributes to wider setting of Grade II listed Manor Barn listed
- Within setting of AONB
- More tranquil away from busy A27/A259
- Crossed by Salterns Way
- Stream passes across sub-area with some associated flooding
- Some hedgerows
- Small scale and relatively simple enclosed landscape pattern
- Adjacent to Fishbourne Conservation Area

3. Landscape Character Sensitivity: Medium (combines 1 and 2)

4. **Wider Landscape Sensitivity: Medium/high**

- The sub-area connects to the wider landscape in the south and is separated from the adjacent settlement of Chichester by highways and the industrial park
- The A27/A259 and outskirts of Chichester have a somewhat urbanising influence on the sub-area but also serve to separate it from the settlement.
- It is also separated from the core of Fishbourne

5. Overall Landscape Sensitivity: Medium/high (combines 3 and 4)

6. **Landscape Value: Medium**

- Setting of Fishbourne Conservation Area
- Setting of AONB

7. Landscape Capacity: Medium/low (combines 5 and 6)

<p>Potential effect on key visual characteristics</p> <ul style="list-style-type: none"> • Impact on sensitive receptors within SDNP, AONB, Fishbourne Conservation Area and on Salterns Way • Potential interruption of long and panoramic views to SDNP, Chichester Cathedral spire including FGoC priority views
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Loss of Grade 1 soils • Impact of setting of AONB/conservation area • Potential impact on stream and associated habitat
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • Erosion of separation of Apuldram from Fishbourne/Chichester
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Retention of all good and moderate quality tree cover and locally distinctive boundary treatments and features • Retention of other vegetated areas where they contribute to landscape and biodiversity value. • Tree and hedgerow planting to strengthen field boundaries and the landscape between settlements and create wildlife corridors where this will not result in loss of key views.

Conclusion and recommendations and potential capacity of sub-area

Sub-area CH23 has a medium/low capacity constrained by its intervisibility with sensitive receptors in the SDNP, AONB, and Fishbourne Conservation Area and on the Salterns Way. There are possibly far-reaching and panoramic views to the SDNP and Chichester Cathedral spire from within the sub-area. It is influenced by existing development to the west on Appledram Lane South, in the north-east by noise from the A27/A259 and views to the adjacent storage yard but retains a reasonable strong rural-edge character and a strong relationship with the wider landscape, especially to the south-east.

It is possible that some further development may be accommodated around existing clusters of built form provided it is informed by further landscape and visual impact assessment and sensitively integrated into the landscape although great care would need to be taken to avoid any landscape or visual harm. Particular care would be needed to protect the AONB and conservation area and their setting, views to the South Downs and Chichester Cathedral and to retain the separation of Apuldram from Fishbourne/Chichester.

Sub-area: CH45: Hunston pastures**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**

Key characteristics and key qualities (West Sussex LCA unless noted):

- Low lying flat open landscape.
- Meandering rifes and straight drainage ditch systems, with associated unimproved grassland and edged by reed beds.
- A low density of hedgerows and hedgerow trees with occasional shelterbelts.
- Large farmsteads along roads, and on dead-end tracks.
- Long views to the Downs and to the distinctive spire of Chichester Cathedral.
- The relatively open character of much of the area allows long views so that village church towers are important landmarks in views.
- Frequent urban fringe influences of horse paddocks, light industry and disused airfields, with busy minor and major roads.
- Few trees or hedgerows, partly as a result of Dutch elm disease, from the 1970s and the Great Storm of 1987 and overall high quality agricultural land, although, where they do exist, they form prominent features.
- Important medieval churches with spires which distinguish this otherwise flat landscape.
- Large regular fields, mostly the product of Parliamentary enclosure.
- Remains of the line of the Arundel to Chichester Canal. This formed part of an important late 18th century barge route.
- Semi-natural habitats are scarce due to intensive arable agriculture.
- Hedgerow pattern is fragmented with occasional isolated woods, for example, Hunston Copse (Site of Nature Conservation Importance, SNCI).
- Low lying species-rich grasslands adjacent to the rifes, artificial water bodies of Chichester canal (SNCI) and gravel pits together with remnant semi-natural broadleaved woodlands form pockets of high nature conservation importance.
- Occasional village ponds and greens provide local havens for wildlife.
- Flat landform under 10m AOD. (FGoC)
- Areas of small scale historic pastures around hamlets and villages. (FGoC)
- Large glasshouses. (FGoC)
- Drainage ditches, rifes, canals and ponds are common features. (FGoC)
- Small villages and scattered farmsteads characterised by red brick and flint. (FGoC)
- Long views to the Downs and to Chichester Cathedral. (FGoC)

Landscape strategy and key sensitivities and guidelines:

- Key views to the South Downs and Chichester Cathedral.
- Fragmentation and loss of hedgerows and connections between hedgerow and woodland.
- Replacement of mature treescape.
- Changes in drainage patterns.
- Loss of distinction between different settlements due to urban expansion.
- Changes in transport infrastructure due to urban development pressures.

- Create a new, large scale tree and hedgerow framework which complements the open intensively farmed landscape, whilst maintaining significant views of Chichester Cathedral, the South Downs and local features.
- Maintain and strengthen field boundaries such as hedgerows and shelterbelts.
- Link up existing remnant hedgerows and tree lines to re-establish coherent field boundaries and wildlife corridors.
- Encourage a full tree survey of the area with a view to conserving and managing existing feature tree groups and individuals.
- Encourage and promote land management schemes to increase species rich grassland areas.
- Promote management and establishment of grassland regimes of grazing, hay cutting and silage.
- Establish landscape management plans for urban edges, notably Bognor Regis, to enhance the distinction between the urban and rural landscape.
- Restore and strengthen the landscape of the gaps between settlements.
- Encourage landscape enhancements around villages and on their approaches.
- Establish new vegetation features by the planting of hedgerows and tree clumps in field corners and along roadsides, especially those approaching settlements.
- Restrict extensive areas of tree planting to poorer quality agricultural land.
- Encourage the replacement or restoration of derelict glasshouses where these appear detrimental to the landscape.
- Conserve existing mature trees and other vegetation as a setting to new built development (FGoC)
- Avoid the merging of Hunston with North Mundham by ensuring any new built development is associated with one or other of the villages and respects the scale and form of that village (FGoC)
- Ensure built development does not intrude into views of Chichester Cathedral from Hunston Copse (FGoC)
- Create new public views of the cathedral. (FGoC)

Relevant forces for change / threats / opportunities:

- Urban development pressures, especially in the gaps between settlements and on the edge of Chichester.
- Major road improvements.
- Loss of mature elm trees in the 1970's and 1980's due to Dutch elm disease.
- Loss of tree and hedgerow cover from agricultural intensification since World War II.
- Conversion of agricultural buildings to light industrial uses.
- Derelict glasshouses.

Sub-area map:

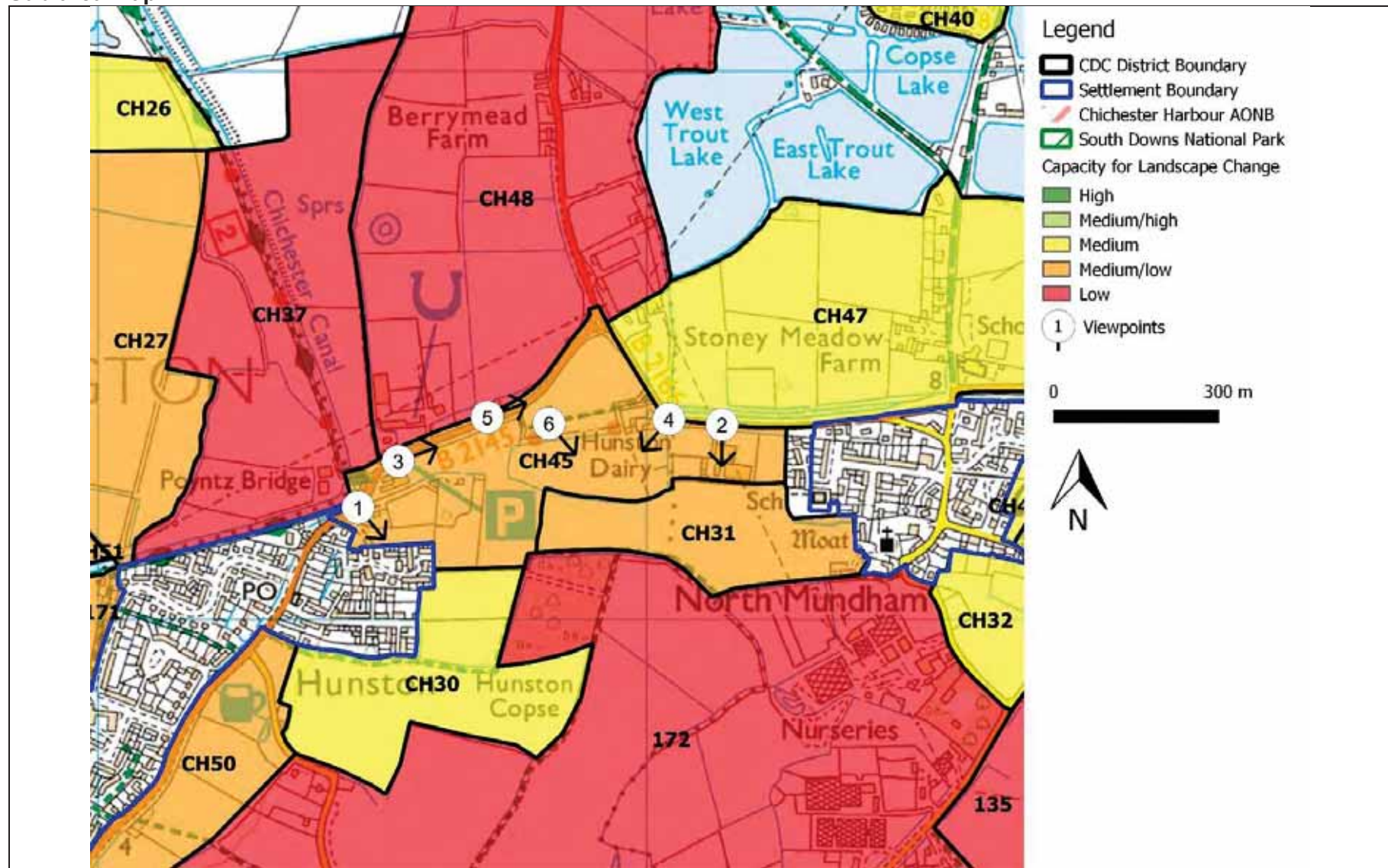


Figure: CH45 Capacity of landscape to accept change and location of photographic viewpoints

Sub-area description:

Sub-area CH45 is irregular in shape and lies to the south of the B2166 and B2145 between Hunston and North Mundham. The northern boundary is defined by the B2166/B2145 and to the east and west lie the settlement edges of North Mundham and Hunston respectively. To the south lie open fields and Hunston Copse (SNCI).

For more detail refer to record sheets.

Photographs:

Photo 1: View south-east from B2145 across sub-area to recent development of Farm Close.



Photo 2: View south from B2166 towards apparently derelict glasshouses of Lowlands



Photo 3: View east along National Route 2, parallel with B2145



Photo 4: View south from B2166 towards Hunston Dairy

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Photo 5: View east along National Route 2, parallel with B2145. Traffic on B2166 is visible through gap in boundary vegetation.



Photo 6: View south-east from National Route 2, parallel with B2145 into adjacent paddock.

Please refer to section 3 methodology of the assessment process

1. Visual Sensitivity: Medium

- Long views to spire of Chichester Cathedral.
- Sensitive receptors on PRoW/National Route 2
- Views into sub-area from Hunston Dairy/Hunston Copse (SNCI)
- Views into sub-area from local roads
- Possible views towards Grade II* church of St Stephen, North Mundham if vegetation permits (access to sub-area was limited)
- Intervisibility with settlement edge of Hunston
- Generally well-contained by hedgerows/woodlands
- Good opportunities for mitigation due to existing hedgerow structure but with potential loss of field patterns and views to church tower and cathedral spire
- Development in this location would be prominent in the priority view from Hunston Copse.

2. Landscape Sensitivity: Medium

- Small area of Grade 2 agricultural land in north
- Adjacent to Hunston Copse SNCI
- PRoW/National Route crosses sub-area east-west
- Apparently derelict glasshouses to north-east
- B2145/2166 are locally busy
- Overhead cables are intrusive in places

3. Landscape Character Sensitivity: Medium (combines 1 and 2)**4. Wider Landscape Sensitivity: Medium**

- A generally enclosed landscape which is somewhat influenced by Hunston settlement edge but retains some connection with the wider landscape to the south-east
- The sub-area is somewhat typical of the wider LCA but influenced by the settlement edges and highways
- Parcel contributes to separation between North Mundham and Hunston

5. Overall Landscape Sensitivity: Medium (combines 3 and 4)**6. Landscape Value: Medium/high**

- National Route 2 crosses the sub-area
- Eastern part of sub-area contributes slightly to wider setting of Grade 2 listed 1760 Cottage.

7. Landscape Capacity: Medium/low (combines 5 and 6)

<p>Potential effect on key visual characteristics</p> <ul style="list-style-type: none"> • Impact on sensitive receptors on National Route 2 • Interruption of key views to Chichester Cathedral
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Loss of Grade 1 soils • Erosion of setting of National Route 2 • Erosion of setting on Hunston Copse (SNCI)
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • Erosion of separation between North Mundham and Hunston
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Retention of all good and moderate quality tree cover and locally distinctive boundary treatments and features • Retention of other vegetated areas where they contribute to landscape and biodiversity value. • Tree and hedgerow planting to strengthen field boundaries and the landscape between settlements and create wildlife corridors where this will not result in loss of key views. • Retaining legibility and setting of PRow network and create additional links

Conclusion and recommendations and potential capacity of sub-area

Sub-area CH45 has a medium/low capacity constrained by its proximity to Hunston Copse (SNCI), its contribution to the separation of North Mundham from Hunston and its role in the setting of National Route 2. It is influenced by the presence of overhead power cables in places and by the adjacent highways but retains a generally rural character. The sub-area is generally well-contained by boundary vegetation including Hunston Copse (SNCI) but there are occasional views out to the spire of Chichester Cathedral and it retains a generally good relationship with the wider landscape.

It is recommended that only a small amount of development may be accommodated around the existing settlement or on previously developed land and provided it is informed by further landscape and visual impact assessment and sensitively integrated into the landscape. Great care would need to be taken to avoid any landscape or visual harm. Particular care would be needed to protect the setting of National Route 2 and key views.

Sub-area: CH46: Runcton pastures**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****Key characteristics and key qualities (West Sussex LCA unless noted):**

- Low lying flat open landscape.
- Meandering rifes and straight drainage ditch systems, with associated unimproved grassland and edged by reed beds.
- A low density of hedgerows and hedgerow trees with occasional shelterbelts.
- Clusters of glasshouses.
- Scattered, historically nucleated villages with mixed building materials of flint, brick, half timber and stone.
- Large farmsteads along roads, and on dead-end tracks.
- Frequent urban fringe influences of horse paddocks, light industry and disused airfields, with busy minor and major roads.
- Few trees or hedgerows, partly as a result of Dutch elm disease, from the 1970s and the Great Storm of 1987 and overall high quality agricultural land, although, where they do exist, they form prominent features.
- Important medieval churches with spires which distinguish this otherwise flat landscape.
- Semi-natural habitats are scarce due to intensive arable agriculture.
- Hedgerow pattern is fragmented with occasional isolated woods, for example, Hunston Copse (Site of Nature Conservation Importance, SNCI).
- Low lying species-rich grasslands adjacent to the rifes, artificial water bodies of Chichester canal (SNCI) and gravel pits together with remnant semi-natural broadleaved woodlands form pockets of high nature conservation importance.
- Occasional species-rich meadows along rifes, for example, Kingston Manor meadows, Runcton.
- Invasive floating pennywort in Pagham Rife.
- Flat landform under 10m AOD. (FGoC)
- Large scale productive arable farmland punctuated by copses and shelter belts. (FGoC)
- Areas of small scale historic pastures around hamlets and villages. (FGoC)
- Large glasshouses. (FGoC)
- Drainage ditches, rifes, canals and ponds are common features. (FGoC)
- Small villages and scattered farmsteads characterised by red brick and flint. (FGoC)

Landscape strategy and key sensitivities and guidelines:

- Fragmentation and loss of hedgerows and connections between hedgerow and woodland.
- Replacement of mature treescape.
- Changes in drainage patterns.
- Loss of distinction between different settlements due to urban expansion.
- Create a new, large scale tree and hedgerow framework which complements the open intensively farmed landscape, whilst maintaining significant views of Chichester Cathedral, the South Downs and local features.
- Maintain and strengthen field boundaries such as hedgerows and shelterbelts.

- Link up existing remnant hedgerows and tree lines to re-establish coherent field boundaries and wildlife corridors.
- Encourage a full tree survey of the area with a view to conserving and managing existing feature tree groups and individuals.
- Encourage and promote land management schemes to increase species rich grassland areas.
- Promote management and establishment of grassland regimes of grazing, hay cutting and silage.
- Restore and strengthen the landscape of the gaps between settlements.
- Encourage landscape enhancements around villages and on their approaches.
- Establish new vegetation features by the planting of hedgerows and tree clumps in field corners and along roadsides, especially those approaching settlements.
- Encourage bold tree planting associated with large agricultural buildings, glasshouses and industrial buildings to attempt to assimilate them into the landscape more satisfactorily.
- Restrict extensive areas of tree planting to poorer quality agricultural land.
- Maintain and enhance the landscape and biodiversity of rife and other existing habitats. Reprofile banks and encourage more diverse flora by lengthening clearance cycles.
- Conserve areas of improved grassland alongside Paghams Rife and continue to graze these fields (FGoC)
- Conserve areas of broadleaf woodland as landscape features and promote their management (FGoC)
- Avoid the merging of Runcton with North Mundham by ensuring any new built development is associated with one or other of the villages and respects the scale and form of that village (FGoC)
- Respect the setting of the historic Mill at Runcton (FGoC)

Relevant forces for change / threats / opportunities:

- Loss of mature elm trees in the 1970's and 1980's due to Dutch elm disease.
- Loss of floodplain and wet woodland due to changes in agricultural drainage practices.
- Loss of tree and hedgerow cover from agricultural intensification since World War II.
- Introduction of large scale industrial buildings and glasshouses with distribution sheds.

Sub-area map:

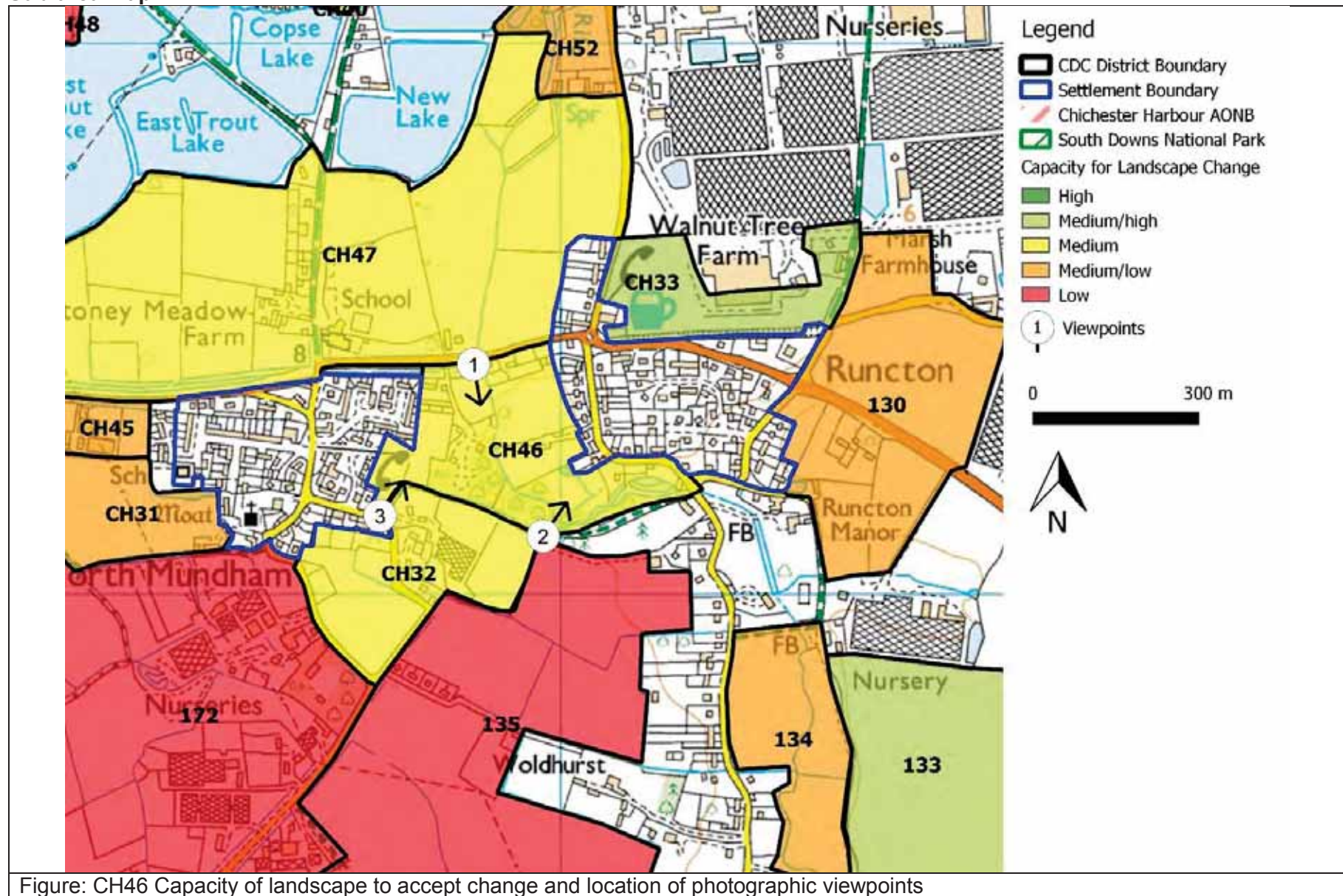


Figure: CH46 Capacity of landscape to accept change and location of photographic viewpoints

Sub-area description:

Sub-area CH46 is irregular in shape and lies to the south-east of North Mundham. The southern boundaries are defined by Church Road and Post Office Lane and Manor Lane and the northern boundary is partly described by the PRow south of Pagham Rife. The other boundaries are largely formed by field boundaries, drainage ditches and the settlement edge.

For more detail refer to record sheets.

Photographs:

Photo 1: View south from Lagness Road across former canal into Canal Mead and entrance to old sewage works



Photo 2: View north from PRow at corner of sub-area across Pagham Rife



Photo 3: View north-east from Post Office Lane across open field towards properties on Palmer Place

Please refer to section 3 methodology of the assessment process

1. Visual Sensitivity: Medium

- Sensitive receptors within Runcton Conservation Area
- Views into sub-area from local roads
- Views out to glasshouses
- Views into sub-area from local roads including busy Lagness Road
- Intervisibility with settlement edges of North Mundham and Runcton
- Generally small-scale landscape contained by hedgerows/woodlands
- Good opportunities for mitigation due to existing internal hedgerow structure. Potential loss of field patterns.

2. Landscape Sensitivity: Medium/high

- Predominantly Grade 3 agricultural land
- Bounded to south by PRow
- South-east part within Runcton Conservation Area

- Pagham Rife within sub-area
 - Former Chichester and Arundel Canal to northern boundary
 - Generally good deciduous woodland cover
 - Contributes to setting of Grade II Runcton Mill and Orchard Hey
 - Good time depth
 - Small-scale and complex
 - Works in south of sub-area may be locally intrusive (access not possible)
3. Landscape Character Sensitivity: Medium/high (combines 1 and 2)
4. **Wider Landscape Sensitivity: Medium/low**
- A generally enclosed landscape which is influenced by the settlement edges and has limited connection with the wider landscape to the north and south
 - Flood zone in eastern part of sub-area
 - The sub-area is somewhat typical of the wider LCA but influenced by the settlement edges and commercial activities
 - Parcel forms part of separation between North Mundham and Runcton
5. Overall Landscape Sensitivity: Medium (combines 3 and 4)
6. **Landscape Value: Medium**
- Eastern part of sub-area contributes to setting of 2 listed buildings and contains conservation area

7. Landscape Capacity: Medium (combines 5 and 6)

<p>Potential effect on key visual characteristics</p> <ul style="list-style-type: none"> • Impact on sensitive receptors within conservation area and on PRoW • Good opportunities for mitigation due to existing internal hedgerow structure. Potential loss of historic landscape character.
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Erosion of setting of PRoW • Erosion of conservation area • Erosion of setting of Pagham Rife • Erosion of setting of historic landscape character • Priority deciduous woodland in south and north
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • Erosion of separation between North Mundham and Runcton • Loss of historic nucleated settlement pattern
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Retention of all good and moderate quality tree cover and locally distinctive boundary treatments and features • Retention of other vegetated areas where they contribute to landscape and biodiversity value. • Tree and hedgerow planting to strengthen field boundaries and the landscape between settlements and create wildlife corridors where this will not result in loss of key views. • Retaining legibility and setting of PRoW network and create additional links

Conclusion and recommendations and potential capacity of sub-area

Sub-area CH46 has a medium capacity, constrained by the presence of Runcton Conservation Area and its contribution to the separation of North Mundham from Runcton. It is influenced by the settlement edge in the north, west and east but retains a somewhat rural character. The sub-area is generally small-scaled and contained with good boundary vegetation. The sub-area retains a generally good relationship with the wider landscape to the south-east

It is possible that a small amount of development may be accommodated adjacent to the existing settlement or around existing clusters of built form provided it is informed by further landscape and visual impact assessment and sensitively integrated into the landscape although great care would need to be taken to avoid any landscape or visual harm. Particular care would be needed to protect the conservation area and its setting, listed buildings and the historic landscape character and to retain the separation of North Mundham and Runcton.

Sub-area: CH47: North Mundham pastures**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**

Key characteristics and key qualities (West Sussex LCA unless noted):

- Low lying flat open landscape.
- Meandering rifes and straight drainage ditch systems, with associated unimproved grassland and edged by reed beds.
- A low density of hedgerows and hedgerow trees with occasional shelterbelts.
- Frequent urban fringe influences of horse paddocks, light industry and disused airfields, with busy minor and major roads.
- Large gravel pit lakes around the edge of Chichester.
- Few trees or hedgerows, partly as a result of Dutch elm disease, from the 1970s and the Great Storm of 1987 and overall high quality agricultural land, although, where they do exist, they form prominent features.
- Important medieval churches with spires which distinguish this otherwise flat landscape.
- Remains of the line of the Arundel to Chichester Canal. This formed part of an important late 18th century barge route.
- Semi-natural habitats are scarce due to intensive arable agriculture.
- Low lying species-rich grasslands adjacent to the rifes, artificial water bodies of Chichester canal (SNCI) and gravel pits together with remnant semi-natural broadleaved woodlands form pockets of high nature conservation importance.
- Artificial lakes of the Chichester Gravel Pit complex are particularly important for wintering and breeding birds as the largest collection of inland water bodies in the county.
- Occasional village ponds and greens provide local havens for wildlife.
- Invasive floating pennywort in Pagham Rife.
- Flat landform under 10m AOD. (FGoC)
- Large scale productive arable farmland punctuated by copses and shelter belts. (FGoC)
- Areas of small scale historic pastures around hamlets and villages. (FGoC)
- Gravel workings and flooded gravel pits. (FGoC)
- Drainage ditches, rifes, canals and ponds are common features. (FGoC)
- Small villages and scattered farmsteads characterised by red brick and flint. (FGoC)

Landscape strategy and key sensitivities and guidelines:

- Fragmentation and loss of hedgerows and connections between hedgerow and woodland.
- Replacement of mature treescape.
- Changes in drainage patterns.
- Loss of distinction between different settlements due to urban expansion.
- Create a new, large scale tree and hedgerow framework which complements the open intensively farmed landscape, whilst maintaining significant views of Chichester Cathedral, the South Downs and local features.
- Maintain and strengthen field boundaries such as hedgerows and shelterbelts.
- Link up existing remnant hedgerows and tree lines to re-establish coherent field boundaries and wildlife corridors.

- Encourage a full tree survey of the area with a view to conserving and managing existing feature tree groups and individuals.
- Encourage and promote land management schemes to increase species rich grassland areas.
- Promote management and establishment of grassland regimes of grazing, hay cutting and silage.
- Restore and strengthen the landscape of the gaps between settlements.
- Encourage landscape enhancements around villages and on their approaches.
- Establish new vegetation features by the planting of hedgerows and tree clumps in field corners and along roadsides, especially those approaching settlements.
- Encourage the planting of shelter belts around horse paddocks, using native species, to give visual and wildlife benefits.
- Promote sympathetic design of new road schemes, particularly associated with transport infrastructure for Bognor Regis.
- Restrict extensive areas of tree planting to poorer quality agricultural land.
- Encourage the replacement or restoration of derelict glasshouses where these appear detrimental to the landscape.
- Maintain and enhance the landscape and biodiversity of rifes and other existing habitats. Reprofile banks and encourage more diverse flora by lengthening clearance cycles.
- Enhance the visual prominence of rifes through the establishment of waterside vegetation features.
- Maintain, restore and enhance floodplain woodland and associated species, including native black poplar, where appropriate.
- Conserve areas of neutral grassland and aim to link these together along water courses (FGoC)
- Avoid building in areas liable to flood (alongside Paghams Rife) (FGoC)
- Conserve areas of scrub which contribute to the variety of the landscape (FGoC)
- Conserve the mature hedgerows and hedgerow trees as a setting to any new built development (FGoC)
- Avoid the merging of Runcton with North Mundham by ensuring any new built development is associated with one or other of the villages and respects the scale and form of that village (FGoC)
- Respect the setting of the Old School House on School Lane (FGoC)

Relevant forces for change / threats / opportunities:

- Urban development pressures, especially in the gaps between settlements and on the edge of Chichester.
- Major road improvements.
- Loss of mature elm trees in the 1970's and 1980's due to Dutch elm disease.
- Loss of floodplain and wet woodland due to changes in agricultural drainage practices.
- Loss of tree and hedgerow cover from agricultural intensification since World War II.
- Conversion of agricultural buildings to light industrial uses.

Sub-area map:

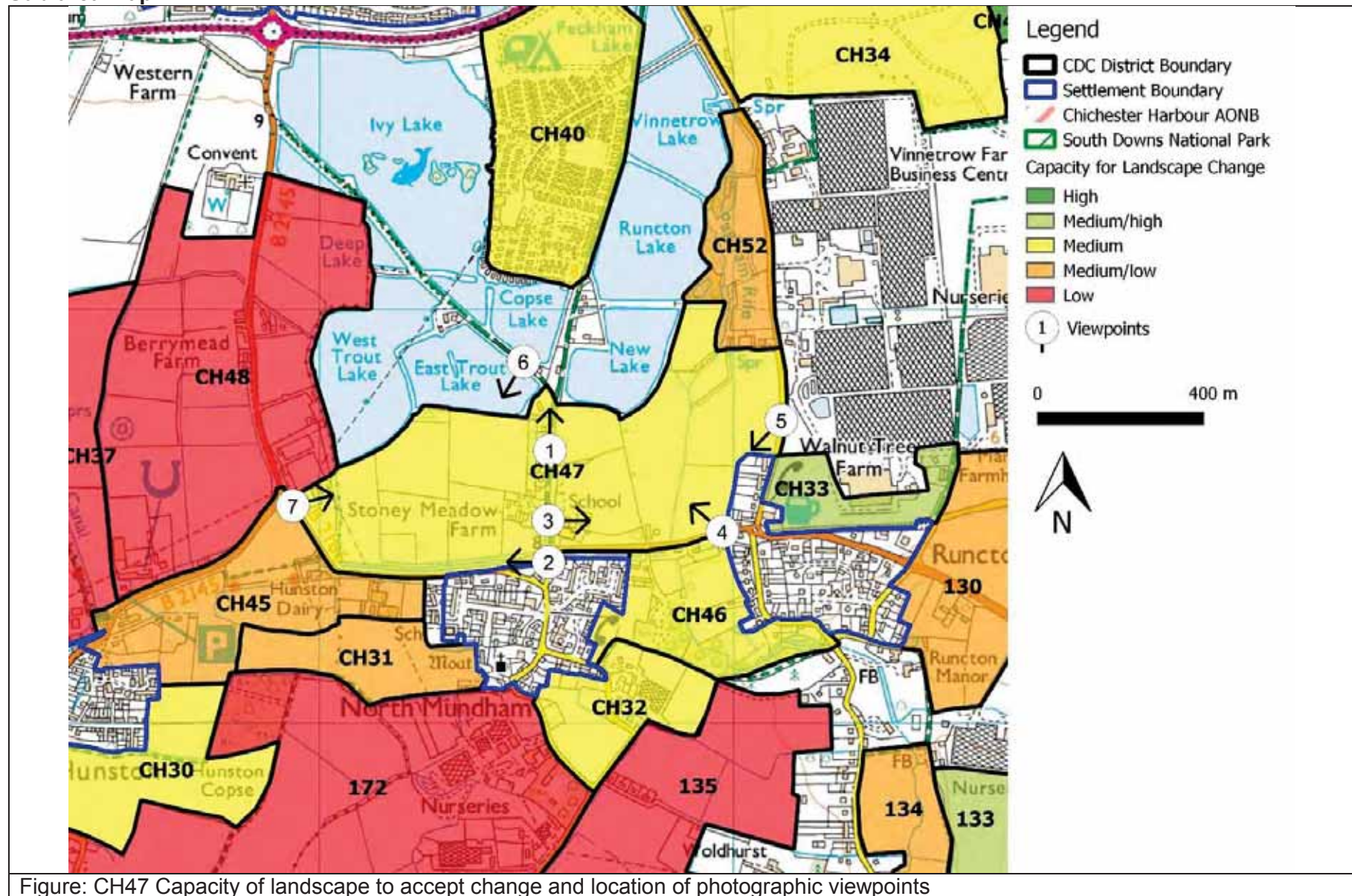


Figure: CH47 Capacity of landscape to accept change and location of photographic viewpoints

Sub-area description:

Sub-area CH47 is irregular in shape and lies to the north of North Mundham. The southern and western boundaries are defined by the B2166 and the eastern boundary is described by Vinnetrow Road. The northern boundary is predominantly aligned with the edge of Chichester Gravel Pits and Leythorne Meadow SNCI. The other boundaries are largely formed by field boundaries and drainage ditches. The sub-area is bisected north-south by School Lane.

For more detail refer to record sheets.

Photographs:

Photo 1: View north along School Lane/PRoW which bisects the sub-area and leads into Chichester Gravel Pits and Leythorne Meadow SNCI



Photo 2: View west from School Lane/PRoW into recent housing development of Stoney Meadow



Photo 3: View east across recreation ground at North Mundham Village Hall



Photo 4: View north-west from B2166 across meadow which is flood zone of Pagham Rife

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Photo 5: View south-west from Vinnetrow Road across meadow



Photo 6: View south from PRow adjacent to Peckam's Copse (common land - aka Copse Lake) across East Trout Lake (Chichester Gravel Pits and Leythorne Meadow SNCI) towards northern boundary of sub-area.

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Photo 7: View north-east from adjacent to B2166/B2145 junction across yard into fieldscape

Photo from road junction towards sub-station

Photo 8: required

Please refer to section 3 methodology of the assessment process

1. Visual Sensitivity: Medium

- Sensitive receptors on PRow and within SNCI/common land
- Views into sub-area from local roads which are busy
- Sensitive receptors on recreation ground
- Intervisibility with school, village hall and residential properties
- Intervisibility with settlement edges of North Mundham and Runcton
- Good opportunities for mitigation due to existing internal hedgerow structure. Potential loss of field patterns.
- Nearby substation is locally intrusive

2. Landscape Sensitivity: Medium

- Predominantly Grade 3 agricultural land
- Crossed north- south by PRow

- Contributes to setting of 2 no. Grade II buildings
- Small copse in south
- Former Chichester and Arundel Canal lies to southern boundary
- Pagham Rife and flood zone within sub-area
- Chichester Gravel Pits SNCI to north
- Some priority habitat deciduous woodland
- Recreation ground
- Northern part of School Lane largely retains historic character
- Local roads can be busy

3. Landscape Character Sensitivity: Medium (combines 1 and 2)

4. **Wider Landscape Sensitivity: Medium**

- A generally open landscape which is influenced by the settlement edge to the south and subdivided by the school, new development and small line of older properties along the central PRoW
- Lies partly within flood zone
- The sub-area is somewhat typical of the wider LCA but influenced by the settlement edge

5. Overall Landscape Sensitivity: Medium (combines 3 and 4)

6. **Landscape Value: Medium**

- Sub-area forms the setting of Grade II Old School House within the sub-area and contributes to the setting of Grade II 1760 Cottage to the south of the sub-area.
- Forms part of setting of Chichester Gravel Pits SNCI which lies to north

7. Landscape Capacity: Medium (combines 5 and 6)

<p>Potential effect on key visual characteristics</p> <ul style="list-style-type: none"> • Impact on sensitive receptors on PRoW/SNCI and nearby common land • Good opportunities for mitigation due to existing internal hedgerow structure. Potential loss of historic landscape character • Sensitive receptors within recreation ground
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Erosion of setting of PRoW • Erosion of setting of Pagham Rife • Erosion of setting of listed buildings • SNCI lies to the north • Some deciduous woodland • Route of former Chichester to Arundel Canal passes along southern boundary
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • Erosion of separation between North Mundham, Hunston and Runcton • Erosion of charcater of small historic linear settlement on School Lane
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Retention of all good and moderate quality tree cover and locally distinctive boundary treatments and features • Retention of other vegetated areas where they contribute to landscape and biodiversity value. • Tree and hedgerow planting to strengthen field boundaries and the landscape between settlements and create wildlife corridors where this will not result in loss of key views. • Retaining legibility and setting of PRoW network and create additional links

Conclusion and recommendations and potential capacity of sub-area

Sub-area CH47 has a medium capacity, constrained by the adjacent SNCI, presence of listed buildings and its contribution to the separation of North Mundham from Runcton and Hunston. It is influenced by the settlement edge and highways in the south and east, but retains a somewhat rural character. The sub-area is generally small-scaled and fairly contained with good boundary vegetation. The sub-area retains a generally good relationship with the wider landscape to the north.

It is possible that some further development may be accommodated adjacent to the existing settlement or around existing clusters of built form provided it is informed by further landscape and visual impact assessment and sensitively integrated into the landscape although great care would need to be taken to avoid any landscape or visual harm. Particular care would be needed to protect the setting of heritage assets, the SNCI and the historic landscape character and to retain the separation of North Mundham from Runcton and Hunston.

Sub-area: CH48: North Hunston arable farmland**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**

Key characteristics and key qualities (West Sussex LCA unless noted):

- Low lying flat open landscape.
- Meandering rifes and straight drainage ditch systems, with associated unimproved grassland and edged by reed beds.
- A low density of hedgerows and hedgerow trees with occasional shelterbelts.
- Scattered, historically nucleated villages with mixed building materials of flint, brick, half timber and stone.
- Large farmsteads along roads, and on dead-end tracks.
- Long views to Arundel, the Downs and to the distinctive spire of Chichester Cathedral.
- The relatively open character of much of the area allows long views so that village church towers are important landmarks in views.
- Frequent urban fringe influences of horse paddocks, light industry and disused airfields, with busy minor and major roads.
- Large gravel pit lakes around the edge of Chichester.
- Few trees or hedgerows, partly as a result of Dutch elm disease, from the 1970s and the Great Storm of 1987 and overall high quality agricultural land, although, where they do exist, they form prominent features.
- Important medieval churches with spires which distinguish this otherwise flat landscape.
- Large regular fields, mostly the product of Parliamentary enclosure.
- Semi-natural habitats are scarce due to intensive arable agriculture.
- Low lying species-rich grasslands adjacent to the rifes, artificial water bodies of Chichester canal (SNCI) and gravel pits together with remnant semi-natural broadleaved woodlands form pockets of high nature conservation importance.
- Artificial lakes of the Chichester Gravel Pit complex are particularly important for wintering and breeding birds as the largest collection of inland water bodies in the county.
- Flat landform under 10m AOD. (FGoC)
- Large scale productive arable farmland punctuated by copses and shelter belts. (FGoC)
- Areas of small scale historic pastures around hamlets and villages. (FGoC)
- Gravel workings and flooded gravel pits. (FGoC)
- Drainage ditches, rifes, canals and ponds are common features. (FGoC)
- Small villages and scattered farmsteads characterised by red brick and flint. (FGoC)
- Long views to the Downs and to Chichester Cathedral. (FGoC)

Landscape strategy and key sensitivities and guidelines:

- Key views to the South Downs, Chichester Cathedral and Arundel.
 - Fragmentation and loss of hedgerows and connections between hedgerow and woodland.
 - Replacement of mature treescape.
 - Changes in drainage patterns.
 - Loss of distinction between different settlements due to urban expansion.
 - Create a new, large scale tree and hedgerow framework which complements the open intensively farmed landscape, whilst maintaining significant views of Chichester Cathedral, the South Downs and local features.
 - Maintain and strengthen field boundaries such as hedgerows and shelterbelts.
 - Link up existing remnant hedgerows and tree lines to re-establish coherent field boundaries and wildlife corridors.
 - Encourage a full tree survey of the area with a view to conserving and managing existing feature tree groups and individuals.
 - Encourage and promote land management schemes to increase species rich grassland areas.
 - Promote management and establishment of grassland regimes of grazing, hay cutting and silage.
 - Restore and strengthen the landscape of the gaps between settlements.
 - Encourage landscape enhancements around villages and on their approaches.
 - Establish new vegetation features by the planting of hedgerows and tree clumps in field corners and along roadsides, especially those approaching settlements.
 - Encourage the planting of shelter belts around horse paddocks, using native species, to give visual and wildlife benefits.
 - Restrict extensive areas of tree planting to poorer quality agricultural land.
 - Encourage the replacement or restoration of derelict glasshouses where these appear detrimental to the landscape.
 - Maintain and enhance the landscape and biodiversity of rifes and other existing habitats. Reprofile banks and encourage more diverse flora by lengthening clearance cycles.
 - Enhance the visual prominence of rifes through the establishment of waterside vegetation features.
 - Maintain, restore and enhance floodplain woodland and associated species, including native black poplar, where appropriate.
 - Development around Watery Lane could be visible in the view from the bridleway across Ivy Lake. Built development would be prominent in this view. (FGoC)
 - Development east of the Riding Centre could be prominent in the view from Hunston Copse. (FGoC)
- Any development in this landscape should seek to:
- Conserve areas of improved grassland which contribute to the variety of the landscape; (FGoC)
 - Conserve the mature hedgerows and hedgerows trees as a setting to any new built development; (FGoC)
 - Retain the convent garden and the mature parkland oaks around the convent as landscape features; (FGoC)
 - Maintain the separation between Chichester and Hunston; (FGoC)
 - Respect the settlement pattern of the coastal plain and ensure any new built development either relates closely to Chichester or respect the scale of coastalplain villages; (FGoC)

- Ensure new built development does not intrude into the priority views of Chichester Cathedral from Ivy Lake and Hunston Copse. (FGoC)

Relevant forces for change / threats / opportunities:

- Urban development pressures, especially in the gaps between settlements and on the edge of Chichester.
- Loss of mature elm trees in the 1970's and 1980's due to Dutch Elm disease.
- Loss of floodplain and wet woodland due to changes in agricultural drainage practices.
- Loss of tree and hedgerow cover from agricultural intensification since World War II.

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Sub-area map:

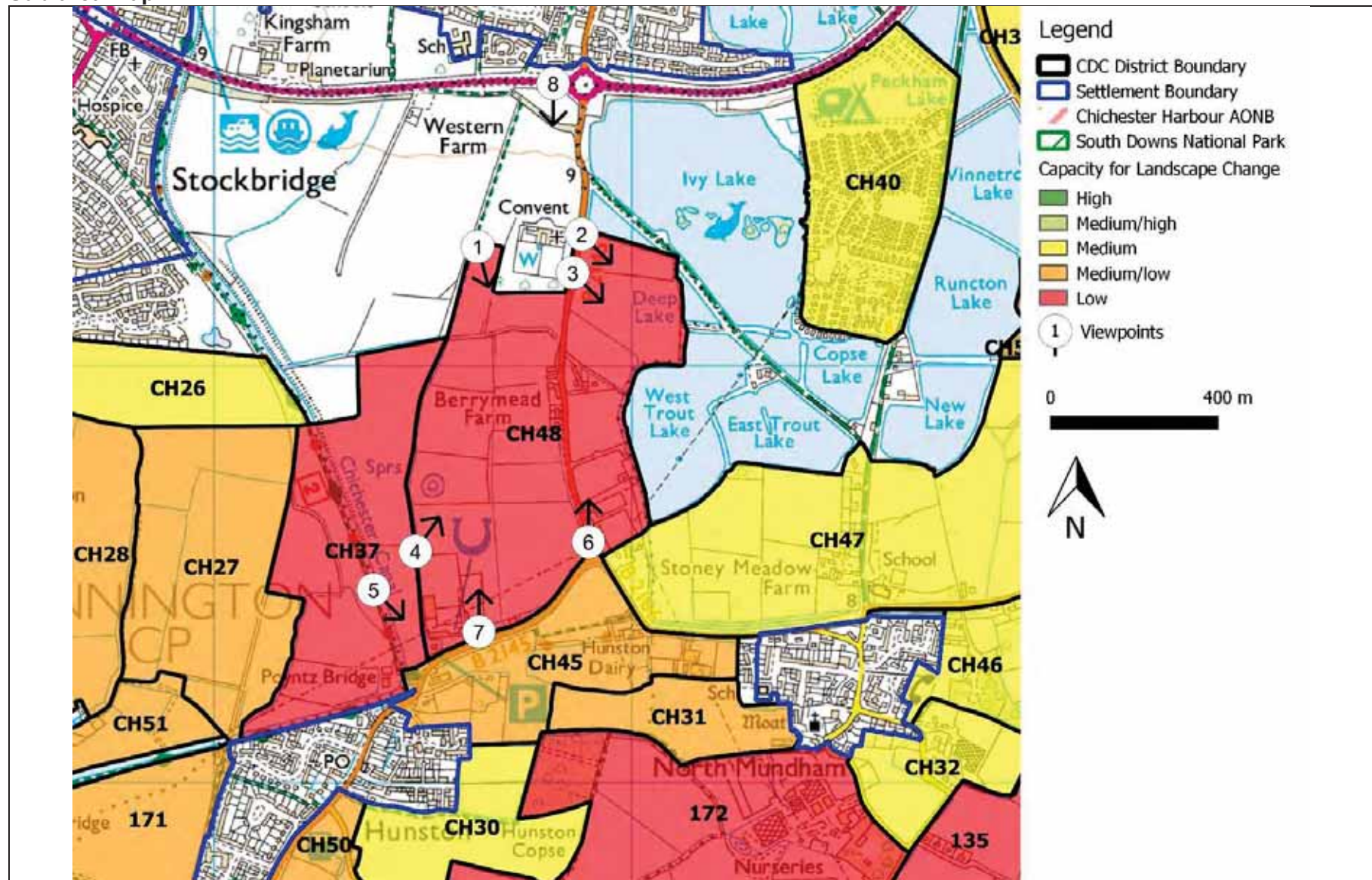


Figure: CH48 Capacity of landscape to accept change and location of photographic viewpoints

Sub-area description:

Sub-area CH48 is irregular in shape and lies to the north of B2145 between Hunston and North Mundham. The southern boundary is formed by the B2145. The western extent of the sub-area is formed by Chichester Gravel Pits and Leythorne Meadow SNCI. To the north lies the former convent with associated grounds. Other boundaries are largely defined by drainage ditches and field boundaries. The sub-area is bisected north-south by B2145.

For more detail refer to record sheets.

Photographs:

Photo 1: Panorama south-east from PRow to west of former convent showing mature trees in parkland-type setting. Consented quarrying site lies beyond hedgerow in right of photo.



Photo 2: Panorama south-east from B2145 into grazing land with Chichester Gravel Pits and Leythorne Meadows SNCI beyond.

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Photo 3: View south-east from B2145 into ruderal grassland



Photo 4: View north-east from PRow into paddocks associated with riding centre

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Photo 5: View south-east from Chichester Canal SSCI/New Lipchis Way/National Route 2 towards built form of riding centre



Photo 6: View north-east from B2145 into ruderal grazing land

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Photo 7: View north from B2145 towards South Downs with spire of Chichester Cathedral as key focus of view



Photo 8: View south from pedestrian bridge over A27 across B2145 towards former gravel pits and convent with sub-area beyond.

Please refer to section 3 methodology of the assessment process

1. Visual Sensitivity: Medium

- Panoramic views across rural landscape to South Down with cathedral spire as a key focus where vegetation and built form permit
- Sensitive receptors on New Lipchis Way/National Route 2 which is a popular promoted route through Chichester Canal SNCI
- Sensitive receptors within Chichester Gravel Pits and Leythorne Meadow SNCI
- B2145 busy road
- Few local residents
- PRow to western boundary
- Some structure of hedgerows to build upon but long views may be interrupted

2. Landscape Sensitivity: Medium

- Predominantly Grade 1 agricultural land
- Adjacent to Chichester Gravel Pits and Leythorne Meadow SNCI
- Parkland features and mature trees associated with former convent

- Some ruderal vegetation
- Sub-station is locally intrusive in south of sub-area
- South-west of sub-area potentially contributes to setting of noted view of cathedral painted by Turner; ‘Chichester Canal’ c 1828
- Generally open and mid-large scale.
- Generally peaceful away from roads (consented quarrying to north of sub-area may be intrusive in the mid-term in due course)

3. Landscape Character Sensitivity: Medium (combines 1 and 2)

4. **Wider Landscape Sensitivity: Medium/high**

- A generally open landscape which is only slightly influenced by the settlement edge to the south and retains a strong connection to the wider landscape to east and west
- The sub-area is somewhat typical of the wider LCA

5. Overall Landscape Sensitivity: Medium/high (combines 3 and 4)

6. **Landscape Value: Medium/high**

- Forms part of setting of Chichester Gravel Pits SNCI which lies to north
- National Trail 2 runs along part of southern boundary

7. Landscape Capacity: Low (combines 5 and 6)

<p>Potential effect on key visual characteristics</p> <ul style="list-style-type: none"> • Impact on sensitive receptors New Lipchis Way, PRow and within Chichester Gravel Pits SNCI • Potential interruption of long and panoramic priority views to SDNP and Chichester Cathedral spire
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Impact on Chichester Gravel Pits SNCI • Possible impact on view of canal with cultural significance • Loss of parkland features and mature trees associated with former convent
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • Erosion of separation between Chichester and Hunston/North Mundham • Flooding to east of B2145
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Retention of all good and moderate quality tree cover and locally distinctive boundary treatments and features • Retention of other vegetated areas where they contribute to landscape and biodiversity value. • Tree and hedgerow planting to strengthen field boundaries and the landscape between settlements and create wildlife corridors where this will not result in loss of key views. • Retaining legibility and setting of PRow network and create additional links

Conclusion and recommendations and potential capacity of sub-area

Sub-area CH48 has a low capacity constrained by the Chichester Gravel Pits SNCI and flooding to east of B2145 and parkland features associated with the former convent. There are noted far-reaching and panoramic views to the SDNP and Chichester Cathedral spire. There is a slight influence from the settlement edge of Hunston in the south but the sub-area otherwise retains a strong rural character. The sub-area is mid-large-scale and open and retains a strong relationship with the wider landscape, especially to the east and west.

Despite the low capacity it is possible that some small amount of development may be accommodated around existing clusters of built form provided it is informed by further landscape and visual impact assessment and sensitively integrated into the landscape. Great care would need to be taken to avoid any landscape or visual harm. Particular care would be needed to protect the setting of the SNCI, former convent parkland and key views to the South Downs and cathedral spire and to retain the separation of North Mundham and Hunston from Chichester.

Sub-area: CH49: Kives pasture**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**

Key characteristics and key qualities (West Sussex LCA unless noted):

- Low lying flat open landscape.
- A low density of hedgerows and hedgerow trees with occasional shelterbelts.
- Large-scale arable farming and market gardening. Extensive farms with both traditional and modern farm buildings and silos.
- Clusters of glasshouses.
- Large farmsteads along roads, and on dead-end tracks.
- Long views to the Downs and to the distinctive spire of Chichester Cathedral.
- The relatively open character of much of the area allows long views so that village church towers are important landmarks in views.
- Frequent urban fringe influences of horse paddocks, light industry and disused airfields, with busy minor and major roads.
- Large gravel pit lakes around the edge of Chichester.
- Few trees or hedgerows, partly as a result of Dutch elm disease, from the 1970s and the Great Storm of 1987 and overall high quality agricultural land, although, where they do exist, they form prominent features.
- Large regular fields, mostly the product of Parliamentary enclosure.
- Semi-natural habitats are scarce due to intensive arable agriculture.
- Artificial lakes of the Chichester Gravel Pit complex are particularly important for wintering and breeding birds as the largest collection of inland water bodies in the county.
- Flat landform under 10m AOD. (FGoC)
- Large scale productive arable farmland punctuated by copses and shelter belts. (FGoC)
- Large glasshouses. (FGoC)
- Small villages and scattered farmsteads characterised by red brick and flint. (FGoC)
- Long views to the Downs and to Chichester Cathedral. (FGoC)

Landscape strategy and key sensitivities and guidelines:

- Key views to the South Downs and Chichester Cathedral.
- Fragmentation and loss of hedgerows and connections between hedgerow and woodland.
- Replacement of mature treescape.
- Changes in drainage patterns.
- Industry in the countryside associated with horticulture and light industry, resulting in large clusters of glasshouses and industrial buildings.
- Loss of distinction between different settlements due to urban expansion.
- Changes in transport infrastructure due to urban development pressures.
- Create a new, large scale tree and hedgerow framework which complements the open intensively farmed landscape, whilst maintaining significant views of Chichester Cathedral, the South Downs and local features.
- Maintain and strengthen field boundaries such as hedgerows and shelterbelts.
- Link up existing remnant hedgerows and tree lines to re-establish coherent field boundaries and wildlife corridors.

- Encourage a full tree survey of the area with a view to conserving and managing existing feature tree groups and individuals.
- Encourage and promote land management schemes to increase species rich grassland areas.
- Promote management and establishment of grassland regimes of grazing, hay cutting and silage.
- Restore and strengthen the landscape of the gaps between settlements.
- Encourage landscape enhancements around villages and on their approaches.
- Establish new vegetation features by the planting of hedgerows and tree clumps in field corners and along roadsides, especially those approaching settlements.
- Encourage bold tree planting associated with large agricultural buildings, glasshouses and industrial buildings to attempt to assimilate them into the landscape more satisfactorily.
- Restrict extensive areas of tree planting to poorer quality agricultural land.
- Encourage the replacement or restoration of derelict glasshouses where these appear detrimental to the landscape.
- Maintain, restore and enhance floodplain woodland and associated species, including native black poplar, where appropriate.
- This land parcel lies the viewcone of the priority view from the A259 approach to Chichester. 2 and 3 storey development is likely to be prominent in the view from the A259 approach to Chichester (FGoC)

Any development in this landscape should seek to:

- Strengthen the landscape structure through new planting while maintaining views to Chichester Cathedral (FGoC)
- Maintain a close relationship with Chichester to minimise adverse effects on adjacent hamlets and farms in the coastal plain (FGoC)
- Conserve views of the cathedral from key points on the A259 approach to Chichester (FGoC)
- Create new public views of the cathedral as an integral part of the development. (FGoC)

Relevant forces for change / threats / opportunities:

- Urban development pressures, especially in the gaps between settlements and on the edge of Chichester.
- Major road improvements.
- Loss of mature elm trees in the 1970's and 1980's due to Dutch elm disease.
- Loss of floodplain and wet woodland due to changes in agricultural drainage practices.
- Loss of tree and hedgerow cover from agricultural intensification since World War II.
- Conversion of agricultural buildings to light industrial uses.
- Farm diversification and garden centres leading to introduction of signs and fencing.
- Derelict glasshouses.

Sub-area map:

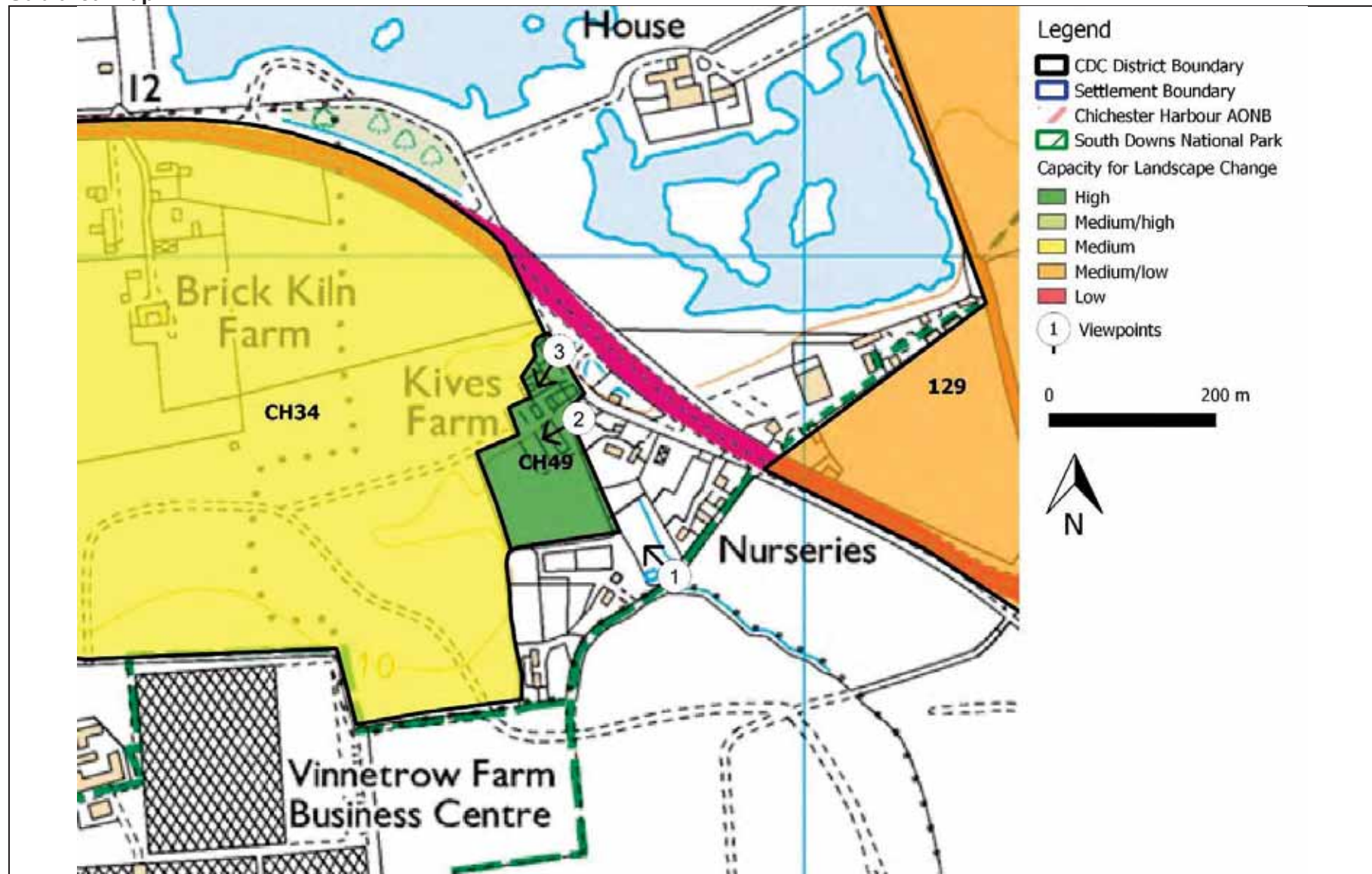


Figure: CH49 Capacity of landscape to accept change and location of photographic viewpoints

Sub-area description:

Sub-area CH49 is irregular in shape and lies to the south of the A259 between Merston and Chichester. The northern boundary is partly defined by Green Lane with other boundaries described by field boundaries.

For more detail refer to record sheets.

Photographs:

Photo 1: Panorama north-west from Green Lane PRow towards boundary of sub-area



Photo 2: View west from Green Lane into Kives Farm



Photo 3: View south-west from adjacent to India Gate, Green Lane into Kives Farm

Please refer to section 3 methodology of the assessment process

1. Visual Sensitivity: Medium/low

- Sensitive receptors on PRoW to south of sub-area
- A259 which passes nearby is busy
- Few local residents
- India Gate/Kings Head pub/restauarant
- Views into sub-area from busy Vinnetrow Road where vegetation permits
- Potentially long views to South Downs and Goodwood including some panoramic
- Few opportunities for mitigation due to limited existing internal hedgerow structure but opportunities to restore historic field patterns and mitigate effects of roads and commercial operations but with potential loss of views to SDNP.

2. Landscape Sensitivity: Medium/low

- Grade 1 agricultural soil

- Few trees and hedgerows
 - Kives Farm and India Gate/Restaurant are built form
 - Not accessible by PRow
 - Generally small-scale and enclosed landscape
3. Landscape Character Sensitivity: Medium/Low (combines 1 and 2)
4. **Wider Landscape Sensitivity: Medium/high**
- A generally open landscape which is influenced by adjacent built form and physically separated from wider landscape to north-east by highways infrastructure but still connects with the horticultural landscape to the south and west
 - The area is somewhat typical of the wider LCA but influenced by highways
5. Overall Landscape Sensitivity: Medium (combines 3 and 4)
6. **Landscape Value: Low**
- Undesignated landscape with no visible historic or recreational value.
7. Landscape Capacity: High (combines 5 and 6)

<p>Potential effect on key visual characteristics</p> <ul style="list-style-type: none"> • Impact on sensitive receptors on PRow and in SDNP • Loss of long views to SDNP • Some opportunities for mitigation to replace historic field patterns and mitigate highways but may interrupt key views.
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Loss of Grade 1 soil • Loss of characteristic farmstead and setting
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • Further erosion of farmstead
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Retention of all good and moderate quality tree cover and locally distinctive boundary treatments and features • Retention of other vegetated areas where they contribute to landscape and biodiversity value. • Tree and hedgerow planting to strengthen field boundaries and the landscape between settlements and create wildlife corridors where this will not result in loss of key views.

Conclusion and recommendations and potential capacity of sub-area

Sub-area CH49 has a high capacity somewhat constrained by the nearby PRoW. It is influenced by the highways to the east but is somewhat connected to the wider horticultural landscape to the south. There are potentially long views to the SDNP and Goodwood.

It is considered that some further development may be accommodated on previously developed land and around existing clusters of built form providing it is informed by further landscape and visual impact assessment and sensitively integrated into the landscape. Great care would need to be taken to avoid any landscape or visual harm. Particular care would be needed to protect the setting of any key views.

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Sub-area: CH50: South Hunston pastures**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**

Key characteristics and key qualities (West Sussex LCA unless noted):

- Low lying flat open landscape.
- Meandering rifes and straight drainage ditch systems, with associated unimproved grassland and edged by reed beds.
- A low density of hedgerows and hedgerow trees with occasional shelterbelts.
- Scattered, historically nucleated villages with mixed building materials of flint, brick, half timber and stone.
- Large farmsteads along roads, and on dead-end tracks.
- Long views to the Downs.
- The relatively open character of much of the area allows long views so that village church towers are important landmarks in views.
- Few trees or hedgerows, partly as a result of Dutch elm disease, from the 1970s and the Great Storm of 1987 and overall high quality agricultural land, although, where they do exist, they form prominent features.
- Important medieval churches with spires which distinguish this otherwise flat landscape.
- Semi-natural habitats are scarce due to intensive arable agriculture.
- Low lying species-rich grasslands adjacent to the rifes, artificial water bodies of Chichester canal (SNCI) and gravel pits together with remnant semi-natural broadleaved woodlands form pockets of high nature conservation importance.
- Occasional species-rich meadows along rifes.
- Occasional village ponds and greens provide local havens for wildlife.
- Flat landform under 10m AOD. (FGoC)
- Large scale productive arable farmland punctuated by copses and shelter belts. (FGoC)
- Areas of small scale historic pastures around hamlets and villages. (FGoC)
- Drainage ditches, rifes, canals and ponds are common features. (FGoC)
- Small villages and scattered farmsteads characterised by red brick and flint. (FGoC)

Landscape strategy and key sensitivities and guidelines:

- Key views to the South Downs.
- Fragmentation and loss of hedgerows and connections between hedgerow and woodland.
- Replacement of mature treescape.
- Changes in drainage patterns.
- Loss of distinction between different settlements due to urban expansion.
- Changes in transport infrastructure due to urban development pressures.
- Maintain and strengthen field boundaries such as hedgerows and shelterbelts.
- Link up existing remnant hedgerows and tree lines to re-establish coherent field boundaries and wildlife corridors.
- Encourage a full tree survey of the area with a view to conserving and managing existing feature tree groups and individuals.
- Encourage and promote land management schemes to increase species rich grassland areas.
- Promote management and establishment of grassland regimes of grazing, hay cutting and silage.

- Establish landscape management plans for urban edges, notably Bognor Regis, to enhance the distinction between the urban and rural landscape.
- Restore and strengthen the landscape of the gaps between settlements.
- Encourage landscape enhancements around villages and on their approaches.
- Establish new vegetation features by the planting of hedgerows and tree clumps in field corners and along roadsides, especially those approaching settlements.
- Restrict extensive areas of tree planting to poorer quality agricultural land.
- Maintain and enhance the landscape and biodiversity of rife and other existing habitats. Reprofile banks and encourage more diverse flora by lengthening clearance cycles.
- Enhance the visual prominence of rife through the establishment of waterside vegetation features.
- Maintain, restore and enhance floodplain woodland and associated species, including native black poplar, where appropriate.
- Conserve mature trees and hedgerows as a setting for any new built development (FGoC)
- Enhance the corridor of Bremere Rife as part of any development (FGoC)
- Respect the setting of Hunston Village and Hunston Conservation Area (FGoC)
- Respect the setting of Spire Cottage and other listed buildings at Manor House/ Church Farm in planning new built development – draw on architectural references provided by these historic buildings. (FGoC)

Relevant forces for change / threats / opportunities:

- Urban development pressures, especially in the gaps between settlements and on the edge of Chichester.
- Major road improvements.
- Loss of mature elm trees in the 1970's and 1980's due to Dutch Elm disease.
- Loss of floodplain and wet woodland due to changes in agricultural drainage practices.
- Loss of tree and hedgerow cover from agricultural intensification since World War II.
- Conversion of agricultural buildings to light industrial uses.

Sub-area map:

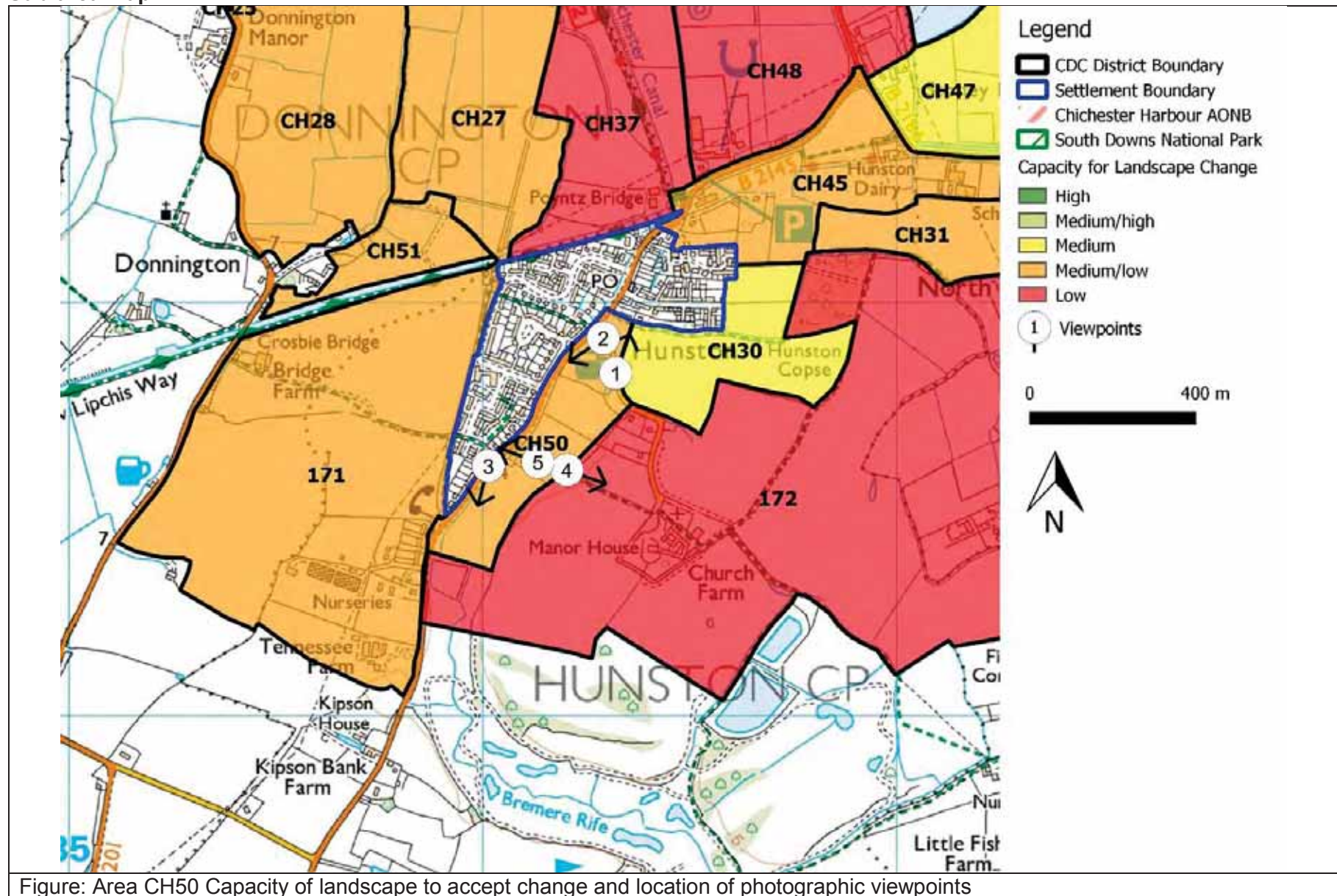


Figure: Area CH50 Capacity of landscape to accept change and location of photographic viewpoints

Sub-area description:

Sub-area CH50 is linear and irregular in shape and lies to the east of Selsey Road, Hunston which defines its western boundary. To the north lies the settlement edge and to the south and east lays open farm and Bremere Rife

For more detail refer to record sheets.

Photographs:

Photo 1: View north from Church Lane looking towards settlement edge of Hunston



Photo 2: View south-west from Church Lane looking towards Selsey Road and settlement edge of Hunston



Photo 3: View south-west from within recreation ground looking across arable land towards Bremere Rife



Photo 4: View north along PRow towards St Leodegar's Church and Manor House within conservation area, screened by vegetation

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Photo 5: Panorama west from PRoW across recreation ground towards Selsey Road and settlement edge of Hunston

Please refer to section 3 methodology of the assessment process

1. Visual Sensitivity: Medium/high

- Long views to SDNP where vegetation and built form permits permits
- Sensitive receptors on PRoW and within conservation area
- Views into sub-area from local roads
- Intervisibility with settlement edge of Hunston
- Sensitive receptors within recreation ground
- Generally open landscape but contained by hedgerows/woodlands
- Limited opportunities for mitigation due to existing weak internal hedgerow structure. Potential to restore historic field patterns but may interrupt key views

2. Landscape Sensitivity: Medium

- Grade 3 agricultural land
- Adjacent to Hunston Copse SNCI
- Crossed by PRoW

- Adjacent to and within Hunston Conservation Area
- Some contribution to wider setting of listed buildings within conservation area
- Recreation area
- Consolidated fieldstrips in north

3. Landscape Character Sensitivity: Medium/high (combines 1 and 2)

4. **Wider Landscape Sensitivity: Medium**

- A generally open landscape which is influenced by the settlement edge of Hunston in the north-west but connects well with the wider landscape to the south and east
- Parcel contributes to separation between North Mundham and Hunston
- The area typical of the wider LCA but influenced by the settlement edge, especially in west

5. Overall Landscape Sensitivity: Medium/high (combines 3 and 4)

6. **Landscape Value: Medium**

- Southern part of sub-area contributes to setting of conservation area and listed buildings.

7. Landscape Capacity: Medium/low (combines 5 and 6)

<p>Potential effect on key visual characteristics</p> <ul style="list-style-type: none"> • Impact on sensitive receptors within recreation ground, conservation area and on PRow • Interruption of views to SDNP
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Erosion of setting of conservation area and listed buildings
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • Erosion of nucleated form of Hunston and erosion of rural setting of conservation area
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Retention of all good and moderate quality tree cover and locally distinctive boundary treatments and features • Retention of other vegetated areas where they contribute to landscape and biodiversity value. • Tree and hedgerow planting to strengthen field boundaries and the landscape between settlements and create wildlife corridors where this will not result in loss of key views. • Retaining legibility and setting of PRow network and create additional links

Conclusion and recommendations and potential capacity of sub-area

Sub-area CH50 has a medium/low capacity constrained by the recreation ground, PRow and its proximity to Hunston Conservation Area. It is influenced by the settlement edge but retains a generally rural character. The sub-area is generally well-contained by boundary vegetation but there are occasional views out to the SDNP and it retains a generally good relationship with the wider landscape to the south and east.

It is recommended that some development may be accommodated around the existing settlement provided it is informed by further landscape and visual impact assessment and sensitively integrated into the landscape. Great care would need to be taken to avoid any landscape or visual harm. Particular care would be needed to protect the conservation area and its setting, the recreation ground and key views.

Sub-area: CH51: Donnington pasture**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**

Key characteristics and key qualities (West Sussex LCA unless noted):

- Low lying flat open landscape.
- A low density of hedgerows and hedgerow trees with occasional shelterbelts.
- The relatively open character of much of the area allows long views so that village church towers are important landmarks in views.
- Few trees or hedgerows, partly as a result of Dutch elm disease, from the 1970s and the Great Storm of 1987 and overall high quality agricultural land, although, where they do exist, they form prominent features.
- Important medieval churches with spires which distinguish this otherwise flat landscape.
- Semi-natural habitats are scarce due to intensive arable agriculture.
- Low lying species-rich grasslands adjacent to the rifes, artificial water bodies of Chichester canal (SNCI) and gravel pits together with remnant semi-natural broadleaved woodlands form pockets of high nature conservation importance.
- Flat landform under 10m AOD. (FGoC)
- Areas of small scale historic pastures around hamlets and villages. (FGoC)
- Drainage ditches, rifes, canals and ponds are common features. (FGoC)
- Small villages and scattered farmsteads characterised by red brick and flint. (FGoC)

Landscape strategy and key sensitivities and guidelines:

- Fragmentation and loss of hedgerows and connections between hedgerow and woodland.
- Replacement of mature treescape.
- Changes in drainage patterns.
- Loss of distinction between different settlements due to urban expansion.
- Create a new, large scale tree and hedgerow framework which complements the open intensively farmed landscape, whilst maintaining significant views of Chichester Cathedral, the South Downs and local features.
- Maintain and strengthen field boundaries such as hedgerows and shelterbelts.
- Link up existing remnant hedgerows and tree lines to re-establish coherent field boundaries and wildlife corridors.
- Encourage a full tree survey of the area with a view to conserving and managing existing feature tree groups and individuals.
- Encourage and promote land management schemes to increase species rich grassland areas.
- Promote management and establishment of grassland regimes of grazing, hay cutting and silage.
- Restore and strengthen the landscape of the gaps between settlements.
- Encourage landscape enhancements around villages and on their approaches.
- Establish new vegetation features by the planting of hedgerows and tree clumps in field corners and along roadsides, especially those approaching settlements.
- Encourage the planting of shelter belts around horse paddocks, using native species, to give visual and wildlife benefits.
- Restrict extensive areas of tree planting to poorer quality agricultural land.

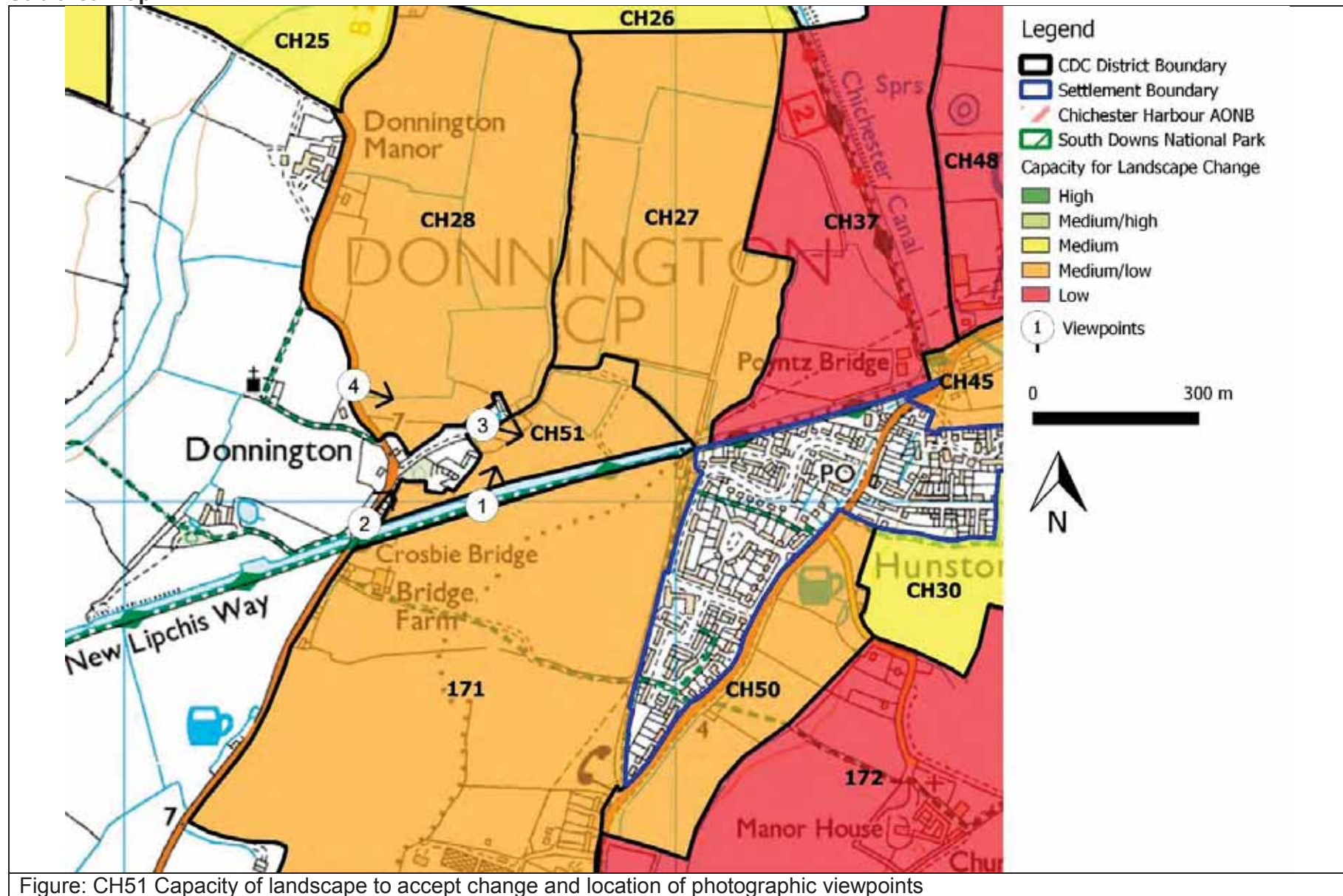
- Encourage the replacement or restoration of derelict glasshouses where these appear detrimental to the landscape.
- Maintain and enhance the landscape and biodiversity of rife and other existing habitats. Reprofile banks and encourage more diverse flora by lengthening clearance cycles.
- Conserve historic field patterns (FGoC)
- Restore/ strengthen hedgerows field boundaries (FGoC)
- Avoid merging Donnington and Hunston – any built development should be small in scale and relate to one of these villages/hamlets only (FGoC)
- Maintain rural views from the canal towpath (particularly views of the cathedral) (FGoC)
- Respect the character of Donnington's Conservation Area (FGoC)
- Respect the setting of the Old School House, the Old Vicarage and other listed buildings in the hamlet of Donnington(FGoC)

Relevant forces for change / threats / opportunities:

- Urban development pressures, especially in the gaps between settlements and on the edge of Chichester.
- Loss of mature elm trees in the 1970's and 1980's due to Dutch elm disease.
- Loss of tree and hedgerow cover from agricultural intensification since World War II.

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Sub-area map:



Sub-area description:

Sub-area CH51 is irregular in shape and lies to the south-east of Donnington. The western boundary is formed by the rear of properties on Selsey Road and the southern by Chichester Canal. The northern boundary is partly defined by the rear of properties on Pelleys Lane and the eastern boundary is defined field boundaries and drainage ditches.

For more detail refer to record sheets.

Photographs:

Photo 1: View north-east into sub-area from New Lipchis Way/Chichester Canal (SNCI)



Photo 2: View north-east from Selsey Road within Donnington Conservation Area towards sub-area. View are blocked by built form.



Photo 3: View east from Pelleys Lane into small fields of pasture within sub-area



Photo 4: View south-east from B2201 towards well-vegetated boundary of sub-area

Please refer to section 3 methodology of the assessment process

1. Visual Sensitivity: Medium

- Sensitive receptors within Donnington Conservation Area
- Sensitive receptors on New Lipchis Way/Chichester Canal where vegetation permits
- Views towards the sub-area from B2201 and where vegetation permits
- Possible intervisibility with settlement edge of Hunston where vegetation permits
- Generally good structure of hedgerows provides opportunities for mitigation but with potential loss of views and erosion of historic field patterns

2. Landscape Sensitivity: Medium/high

- Grade 2 agricultural land
- Adjacent to Chichester Canal SNCI
- New Lipchis Way to south
- Contains part of Donnington Conservation Area

- Contributes to setting of 3 no. Grade II properties on Selsey Road, Donnington.
3. Landscape Character Sensitivity: Medium/high (combines 1 and 2)
4. **Wider Landscape Sensitivity: Medium/high**
- Generally contained landscape in west, somewhat influenced by proximity of small hamlet of Donnington. More open in east which connects well with wider landscape north of canal and is not influenced by the settlement edge of Hunston due to vegetated canal corridor. The area is generally typical of the wider LCA
5. Overall Landscape Sensitivity: Medium/high (combines 3 and 4)
6. **Landscape Value: Medium**
- Adjacent to Chichester Canal SNCI and New Lipchis Way
 - Contains part of Donnington Conservation Area
 - Contributes to setting of Grade II buildings within conservation area

7. Landscape Capacity: Medium/low (combines 5 and 6)

<p>Potential effect on key visual characteristics</p> <ul style="list-style-type: none"> • Impact on sensitive receptors within conservation area and on PRoW / New Lipchis Way
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Loss of Grade 2 soils • Erosion of setting of conservation area and listed buildings • Erosion of setting of Chichester Canal (SNCI)
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • Erosion of separation between Donnington and Hunston. • Potential erosion of historic form of Donnington
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Retention of all good and moderate quality tree cover and locally distinctive boundary treatments and features • Retention of other vegetated areas where they contribute to landscape and biodiversity value. • Tree and hedgerow planting to strengthen field boundaries and the landscape between settlements and create wildlife corridors where this will not result in loss of key views. • Retaining legibility and setting of PRoW network and create additional links

Conclusion and recommendations and potential capacity of sub-area

Sub-area CH51 has a medium/low capacity constrained by the conservation area and listed buildings, its proximity to Chichester Canal (SNCI) and the PRoW/New Lipchis Way. It is slightly influenced by the settlement edge of Donnington but retains a generally strong rural character. The sub-area is small-scale and contained by boundary vegetation. There are limited views from the sub-area due to boundary vegetation and built form however the sub-area retains a generally good relationship with the wider landscape.

Despite the medium/low capacity it is possible that only a very small amount of development may be accommodated around the existing settlement or clusters of built form provided it is informed by further landscape and visual impact assessment and sensitively integrated into the landscape although great care would need to be taken to avoid any landscape or visual harm. Particular care would be needed to protect the setting of the conservation area, listed buildings, Chichester Canal, and key views and to retain the settlement character of Donnington and its separation from Hunston.

Sub-area: CH52: Leythorne Meadow**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**

Key characteristics and key qualities (West Sussex LCA unless noted):

- Low lying flat open landscape.
- Meandering rifes and straight drainage ditch systems, with associated unimproved grassland and edged by reed beds.
- A low density of hedgerows and hedgerow trees with occasional shelterbelts.
- Large farmsteads along roads, and on dead-end tracks.
- Large gravel pit lakes around the edge of Chichester.
- Few trees or hedgerows, partly as a result of Dutch elm disease, from the 1970s and the Great Storm of 1987 and overall high quality agricultural land, although, where they do exist, they form prominent features.
- Large regular fields, mostly the product of Parliamentary enclosure.
- Semi-natural habitats are scarce due to intensive arable agriculture.
- Low lying species-rich grasslands adjacent to the rifes, artificial water bodies of Chichester canal (SNCI) and gravel pits together with remnant semi-natural broadleaved woodlands form pockets of high nature conservation importance.
- Occasional species-rich meadows along rifes, for example, Kingston Manor meadows, Runcton.
- Artificial lakes of the Chichester Gravel Pit complex are particularly important for wintering and breeding birds as the largest collection of inland water bodies in the county.
- Invasive floating pennywort in Pagham Rife.
- Flat landform under 10m AOD. (FGoC)
- Areas of small scale historic pastures around hamlets and villages. (FGoC)
- Gravel workings and flooded gravel pits. (FGoC)
- Drainage ditches, rifes, canals and ponds are common features. (FGoC)
- Small villages and scattered farmsteads characterised by red brick and flint. (FGoC)

Landscape strategy and key sensitivities and guidelines:

- Fragmentation and loss of hedgerows and connections between hedgerow and woodland.
- Replacement of mature treescape.
- Changes in drainage patterns.
- Loss of distinction between different settlements due to urban expansion.
- Maintain and strengthen field boundaries such as hedgerows and shelterbelts.
- Link up existing remnant hedgerows and tree lines to re-establish coherent field boundaries and wildlife corridors.
- Encourage a full tree survey of the area with a view to conserving and managing existing feature tree groups and individuals.
- Encourage and promote land management schemes to increase species rich grassland areas.
- Promote management and establishment of grassland regimes of grazing, hay cutting and silage.

- Restore and strengthen the landscape of the gaps between settlements.
- Encourage landscape enhancements around villages and on their approaches.
- Establish new vegetation features by the planting of hedgerows and tree clumps in field corners and along roadsides, especially those approaching settlements.
- Encourage the planting of shelter belts around horse paddocks, using native species, to give visual and wildlife benefits.
- Restrict extensive areas of tree planting to poorer quality agricultural land.
- Maintain and enhance the landscape and biodiversity of rifes and other existing habitats. Reprofile banks and encourage more diverse flora by lengthening clearance cycles.
- Enhance the visual prominence of rifes through the establishment of waterside vegetation features.
- Maintain, restore and enhance floodplain woodland and associated species, including native black poplar, where appropriate.
- Conserve Pagham Rife as a landscape feature and enhance public access to it (FGoC)
- Maintain the mosaic of wetland, grassland, scrub and woodland habitats and nature conservation value of the rife corridor (FGoC)

Relevant forces for change / threats / opportunities:

- Urban development pressures, especially in the gaps between settlements and on the edge of Chichester.
- Major road improvements.
- Loss of mature elm trees in the 1970's and 1980's due to Dutch elm disease.
- Loss of floodplain and wet woodland due to changes in agricultural drainage practices.
- Loss of tree and hedgerow cover from agricultural intensification since World War II.

Sub-area map:

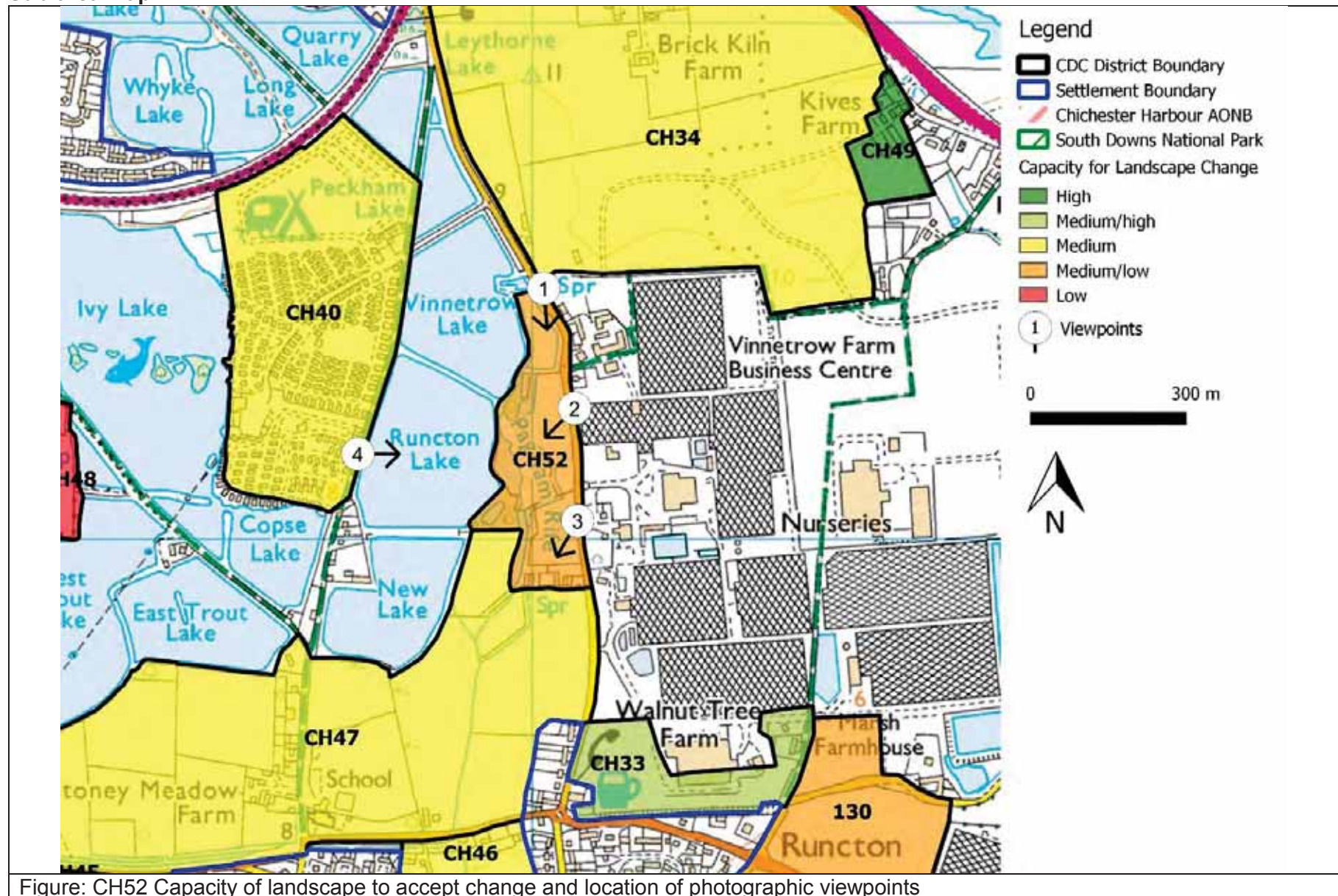


Figure: CH52 Capacity of landscape to accept change and location of photographic viewpoints

Sub-area description:

Sub-area CH52 is irregular and linear in shape and lies to the west of Vinnetrow Road to the north of Runcton. Its western boundary is defined by the boundary of Vinnetrow and Runcton Lakes.

For more detail refer to record sheets.

Photographs:

Photo 1: View south along Vinnetrow Road which forms eastern boundary of sub-area showing well-vegetated edge.



Photo 2: View south-west from Vinnetrow Road across pasture towards Pagham Rife



Photo 3: View south-west from Vinnetrow Road across pasture towards Leythorne Farm



Photo 4: View west from PRow adjacent to Chichester Lakeside Holiday Park across Runcton Lake (SNCI) towards well-vegetated edge of sub-area

Please refer to section 3 methodology of the assessment process

1. Visual Sensitivity: Medium

- Sensitive receptors on PRow within SNCI
- Views into sub-area from busy Vinnetrow Road where vegetation permits
- Possible filtered views from sensitive receptors within holiday village
- Good opportunities for mitigation due to existing internal hedgerow structure. Potential loss of field patterns.

2. Landscape Sensitivity: Medium

- Largely within Chichester Gravel Pits and Leythorne Meadow SNCI
- No public access
- Part of setting of Grade II Vinnetrow Farmhouse
- Pagham Rife and flood zone within sub-area

- Priority habitat deciduous woodland to western boundary
 - Busy Vinnetrow Road
3. Landscape Character Sensitivity: Medium (combines 1 and 2)
4. **Wider Landscape Sensitivity: Medium/high**
- A generally contained landscape which is not influenced by the settlement edge and yet does not connect very well with the wider landscape due to commercial development, highways infrastructure and former gravel pits
 - The sub-area is somewhat typical of the wider LCA
5. Overall Landscape Sensitivity: Medium (combines 3 and 4)
6. **Landscape Value: Medium**
- Most of sub-area is part of Chichester Gravel Pits and Leythorne Meadow SNCI
 - Contributes to setting of Grade II Vinetrow Farmhouse which lies to north-east

7. Landscape Capacity: Medium (combines 5 and 6)

<p>Potential effect on key visual characteristics</p> <ul style="list-style-type: none"> • Impact on sensitive receptors on PRow/SNCI • Good opportunities for mitigation due to existing internal hedgerow structure. Potential loss of historic landscape character
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Erosion of setting of PRow • Erosion of setting of Pagham Rife • Erosion of setting of listed buildings • Damage to SNCI • Some deciduous woodland
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • Not applicable
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Retention of all good and moderate quality tree cover and locally distinctive boundary treatments and features • Retention of other vegetated areas where they contribute to landscape and biodiversity value. • Tree and hedgerow planting to strengthen field boundaries and the landscape between settlements and create wildlife corridors where this will not result in loss of key views. • Retaining legibility and setting of PRow network and create additional links • Safeguard SNCI

Conclusion and recommendations and potential capacity of sub-area

Sub-area CH52 has a medium/low capacity, constrained by Pagham Rife, its status as a SNCI and the proximity of a listed building. It is influenced by the highways to the west but retains a rural character. The sub-area is generally small-scaled and fairly contained with good boundary vegetation. The sub-area is not influenced by nearby settlements but remains somewhat cut off from the wider landscape.

It is possible that some small amount of development may be accommodated around existing clusters of built form provided it is informed by further landscape and visual impact assessment and sensitively integrated into the landscape although great care would need to be taken to avoid any landscape or visual harm. Particular care would be needed to protect the SNCI and Pagham Rife.

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Sub-area: CH53: Apuldram Meadows**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
Adjacent to Chichester Harbour AONB (CHAONBLCA) LCT I Coastal Peninsula; LCA I1 Manhood Peninsula****Key characteristics and key qualities (West Sussex LCA unless noted):**

- Contrast with the surrounding open agricultural land.
- Landscapes of great wildlife importance.
- Attractive harbourside settlements and early medieval flint churches such as at Bosham and Pagham.
- Chichester Harbour is designated an Area of Outstanding Natural Beauty (AONB) and Site of Special Scientific Interest (SSSI) and has therefore been recognised as a landscape of national importance.
- Broadly flat land overlying brickearths, intersected by small streams or rithes. (CHAONBLCA)
- Predominantly open arable farmland with medium to large scale field patterns. (CHAONBLCA)
- A wide range of habitats including unimproved coastal grassland, small ancient woodlands, marshes along the River Lavant, and Birdham Millpond contribute to character. (CHAONBLCA)
- Historic north to south road and settlement pattern. (CHAONBLCA)
- Wide views of harbour from coastal path in the south west and views across farmland to Chichester Cathedral in the north. (CHAONBLCA)
- Overall the area retains a largely rural undeveloped character. (CHAONBLCA)
- Long views of Chichester Cathedral from west of Apuldram. (CHAONBLCA)
- Flat landform under 10m AOD. (FGoC)
- Large scale productive arable farmland punctuated by copses and shelter belts. (FGoC)
- Drainage ditches, rifes, canals and ponds are common features. (FGoC)
- Long views to the Downs and to Chichester Cathedral. (FGoC)

Landscape strategy and key sensitivities and guidelines:

- Conserve and manage the diverse existing natural landscape features, including mudflats, salt marsh, sand dunes, shingle banks, woodland, rifes and ditches.
- Conserve and enhance the character and setting of the villages.
- Encourage farmers to enter into Stewardship Schemes where appropriate.
- Strengthen the existing landscape framework through hedgerow and native tree planting, especially around settlements on Chichester Harbour peninsulas and to the north of Chichester Yacht Basin.
- Maintain existing hedgerows and strengthen the wider network through hedgerow restoration.
- Increasing noise due to traffic and recreational activity eroding tranquillity.
- The sensitivity (within AONB) of the area is moderate to high. The coastal edge is particularly sensitive to any built development which would result in the loss of eroded shoreline and intrude on characteristic views. (CHAONBLCA)
- Development in this location would be prominent from some parts of the Chichester Harbour AONB which is adjacent to the landscape character parcel. (FGoC)
- Built development is likely to be visible, but not prominent in views from the Fishbourne channel. (FGoC)

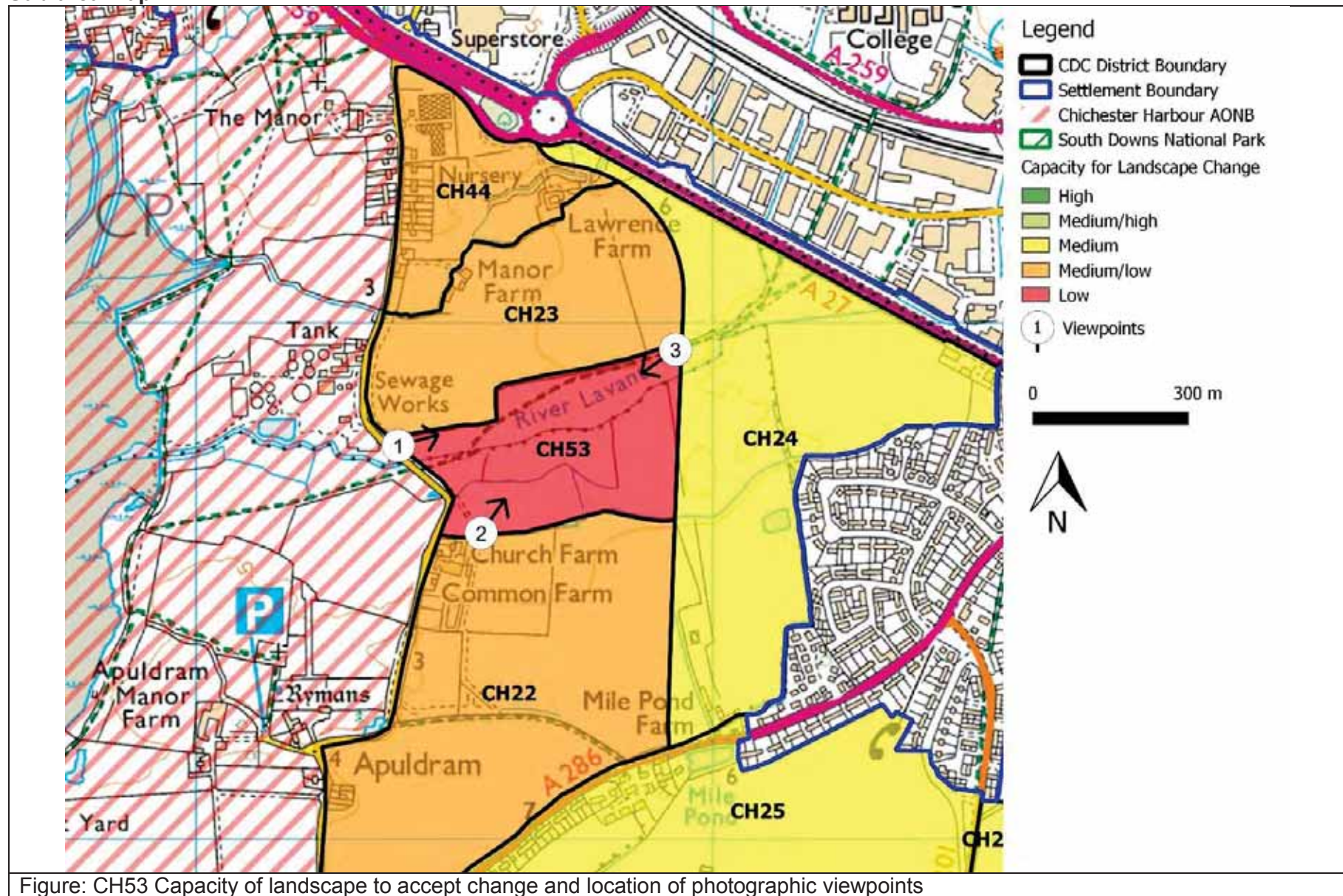
Any development in this landscape should seek to:

- Conserve the course of the River Lavant as a landscape feature and enhance public access to it (FGoC)
- Improve the condition of the landscape; (FGoC)
- Conserve the grassland habitat; (FGoC)
- Conserve the irregular, small scale pattern of medieval fields to the south of the river; (FGoC)
- Respect the settlement pattern of the coastal plain, maintaining the small scale nucleated form of villages; (FGoC)
- Respect the character of the Chichester Harbour AONB and ensure built development is not visible from the AONB. (FGoC)

Relevant forces for change / threats / opportunities:

- Gradual reduction of the tree and hedgerow cover especially on the Chichester Harbour peninsulas.
- Gradual reduction of bordering grassland and scrub.
- Traffic generation resulting in erosion of rural lanes and loss of tranquillity.
- Overall condition of the area (within AONB) is moderate. The loss of hedgerows from parts of the arable farmland has eroded visual and ecological character in parts. (CHAONBLCA)
- Past loss of hedgerows. (CHAONBLCA)
- Potential strategic development southwest of Chichester outside the AONB designated area (CHAONBLCA)

Sub-area map:



Sub-area description:

Sub-area CH53 is irregular in shape and lies to the north-east of Apuldram. The western boundary is defined by Appledram Lane South which also mark the extent of the AONB. The northern and southern boundaries are defined by drainage ditches and field boundaries and the eastern boundary lies adjacent to arable farmland. The Salterns Way runs inside the western boundary of part of the sub-area which is also crossed by a PRow and the River Lavant.

For more detail refer to record sheets.

Photographs:

Photo 1: View east across sub-area from PRow with River Lavant corridor on right of photo. Built form on Terminus Way partly visible in distance



Photo 2: View north-east across sub-area from Salterns Way towards River Lavant corridor with cathedral spire visible as focal point of view



Photo 3: View south-west from PRow across sub-area towards AONB boundary

Please refer to section 3 methodology of the assessment process

1. Visual Sensitivity: Medium/high

- Sensitive receptors in SDNP and AONB
- Panoramic views to SDNP including Chichester Cathedral spire and Goodwood
- Intervisibility with ribbon development on A286
- Few residents
- Sensitive receptors on Salterns Way promoted cycle route and PRow
- Reasonably structure of hedgerows provide few opportunities for mitigation with potential loss of long views and erosion of historic field patterns.
- Partial views of warehouses on A27
- Priority views from some parts of the Chichester Harbour AONB which is adjacent to the landscape character parcel (FGoC)

2. Landscape Sensitivity: Medium

- Predominantly 1 agricultural land
- No listed buildings
- Within setting of AONB
- Irregular piecemeal enclosures (medieval) in south-west and formal enclosure (post-medieval) to south-east
- More tranquil away from A27
- Crossed by Salterns Way
- River Lavant corridor and associated vegetation including floodplain grazing
- River Lavant Marsh SNCI located to west of road
- More enclosed and small scale in west

3. Landscape Character Sensitivity: Medium/high (combines 1 and 2)**4. Wider Landscape Sensitivity: High**

- Open rural landscape not influenced by settlements
- The area is generally typical of the wider LCA
- Most of sub-area lies within flood zone of River Lavant

5. Overall Landscape Sensitivity: High (combines 3 and 4)**6. Landscape Value: Medium**

- Setting of AONB and SNCI

7. Landscape Capacity: Low (combines 5 and 6)

<p>Potential effect on key visual characteristics</p> <ul style="list-style-type: none"> • Impact on sensitive receptors within SDNP and AONB • Potential interruption of long and panoramic views to SDNP, Goodwood and Chichester Cathedral spire including FGoC priority views
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Loss of Grade 1 soils • Impact of setting of AONB • Impact on River Lavant and associated habitat
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • Erosion of historic form of Apuldram.
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Retention of all good and moderate quality tree cover and locally distinctive boundary treatments and features • Retention of other vegetated areas where they contribute to landscape and biodiversity value. • Tree and hedgerow planting to strengthen field boundaries and the landscape between settlements and create wildlife corridors where this will not result in loss of key views.

Conclusion and recommendations and potential capacity of sub-area

Sub-area CH53 has a low capacity constrained by its intervisibility with sensitive receptors in the SDNP and AONB and the presence of the River Lavant and its floodplain which covers most of the sub-area. There are far-reaching and panoramic views to the SDNP and Chichester Cathedral spire. It is somewhat influenced in the east by noise from the A27 but retains a strong rural character and retains a strong relationship with the wider landscape, especially to the south and west.

It is unlikely that any development may be accommodated within this sub-area without damage to the existing character. It is therefore not recommended as a location for further development.

Sub-area: 65: Funtington Downland Foothills

**West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA SC6: Southbourne Coastal Plain
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

Key characteristics, features and biodiversity (West Sussex LCA unless noted):

- A transitional landscape.
- Clear views to the higher ground of the Downs to the north.
- A good cover of woodland and trees, with a high percentage of ancient woodland.
- Mainly gently undulating farmland enclosed by woods with numerous hedgerows.
- Pattern of small to medium sized pastures, arable fields, livestock farming and market gardening.
- Winterbourne chalk streams emanate from this area.
- Wealth of historic landscape features including historic parklands, many ancient woodlands and earthworks.
- Area is well settled with scattered pattern of rural villages and farmsteads, including traditional flint village centres such as Boxgrove.
- Leafy or wooded settlements.
- Winding hedged or wooded lanes.
- Mix of small, medium and large-sized fields with mainly straight Parliamentary Enclosure boundaries. Some earlier, irregular assarts.
- Remnant semi-natural broadleaved woodlands, interconnecting hedgerows and trackways provide important habitats for wildlife.
- A large proportion of the woodland cover is ancient. Some of these are also Sites of Nature Conservation Importance (SNCI), such as at The Valdoe, Slindon Bottom, Binsted Wood, Rewell Wood and Tortington Common. Typical tree species include oak, ash, beech, elm and sweet chestnut.
- A few significant patches of unimproved or semi-improved neutral grassland and meadows.
- Stream valleys, both ephemeral and permanent, add to the nature conservation interest.
- Improved pasture is common and there is a significant area of unimproved grassland near Woodmancote.

Landscape strategy and key sensitivities and guidelines:

- Conserve the undeveloped rural character of the area.
- Maintain and enhance the historic character of the area including earthworks, historic field patterns and historic parks.
- Conserve and manage distinctive habitats including meadows, heathland, chalk grassland, stream sides and woodland.
- Seek, where appropriate, the restoration of gravel workings to grassland, woodland and scrub habitats, including restoration of field edges and hedgerows.
- Promote management of existing woodland, especially where under pressure from gravel working or urban fringe development.
- Conserve and enhance the character and setting of small villages and hamlets.
- Promote good management of important village and roadside trees. Plant new tree features in villages.
- Encourage careful woodland design to screen new housing and other visually intrusive landscape elements, for example, pig farms, communication aerials.

- Consider the cumulative impact on landscape character of small developments and land use change.
- Avoid the introduction of suburban styles and materials.
- Ensure any new development is well integrated into the wider landscape. Use new woodland and hedgerow planting as appropriate.
- Conserve ancient semi-natural woodland as an historical, landscape and wildlife feature.
- Encourage good management of existing woodland and tree groups, including planting up edge areas.
- Conserve hedgerows and allow for the growth of hedgerow trees.
- Suburban expansion pressures from the urban fringes.
- Visual intrusion of gravel workings. Can be substantially visible from adjacent higher ground.
- Inappropriate or visually intrusive road improvements.
- Erosion of historic character due to changes in farming practices.
- Expansion of horse paddocks.

Relevant forces for change / key issues / threats / opportunities:

- Potential development pressure from the extension of existing settlements.
- Workings associated with gravel extraction.
- Lack of woodland management resulting in a decline in the structure and condition of existing woodlands.
- Increased recreational activities, for example associated with horse-riding and golf courses.
- Major existing road improvements along the A27 trunk road and the possibility of new ones.

Sub-area map:

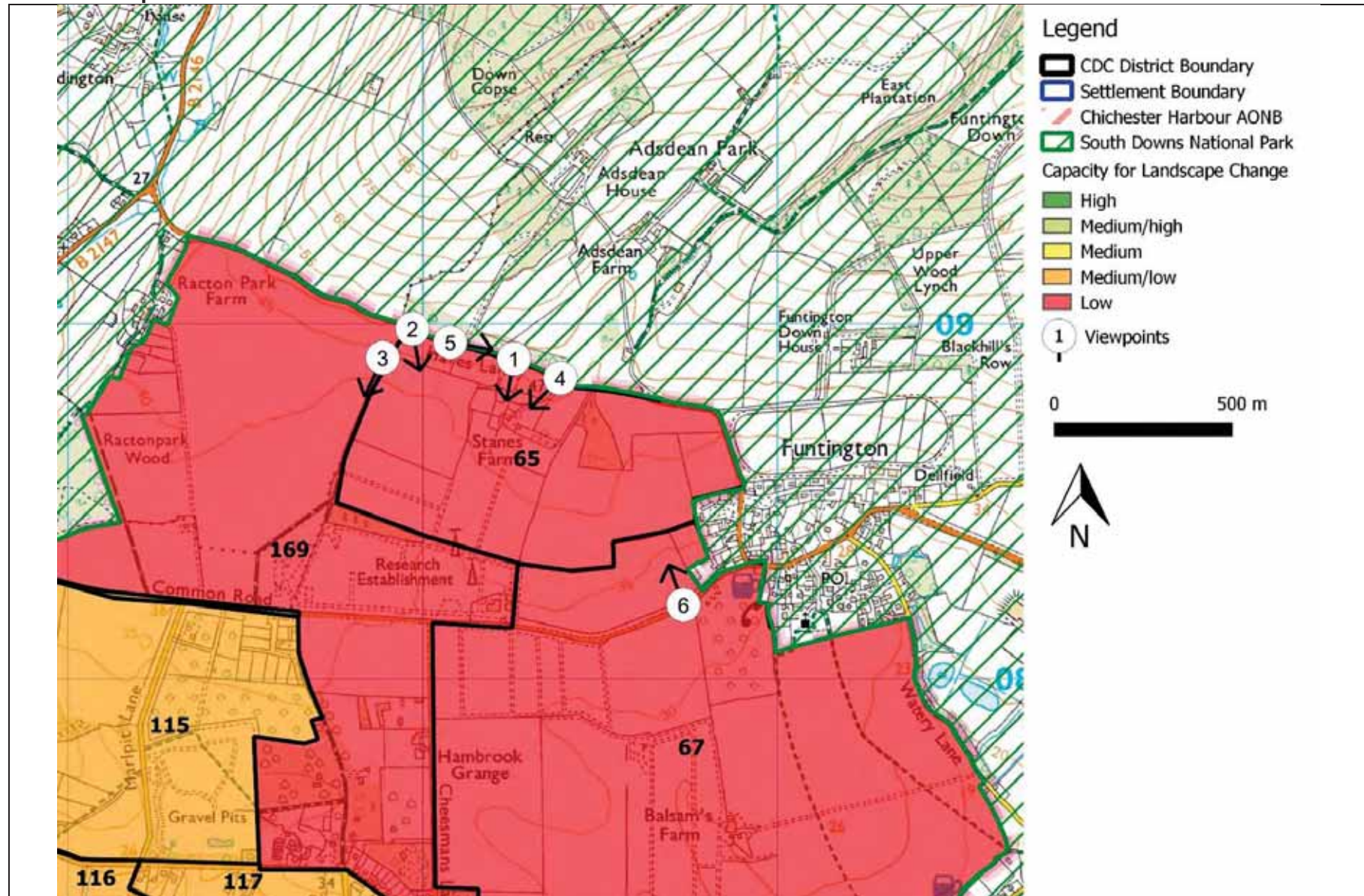


Figure 65: Capacity of landscape to accept change and location of photographic viewpoints

Sub-area description:

Sub-area 65 is located adjacent the southern boundary of the SDNP situated on the lower slopes which gently slope down from Hares Lane. The eastern edge also aligns along the SDNP as well as the settlement edge of Funtington (also within the SDNP). The sub-area is characterised in the southern section by arable fields and within the north western section smaller grass fields/paddocks. The sub-area includes an Ancient woodland (Stanes Copse), where also robust hedgerows lead out from as field boundaries. There is one PRow along the western edge of this sub-area, where there are limited views due to the adjacent hedgerow vegetation and the PRow being in a slight cutting. From the northern edge along Hares Lane there are long views out across the sub-area and beyond

For more detail refer to record sheets.

Photographs:

Photo1: View from Hares Lane down across sub-area to Research Establishment seen in left hand part of photo. Ancient and Semi-Natural Woodland visible in the centre



Photo 2: View from northern end of PRow looking eastwards to Stanes Farm with Ancient and Semi-Natural Woodland beyond



Photo 3: View along adjacent PRow, path-side vegetation as well path in slight cutting limits views to adjacent sub-area



Photo 4: View at entrance of Stanes Farm, where the buildings are screened by garden boundary vegetation



Photo 5: View along Hares Lane (which aligns along northern edge of sub-area adjacent the boundary of the SDNP) with West Lodge a Grade II listed property is visible.



Photo 6: Open view from Common Road looking north towards the southern boundary of the sub-area, with the hills of the SDNP beyond

Please refer to section 3 methodology of the assessment process

1. Visual Sensitivity: Medium/high

- Long open views south from Hares Lane across sub-area and beyond
- Views into adjacent SDNP at eastern end but more limited at western end due to wooded character
- Stanes Copse visible within landscape
- Buildings at Stanes Farm mainly screened by mature vegetation
- View south out towards the Research Facility
- Northern settlement edge of Funtington visible across sub-area from Hares Lane

2. Landscape Sensitivity: Medium/high

- Slightly sloping landform, from northern edge down to southern edge
- Arable farmland and small grass fields/paddocks
- Good network of hedgerows with hedgerow trees, although more intermittent around the arable fields

- Contains Ancient and Semi-Natural Woodland (Stanes Copse) and also another Ancient and Semi-Natural Woodland Is located on the periphery just beyond the southern edge of the sub-area
 - Hedgerow a partly along I Hares Lane
 - Stanes Copse visually prominent woodland
 - Cluster of detached residential properties forms part of original farmstead
 - The cluster of private gardens at Stanes Farm collectively provide a semi wooded landscape character
 - Western and eastern section contain Parliamentary Enclosures
 - Assart wood: Stanes Copse
 - No listed buildings, although West Lodge (Adsdean House) Grade II is located on the northern side of Hares Lane (B2146), which the adjacent open undeveloped landscape character within the sub-area would contribute to its rural setting
 - Possibly originally part of Adsdean House/estate to the north (within the SDNP)
3. Landscape Character Sensitivity: Medium/high (combines 1 and 2)
4. **Wider Landscape Sensitivity: High**
- Sub-area forms part of the wider undeveloped rural area to the north, east, west and partly to the south
 - Adjacent SDNP and forms part of its landscape setting
 - Short section aligns along the north western boundary of the settlement of Funtington, where the built edge is quite raw with a mix of rear garden boundaries including wooden fences
5. Overall Landscape Sensitivity: High (combines 3 and 4)
6. **Landscape Value: Medium**
- Forms setting of SDNP
 - A PRoW aligns along the western boundary providing access into the SDNP
 - Contains good quality hedgerows
 - Contains an Ancient and Semi Natural woodland
 - Is visible from the surrounding area

7. Landscape Capacity: Low (combines 5 and 6)

<p>Potential effect on key visual characteristics</p> <ul style="list-style-type: none"> • Loss of open rural views from sensitive receptors including PRoW and roads • Loss of open rural views from the north down across the south • Loss of rural views up to the SDNP • Visual impact on rural lanes and views out towards surrounding countryside
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Loss of hedgerows and trees of value • Loss of tree belts • Loss of woodlands which are Ancient and Semi-Natural Woodland and their open setting • Loss of open rural setting of listed building • Loss of open rural setting of SDNP • Loss of overall rural character of area • Loss of open rural setting for adjacent PRoW • Increased traffic on small lanes and increased noise levels
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • N/A
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Retention of the open rural setting • Retention of hedgerows and trees and all good and moderate quality tree cover • Retention of areas of parkland and woodland • Retain open views south across sub-area • Retention of open setting of listed building • Retain open views north towards the hills of the SDNP • Retention of other vegetated areas where they contribute to landscape and biodiversity value • Restore lost field boundaries and connecting woodland • Retaining legibility and setting of PRoW network and create additional links • Conserve rural character of lanes and roadside hedgerows • Improve settlement edge of Funtington

Conclusion and recommendations and potential capacity of sub-area

Sub-area 65 has a Low capacity, largely constrained by its open and established rural landscape character. The sub-area also partly aligns along the boundary of the SDNP including a small part of the northern edge of Funtington; where the settlement edge is quite open with the built form visible from the surrounding adjacent landscape. The rest of the sub-area does have a strong rural and in places remote character, with long views up into the SDNP and further long rural views south and beyond.

Overall areas of new development would not be suitable within this sub-area, although it is adjacent the settlement of Funtington, this edge is particularly visible from the adjacent open landscape. Building out from this settlement edge would have an adverse visual effect on the adjacent setting of the SDNP as well as the SDNP itself, for this reason this the sub-area is constrained in landscape terms. Granting that, any building conversions at Stanes Farm complex may be accommodated if their design is informed by further landscape and visual impact assessment and sensitively integrated into the landscape, respecting the historic settlement pattern and local character.

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Sub-area: 67: Funtington Coastal Plain**West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA SC6: Southbourne Coastal Plain
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**

Key characteristics, features and biodiversity (West Sussex LCA unless noted):

- A transitional landscape.
- Clear views to the higher ground of the Downs to the north.
- A good cover of woodland and trees, with a high percentage of ancient woodland.
- Mainly gently undulating farmland enclosed by woods with numerous hedgerows.
- Pattern of small to medium sized pastures, arable fields, livestock farming and market gardening.
- Winterbourne chalk streams emanate from this area.
- Wealth of historic landscape features including historic parklands, many ancient woodlands and earthworks.
- Leafy or wooded settlements.
- Winding hedged or wooded lanes.
- Mix of small, medium and large-sized fields with mainly straight Parliamentary Enclosure boundaries. Some earlier, irregular assarts.
- Remnant semi-natural broadleaved woodlands, interconnecting hedgerows and trackways provide important habitats for wildlife.
- A few significant patches of unimproved or semi-improved neutral grassland and meadows.
- Stream valleys, both ephemeral and permanent, add to the nature conservation interest.
- Improved pasture is common and there is a significant area of unimproved grassland near Woodmancote.
-

Landscape strategy and key sensitivities and guidelines:

- Conserve the undeveloped rural character of the area.
- Maintain and enhance the historic character of the area including earthworks, historic field patterns and historic parks.
- Conserve and manage distinctive habitats including meadows, heathland, chalk grassland, stream sides and woodland.
- Seek, where appropriate, the restoration of gravel workings to grassland, woodland and scrub habitats, including restoration of field edges and hedgerows.
- Promote management of existing woodland, especially where under pressure from gravel working or urban fringe development.
- Conserve and enhance the character and setting of small villages and hamlets.
- Promote good management of important village and roadside trees. Plant new tree features in villages.
- Encourage careful woodland design to screen new housing and other visually intrusive landscape elements, for example, pig farms, communication aerials.
- Consider the cumulative impact on landscape character of small developments and land use change.

- Avoid the introduction of suburban styles and materials.
- Ensure any new development is well integrated into the wider landscape. Use new woodland and hedgerow planting as appropriate.
- Conserve ancient semi-natural woodland as an historical, landscape and wildlife feature.
- Encourage good management of existing woodland and tree groups, including planting up edge areas.
- Conserve hedgerows and allow for the growth of hedgerow trees.
- Suburban expansion pressures from the urban fringes.
- Inappropriate or visually intrusive road improvements.
- Erosion of historic character due to changes in farming practices.
- Expansion of horse paddocks.

Relevant forces for change / key issues / threats / opportunities:

- Potential development pressure from the extension of existing settlements.
- Workings associated with gravel extraction.
- Lack of woodland management resulting in a decline in the structure and condition of existing woodlands.
- Increased recreational activities, for example associated with horse-riding and golf courses.
- Major existing road improvements along the A27 trunk road and the possibility of new ones.

Sub-area map:

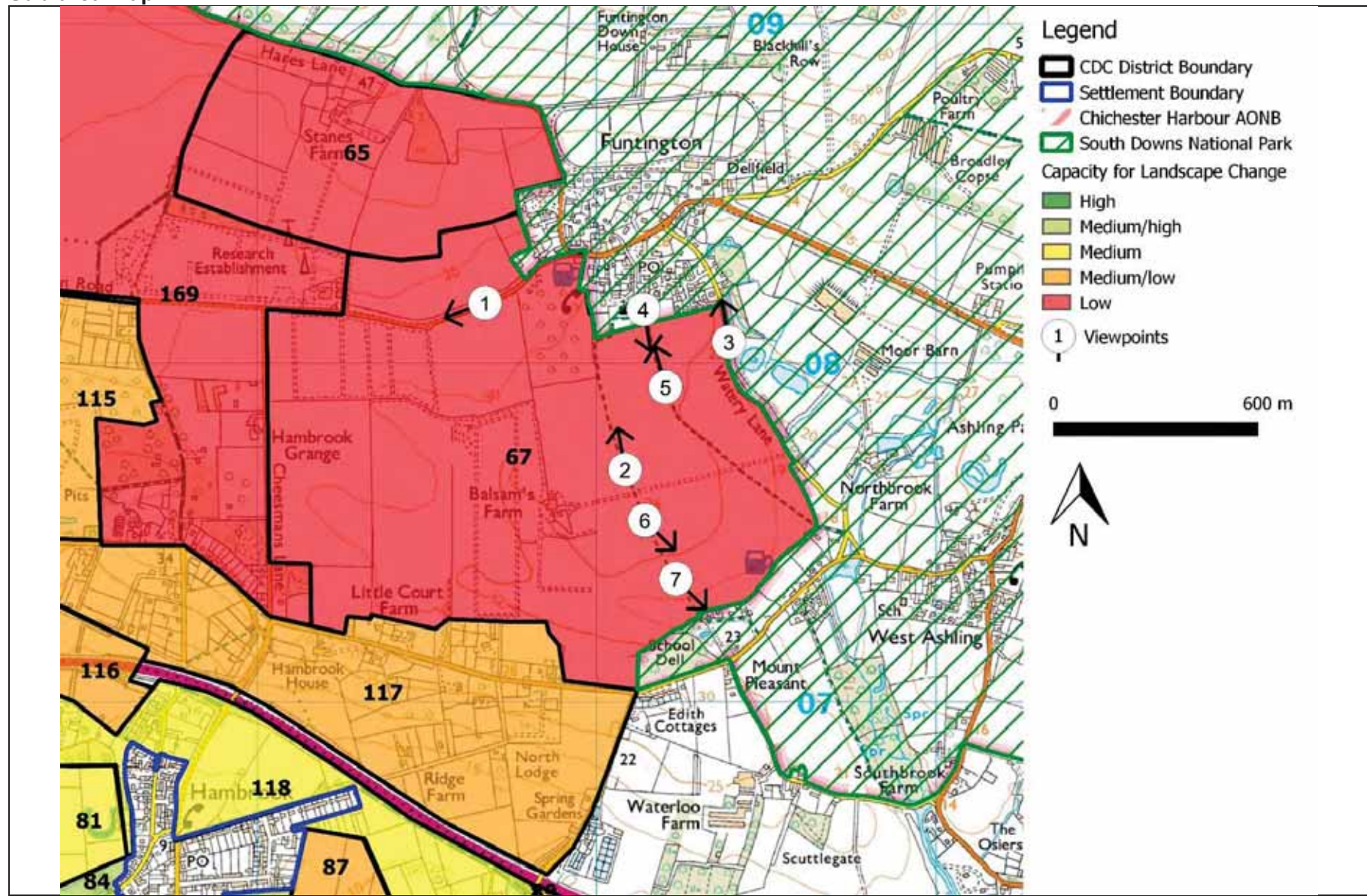


Figure 67: Capacity of landscape to accept change and location of photographic viewpoints

Sub-area description:

Sub-area 67 extends from the southern and western settlement edge of Funtington, (set within Funtington Conservation Area and SDNP) further to the south to Cheesemans Lane, West Ashling Road and the northern tip of West Ashling Conservation Area. The landform slopes down in a southward's direction while also slightly undulating. The sub-area is dominated by pig farming set within an open landscape with some intermittent hedgerow field boundaries. Additional to this main land use, there is an area of orchard trees within the eastern section on the western edge of Funtington and a farmstead located within the middle. From Common Road, Watery Lane and Cheesemans Lane there are long open views across the landscape which extend across to the wooded landscape character of the adjacent sub-area 117 and the southern part of sub-area 169. The sub-area also has two PRow which provide access between West Ashling across the sub-area to Funtington, where the Grade II* listed church provides a prominent local landmark and destination point.

Photographs:

Photo1: Views along Common Road, with views out towards the north and south across adjacent sections within the sub-area



Photo 2: View looking northwards towards the southern edge of Funtington demarcated within the landscape by mature trees. Hills within the SDNP are visible beyond



Photo 3: Open views to the right from the adjacent Watery Lane out across the sub-area to the southern edge of Funtington and the wooded hills within the SDNP on the horizon



Photo 4: View looking southwards from PRoW on southern edge of Funtington (within SDNP and Conservation Area)



Photo 5: View from PRoW looking towards the church (Grade II) within Funtington, where mature trees frame the view*

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Photo 6: View eastwards across sub-area from PRoW towards boundary of SDNP and West Ashling Conservation Area



Photo 7: View towards southern edge of sub-area, also within SDNP

Please refer to section 3 methodology of the assessment process

1. Visual Sensitivity: High

- From Common Road, long open views south and northwards across sub-area and beyond to the SDNP
- From Cheesmans Lane views out across sub-area
- From West Ashling Road, some views between roadside trees up across sub-area with hills within the SDNP in the background
- From Watery Lane open roadside views across sub-area and to the settlement boundary of Funtington (within SDNP)
- Views from PRoW across sub-area to Grade II * Church on southern boundary of Funtington, which provides local landmark
- Views out to Research Establishment to the west

2. Landscape Sensitivity: Medium

- Slightly sloping and undulating landform, from northern edge down to southern edge
- Dominated by pig farming with a grid of pig pens with field shelters and pig troughs
- An area of orchards on western edge of Funtington, with a row of poplars as its western boundary

- Mainly woodland free except for a small woodland on southern edge, which also extends beyond, also a Deciduous Woodland Priority Habitat
 - Network of hedges, some heavily managed with other hedgerows more overgrown with hedgerow trees
 - Balsams Farm, the only built form demarcated within landscape by silo tower, also includes a listed building
 - Soil quality: Grade 3 (Good to moderate)
 - Road side stream adjacent eastern edge and Watery Lane
3. Landscape Character Sensitivity: Medium/high (combines 1 and 2)
4. **Wider Landscape Sensitivity: High**
- Sub-area forms part of the wider undeveloped rural area to the north, east, south and partly to the west
 - Adjacent SDNP and forms part of its open rural landscape setting
 - A short section aligns adjacent Funtington, which has little impact on the rural quality of the sub-area
5. Overall Landscape Sensitivity: High (combines 3 and 4)
6. **Landscape Value: Medium**
- Forms open rural setting of adjacent SDNP
 - Contains a listed building at Balsam's Farm
 - Forms open rural setting to the Conservation Area within Funtington and the Conservation Area at West Ashling
 - Includes two PRow, which provide access across the sub-area and views across to the adjacent SDNP
 - Contains some good quality hedgerows
 - Is visible from the surrounding rural road network

7. Landscape Capacity: Low (combines 5 and 6)

<p>Potential effect on key visual characteristics</p> <ul style="list-style-type: none"> • Loss of open rural views from sensitive receptors including PRow, roads and buildings on the edge of Funtington • Loss of open rural views from the north down across the south • Loss of rural views across to the SDNP and loss of open rural views from the boundary and areas within the SDNP • Loss of views to Funtington church which is a local landmark
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Loss of open rural setting of SDNP • Loss of open rural setting of Conservation Area at Funtington and West Ashling • Loss of hedgerows and trees of value • Loss of tree belts • Loss of a woodland which is also a Deciduous Woodland Priority Habitat • Loss of overall open rural landscape character of area • Loss of open rural setting for 2No PRow • Increased traffic on small lanes and increased noise levels • Loss of open rural setting for listed building
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • N/A
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Retention of the open rural setting of Funtington • Retention of hedgerows and trees and all good and moderate quality tree cover • Retention of areas of woodland • Retain open views south across sub-area • Retain open setting of Conservation Area of Funtington and West Ashling • Retain open setting of listed building at Balsam's Farm • Retain open views north towards the hills of the SDNP • Retention of other vegetated areas where they contribute to landscape and biodiversity value • Restore lost field boundaries and connecting woodland • Retaining legibility and setting of PRow network and create additional links • Conserve rural character of lanes and roadside hedgerows

Conclusion and recommendations and potential capacity of sub-area

Sub-area 67 has a low capacity, largely constrained by its open and established rural landscape character and its proximity to the adjacent SDNP. The sub-area also aligns along the western and southern edge of Funtington Conservation Area; Funtington is also located within the SDNP. The settlement edge of Funtington is established with a number of mature trees on the boundary which also frame views of

buildings in particular the Grade II* listed church. The sub-area is also dominated and in places degraded by pig farming, but its open landscape character allows long views across and beyond to the hills within the SDNP.

Overall areas of new development would not be suitable within this sub-area, although it is adjacent the village of Funtington, the established settlement edge is particularly visible from the adjacent open landscape and a number of PRow. Granting that, any building conversions at Balsam's Farm complex may be accommodated if their design is informed by further landscape and visual impact assessment and sensitively integrated into the landscape, respecting the historic settlement pattern and local character.

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Sub-area:**68: Lavant Western Downland****West Sussex County Council Landscape Character Assessment (WSCCLCA) LCA SC6 Ashlings Upper Coastal Plain
Chichester District AONB Landscape Capacity Study – Zone 10****Nearby: South Downs National Park Authority Integrated Landscape Character Assessment (SDILCA): LCA Q1: South Downs Upper Coastal Plain; LCT Q: Upper Coastal Plain; LCA B1: Goodwood to Arundel Wooded Estate Downland and B3: Stansted to West Dean Wooded Estate Downland; LCT B: Wooded Estate Downland****Key characteristics and key qualities (West Sussex LCA unless noted):**

- A transitional landscape.
- Clear views to the higher ground of the Downs to the north.
- A good cover of woodland and trees, with a high percentage of ancient woodland.
- Mainly gently undulating farmland enclosed by woods with numerous hedgerows.
- Pattern of small to medium sized pastures, arable fields, livestock farming and market gardening.
- Wealth of historic landscape features including historic parklands, many ancient woodlands and earthworks.
- Area is well settled with scattered pattern of rural villages and farmsteads
- Leafy or wooded settlements.
- Winding hedged or wooded lanes.
- Iron Age embankments around Chichester (the Chichester entrenchments) thought to represent territorial boundaries.
- Iron Age territorial boundaries which demarcated and protected the settlement of the coastal plain and Selsey peninsula.
- Mix of small, medium and large-sized fields with mainly straight Parliamentary enclosure boundaries. Some earlier, irregular assarts.
- Remnant semi-natural broadleaved woodlands, interconnecting hedgerows and trackways provide important habitats for wildlife.
- Improved pasture is common
- Panoramic views [from within the nearby SDNP] across the coastal plain from high, open ridges. (SDILCA)

Landscape strategy and key sensitivities and guidelines:

- Conserve the undeveloped rural character of the area.
- Maintain and enhance the historic character of the area including earthworks, historic field patterns and historic parks.
- Conserve and manage distinctive habitats including meadows, heathland, chalk grassland, stream sides and woodland.
- Promote management of existing woodland, especially where under pressure from gravel working or urban fringe development.
- Conserve and enhance the character and setting of small villages and hamlets.
- Promote good management of important village and roadside trees. Plant new tree features in villages.
- Encourage careful woodland design to screen new housing and other visually intrusive landscape elements, for example, pig farms, communication aerials.
- Consider the cumulative impact on landscape character of small developments and land use change.
- Avoid the introduction of suburban styles and materials.

- Ensure any new development is well integrated into the wider landscape. Use new woodland and hedgerow planting as appropriate.
- Encourage good management of existing woodland and tree groups, including planting up edge areas.
- Conserve hedgerows and allow for the growth of hedgerow trees.
- Suburban expansion pressures from the urban fringes.
- Inappropriate or visually intrusive road improvements.
- Views from the higher ground of the Sussex Downs [National Park] to the north
- Erosion of historic character due to changes in farming practices.
- Expansion of horse paddocks.
- The panoramic views [from within the nearby SDNP] across the coastal plain e.g. from The Trundle are sensitive (SDILCA)
- Consider views from the ridge [from within the nearby SDNP] in association with any change in adjacent areas. Pay particular attention to panoramic views [from within the nearby SDNP], for example from the popular viewpoint at The Trundle, in planning any change in this or adjacent areas, including areas outside the National Park boundary. (SDILCA)

Relevant forces for change/ key issues / threats / opportunities:

- Potential development pressure from the extension of existing settlements.
- Increased recreational activities, for example associated with horse-riding and golf courses.

Sub-area map:

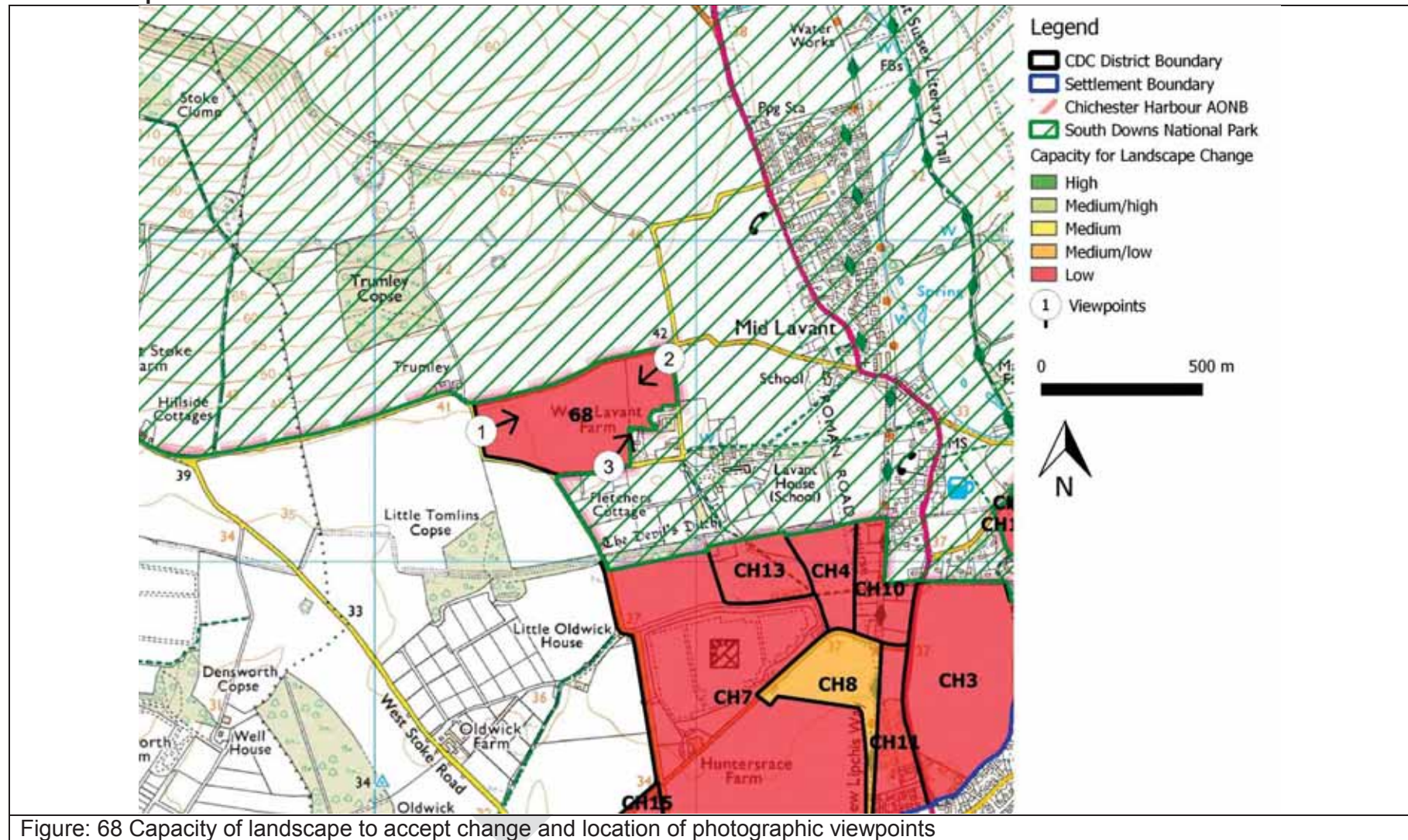


Figure: 68 Capacity of landscape to accept change and location of photographic viewpoints

Sub-area description:

The 68: Lavant Western Downland sub-area is characterised by a medium scale arable field in the west and paddock fields in the east on the gently undulating upper coastal plain rising to the downland landscape to the north. The fields are open in character with some limited enclosure provided by a partially intact hedgerow network with a reasonable structure of mature trees. There is no built form within the area and the settlement pattern is dominated by scattered farms and hamlets with a rural farmstead adjacent to the east. The South Downs National Park (SDNP) adjoins the sub-area to the north.

For more detail refer to record sheets.

Photographs:

Photo 1: View looking east across sub-area from rural lane on western boundary of sub-area. Hills within the South Downs National Park form a back drop.



Photo 2: View across paddocks within sub-area looking west from Two Barns Lane on eastern boundary of sub-area



Photo 3: View across sub-area looking north-east from rural lane on southern boundary of sub-area to West Lavant Farm. Hills within the South Downs National Park form a back drop.

Please refer to section 3 methodology of the assessment process

1. Visual Sensitivity: High

- Openly visible in long views from elevated land within the SDNP including SDNP representative identified view 11 St Roche's Hill (The Trundle), also a priority view ('The Trundle') identified in FGoC
- Close views from the adjacent SDNP
- Visible from a limited number of properties
- Visible from 1 PRoW crossing open field to the east
- Views from PRoW to Stoke Clump are largely screened by woodland
- Visible in identified views from 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.
- Open, rural and panoramic views across the sub-area 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
- Strong rural character with high expectations of scenic beauty particularly given proximity to SDNP.

- 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.
- Mitigation planting could result impacts on views including to and from the ridge within the SDNP and its landmarks, although there are opportunities to restore lost field boundaries

2. **Landscape Sensitivity: Medium**

- Gently undulating upper coastal plain rising to the downland landscape to the north
- Medium scale arable and grazed fields with curvilinear boundaries defined by lanes, some enclosure provided by boundary vegetation
- Partially intact hedgerow network with a reasonable structure of mature trees
- Informal historic field pattern of medieval to post medieval origin
- Sub-area forms part of the wider open agricultural setting of Grade II listed buildings to the south-east and north-west
- Settlement pattern is dominated by scattered farms and hamlets with a rural farmstead adjacent
- 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
- Open character with some limited enclosure provided by vegetation to the south

3. Landscape Character Sensitivity: Medium / high (combines 1 and 2)

4. **Wider Landscape Sensitivity: High**

- The sub-area does not adjoin a main settlement and the nearby settlement edges of Lavant are well contained by vegetation
- Forms part of the characteristic pattern of small to medium sized pasture/arable fields, typical of the wider landscape character
- The sub-area provides a positive contribution to the rural setting of Chichester and Lavant village
- Forms part of the open arable landscape setting of the SDNP with strong intervisibility
- The openness of the area contributes to characteristic views to the SDNP

5. Overall Landscape Sensitivity: High (combines 3 and 4)

6. **Landscape Value: Medium**

- Within the setting of the South Downs National Park
- Part of the wider open agricultural setting of Grade II listed buildings to the south-east and north-west
- Visible in valued views from the SDNP and identified views in the Lavant Neighbourhood Plan

7. Landscape Capacity: Low (combines 5 and 6)

<p>Potential effect on key visual characteristics</p> <ul style="list-style-type: none"> • Impact on characteristic views from within the nearby SDNP across the coastal plain from identified viewpoints • Impact on long rural views to the ridge within the SDNP to the north including to identified landmark • Impact on identified views in Lavant Neighbourhood Plan • Impact on scenic quality of the area including its rural character
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Loss of pasture/arable field, hedgerows, trees and historic landscape field patterns • Loss of hedgerow / vegetated character of surrounding roads • Impact on characteristic views to and from the SDNP, including from identified key viewpoints • Impacts on the rural landscape setting of Lavant • Impact part of the setting of listed buildings
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • Impacts on the rural landscape setting of Lavant village
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Retention of all good and moderate quality tree/woodland cover and locally distinctive boundary treatments and features • Retention of other vegetated areas where they contribute to landscape and biodiversity value • Restoring lost field boundaries • Conserve rural character of lanes • Retention of the rural setting of listed buildings and the SDNP

Conclusion and recommendations and potential capacity of sub-area

Sub-area 68 has a low capacity, constrained by its rural character, its contribution to the rural setting of the settlement of Lavant and its role as part of the open rural setting of the SDNP. There are views to and across the area from public rights of way and rural lanes and the sub-area offers long reaching panoramic views to the South Downs National Park to the north, including to landmark features. The sub-area is also visible in identified views from the nearby SDNP and identified views in the Lavant Neighbourhood Plan.

It is possible that a very small amount of built development may be accommodated within the existing cluster of buildings around West Lavant Farm provided it is informed by further landscape and visual impact assessment and sensitively integrated into the landscape, respecting the historic settlement pattern and locally distinctiveness. Great care would need to be taken to avoid any landscape or visual harm.

Sub-area: 72: Strettington and Halnaker Coastal Plain

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: LCA Q1 South Downs Upper Coastal Plain

Key characteristics and key qualities (West Sussex LCA unless noted):

LCA SC9

- Low lying flat open landscape.
- A low density of hedgerows and hedgerow trees with occasional shelterbelts.
- Scattered, historically nucleated villages with mixed building materials of flint, brick, half timber and stone.
- Large farmsteads along roads, and on dead-end tracks.
- Long views to the Downs
- The relatively open character of much of the area allows long views so that village church towers are important landmarks in views.
- Frequent urban fringe influences of horse paddocks, light industry and disused airfields, with busy minor and major roads.
- Few trees or hedgerows, partly as a result of Dutch elm disease, from the 1970s and the Great Storm of 1987 and overall high quality agricultural land, although, where they do exist, they form prominent features.
- Important medieval churches with spires which distinguish this otherwise flat landscape.
- Large regular fields, mostly the product of Parliamentary enclosure.
- Semi-natural habitats are scarce due to intensive arable agriculture.
- Hedgerow pattern is fragmented with occasional isolated woods

LCA SC7

- A transitional landscape.
- Clear views to the higher ground of the Downs to the north.
- A good cover of woodland and trees, with a high percentage of ancient woodland.
- Mainly gently undulating farmland enclosed by woods with numerous hedgerows.
- Pattern of small to medium sized pastures, arable fields, livestock farming and market gardening.
- Wealth of historic landscape features including historic parklands, many ancient woodlands and earthworks.
- Area is well settled with scattered pattern of rural villages and farmsteads, including traditional flint village centres such as Boxgrove.
- Leafy or wooded settlements.
- Evidence of humanoid existence (Boxgrove Man) some 500,000 years ago, recently uncovered in sediments at Earham Quarry, Boxgrove, near Chichester.
- Remains of a Benedictine Monastery at Boxgrove Priory.
- Mix of small, medium and large-sized fields with mainly straight Parliamentary enclosure boundaries. Some earlier, irregular assarts.

- Remnant semi-natural broadleaved woodlands, interconnecting hedgerows and trackways provide important habitats for wildlife.
- A few significant patches of unimproved or semi-improved neutral grassland and meadows.

Landscape strategy and key sensitivities and guidelines:

LCA SC9

- Key views to the South Downs
- Fragmentation and loss of hedgerows and connections between hedgerow and woodland.
- Replacement of mature treescape.
- Changes in drainage patterns.
- Loss of archaeological remains to ploughing.
- Loss of distinction between different settlements due to urban expansion.
- Changes in transport infrastructure due to urban development pressures.
- Create a new, large scale tree and hedgerow framework which complements the open intensively farmed landscape, whilst maintaining significant views of Chichester Cathedral, the South Downs and local features.
- Maintain and strengthen field boundaries such as hedgerows and shelterbelts.
- Link up existing remnant hedgerows and tree lines to re-establish coherent field boundaries and wildlife corridors.
- Encourage a full tree survey of the area with a view to conserving and managing existing feature tree groups and individuals.
- Encourage and promote land management schemes to increase species rich grassland areas.
- Promote management and establishment of grassland regimes of grazing, hay cutting and silage.
- Restore and strengthen the landscape of the gaps between settlements.
- Encourage landscape enhancements around villages and on their approaches.
- Establish new vegetation features by the planting of hedgerows and tree clumps in field corners and along roadsides, especially those approaching settlements.
- Encourage the planting of shelter belts around horse paddocks, using native species, to give visual and wildlife benefits.
- Restrict extensive areas of tree planting to poorer quality agricultural land.

LCA SC7

- Conserve the undeveloped rural character of the area.
- Maintain and enhance the historic character of the area including earthworks, historic field patterns and historic parks.
- Conserve and manage distinctive habitats including meadows, heathland, chalk grassland, stream sides and woodland.
- Conserve and enhance the character and setting of small villages and hamlets.
- Promote good management of important village and roadside trees. Plant new tree features in villages.
- Encourage careful woodland design to screen new housing and other visually intrusive landscape elements, for example, pig farms, communication aerials.
- Consider the cumulative impact on landscape character of small developments and land use change.
- Avoid the introduction of suburban styles and materials.
- Ensure any new development is well integrated into the wider landscape. Use new woodland and hedgerow planting as appropriate.

- Conserve ancient semi-natural woodland as an historical, landscape and wildlife feature.
- Encourage good management of existing woodland and tree groups, including planting up edge areas.
- Conserve hedgerows and allow for the growth of hedgerow trees.
- Inappropriate or visually intrusive road improvements.
- Views from the higher ground of the South Downs National Park.
- Erosion of historic character due to changes in farming practices.
- Expansion of horse paddocks.

Relevant forces for change / threats / opportunities:

LCA SC9

- Urban development pressures, especially in the gaps between settlements and on the edge of Chichester.
- Major road improvements.
- Loss of mature elm trees in the 1970's and 1980's due to Dutch elm disease.
- Loss of tree and hedgerow cover from agricultural intensification since World War II.
- Conversion of agricultural buildings to light industrial uses.

LCA SC7

- Potential development pressure from the extension of existing settlements.
- Lack of woodland management resulting in a decline in the structure and condition of existing woodlands.
- Increased recreational activities, for example associated with horse-riding and golf courses.
- Major existing road improvements along the A27 trunk road and the possibility of new ones.

Sub-area map:

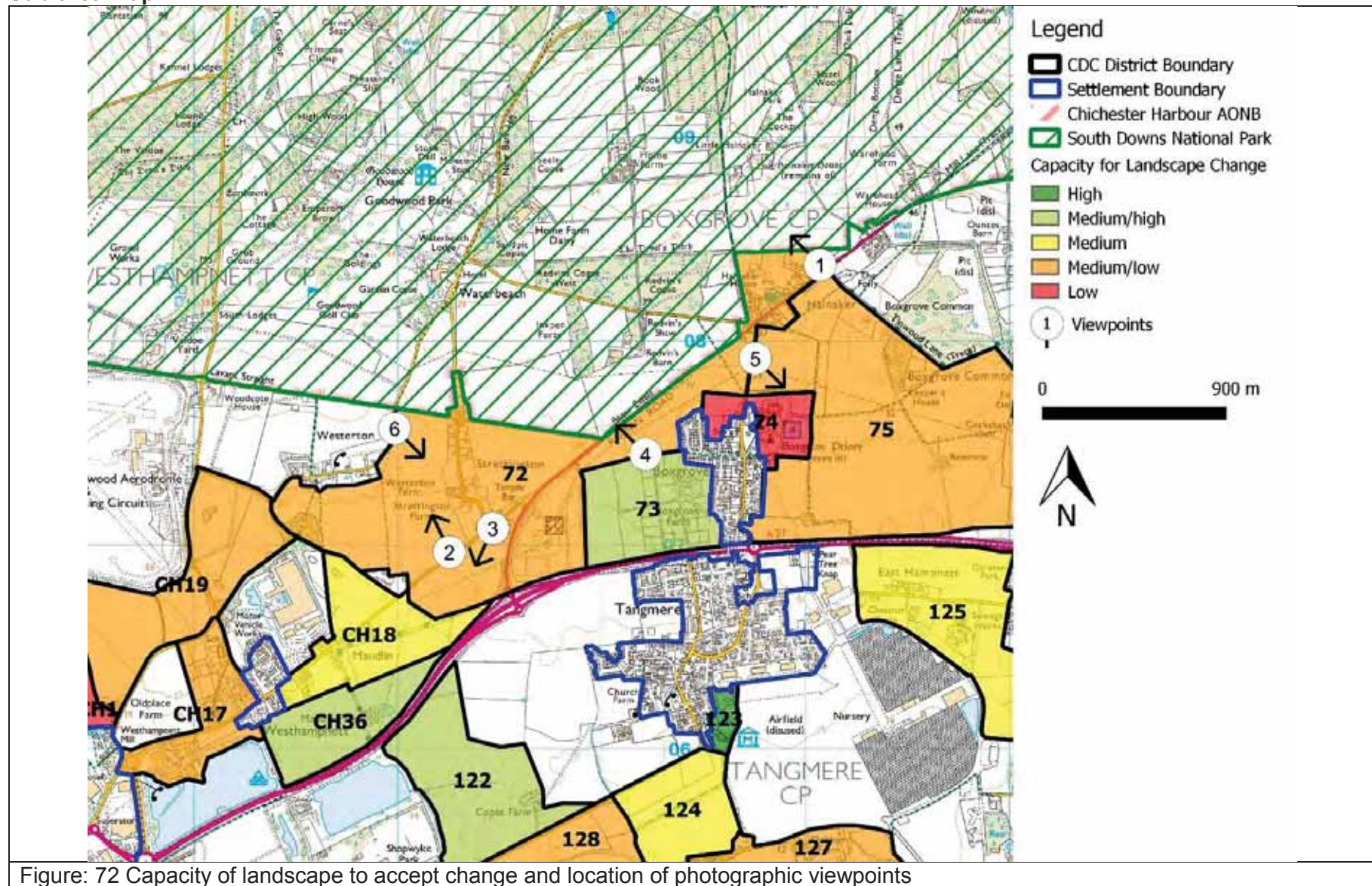


Figure: 72 Capacity of landscape to accept change and location of photographic viewpoints

Sub-area description:

Sub-area 72 is irregularly shaped and broadly linear in form, approximately following the line of A285/Stane Street. Its northern boundary is partly formed by the SDNP. To the east it includes the hamlet of Halnaker, and to the west includes the hamlet of Strettington, whilst the central portion passes to the north of Boxgrove village. Outside the two hamlets the area is sparsely settled and comprises predominantly arable farming with some pasture. South of Strettington is a solar farm.

For more detail refer to record sheets.

Photographs:

Photo 1: View north from A285 into enclosed paddocks east of Halnaker



Photo 2: View north towards South Downs from Roman Road west of Strettington.



Photo 3: View south-west from Roman Road south of Strettington across arable fields towards Maudlin



Photo 4: View north across arable fields towards the South Downs from PRow west of Boxgrove

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Photo 5: View south-east from The Street across arable fields towards Boxgrove Priory



Photo 6: View south-east from north-east of Westerton across arable fields towards Strettington

Please refer to section 3 methodology of the assessment process

1. Visual Sensitivity: Medium

- Intervisibility with the South Downs which forms the backdrop to long views.
- Sensitive visual receptors within SDNP.
- Views into the sub-area from a number of small settlements (Boxgrove, Halnaker, Strettington, Westerton)
- Views towards Boxgrove Priory (listed Grade I /Scheduled Monument)
- Intervisibility with Goodwood seasonal car parks
- Sensitive receptors within Boxgrove and Halnaker Conservation Areas
- A27 and 285 are busy roads
- Offers some good opportunities for mitigation but with potential loss of long views to SDNP or closer views to Boxgrove Priory.

2. Landscape Sensitivity: Medium

- Predominantly Grade 2 agricultural soil
- Solar farm in south-west
- Power lines are intrusive in places

- Some mature hedgerow trees and shelterbelts
 - Northern part is within setting of Grade I Goodwood Park
 - Devil's Ditch SM lies along part of northern boundary
 - Contains part of Halnaker Conservation Area and parkland at Halnaker House
 - Adjacent to Boxgrove Conservation Area
 - Important tree group between Almshouses and playing fields in Boxgrove and within south of Halnaker Conservation Area
 - Grade II listed buildings in Strettington and Halnaker also contribute to setting of Grade I Boxgrove Priory, and Grade II buildings in Boxgrove and Westerton
 - Brick and flint walls associated with dwellings
 - Some loss of tranquillity associated with A27/A285
 - Small number of PRow
3. Landscape Character Sensitivity: Medium (combines 1 and 2)
4. **Wider Landscape Sensitivity: Medium/high**
- A generally open enclosed and peaceful landscape although in places influenced by settlement edges and busy transport routes
 - Good visual and physical connection to downs to the north
 - The area is largely typical of the wider LCAs
5. Overall Landscape Sensitivity: Medium/high (combines 3 and 4)
6. **Landscape Value: Medium**
- Contains part of Halnaker Conservation Area and Grade II listed buildings and is adjacent to Boxgrove Conservation area
 - Forms part of setting of Grade I Boxgrove Priory
 - Forms part of setting of SDNP

7. Landscape Capacity: Medium (combines 5 and 6)

<p>Potential effect on key visual characteristics</p> <ul style="list-style-type: none"> • Impact on sensitive receptors in SDNP and conservation areas • Impact on views from SDNP
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Loss of Grade 2 agricultural soil • Erosion of historic character of conservation areas and settings of listed buildings, registered landscapes, and scheduled monuments
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • Loss of historic nucleated form of villages • Risk of coalescence of villages and hamlets and loss of individual character
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Retention of woodland and all good and moderate quality tree cover and locally distinctive boundary treatments and features • Retention of other vegetated areas where they contribute to landscape and biodiversity value. • Tree and hedgerow planting to strengthen field boundaries and the landscape between settlements and create wildlife corridors where this will not result in loss of key views. • Long-term management of woodland blocks • Retaining legibility and setting of PRoW network and creating additional links • Conserve rural character of settlements

Conclusion and recommendations and potential capacity of sub-area

Sub-area 72 has a medium capacity, constrained by its historic landscape and its role as part of the setting of SDNP. There are views from roads, public footpaths, settlements, conservation areas and views into and out of the SDNP to the north including long views to the South Downs.

The area has a clear sense of history as manifest in the Devil's Ditch, the nearby Boxgrove Priory, the listed buildings and the conservation areas. It is possible that a small amount of development may be accommodated within or around existing settlements or clusters of built form provided it is informed by further landscape and visual impact assessment and sensitively integrated into the landscape although great care would need to be taken to avoid any landscape or visual harm. Particular care would be needed to protect the existing heritage assets, the historic settlement pattern and local distinctiveness and to maintain the separate identities of the individual settlements and to avoid coalescence.

Sub-area: 73: Boxgrove Western Settlement Edge Coastal Plain

West Sussex County Council Landscape Character Assessment (WSCCLCA) LCA SC9 Chichester to Yapton Coastal Plain Adjacent: South Downs National Park Authority Integrated Landscape Character Assessment: LCA Q1 South Downs Upper Coastal Plain

Key characteristics and key qualities (West Sussex LCA unless noted):

LCA SC9

- Low lying flat open landscape.
- A low density of hedgerows and hedgerow trees with occasional shelterbelts.
- Scattered, historically nucleated villages with mixed building materials of flint, brick, half timber and stone.
- Large farmsteads along roads, and on dead-end tracks.
- Long views to the South Downs.
- Frequent urban fringe influences of horse paddocks, light industry and disused airfields, with busy minor and major roads.
- Few trees or hedgerows, partly as a result of Dutch elm disease, from the 1970s and the Great Storm of 1987 and overall high quality agricultural land, although, where they do exist, they form prominent features.
- Large regular fields, mostly the product of Parliamentary enclosure.
- Semi-natural habitats are scarce due to intensive arable agriculture.
- Hedgerow pattern is fragmented with occasional isolated woods

Landscape strategy and key sensitivities and guidelines:

LCA SC9

- Key views to the South Downs.
- Fragmentation and loss of hedgerows and connections between hedgerow and woodland.
- Replacement of mature treescape.
- Changes in drainage patterns.
- Loss of archaeological remains to ploughing.
- Loss of distinction between different settlements due to urban expansion.
- Changes in transport infrastructure due to urban development pressures.
- Create a new, large scale tree and hedgerow framework which complements the open intensively farmed landscape, whilst maintaining significant views of Chichester Cathedral, the South Downs and local features.
- Maintain and strengthen field boundaries such as hedgerows and shelterbelts.
- Link up existing remnant hedgerows and tree lines to re-establish coherent field boundaries and wildlife corridors.
- Encourage a full tree survey of the area with a view to conserving and managing existing feature tree groups and individuals.
- Encourage and promote land management schemes to increase species rich grassland areas.
- Promote management and establishment of grassland regimes of grazing, hay cutting and silage.
- Restore and strengthen the landscape of the gaps between settlements.

- Encourage landscape enhancements around villages and on their approaches.
- Establish new vegetation features by the planting of hedgerows and tree clumps in field corners and along roadsides, especially those approaching settlements.
- Encourage the planting of shelter belts around horse paddocks, using native species, to give visual and wildlife benefits.
- Restrict extensive areas of tree planting to poorer quality agricultural land.
- Expansion of horse paddocks.

Relevant forces for change / threats / opportunities:

LCA SC9

- Urban development pressures, especially in the gaps between settlements and on the edge of Chichester.
- Major road improvements.
- Loss of mature elm trees in the 1970's and 1980's due to Dutch elm disease.
- Loss of tree and hedgerow cover from agricultural intensification since World War II.
- Conversion of agricultural buildings to light industrial uses.

Sub-area map:

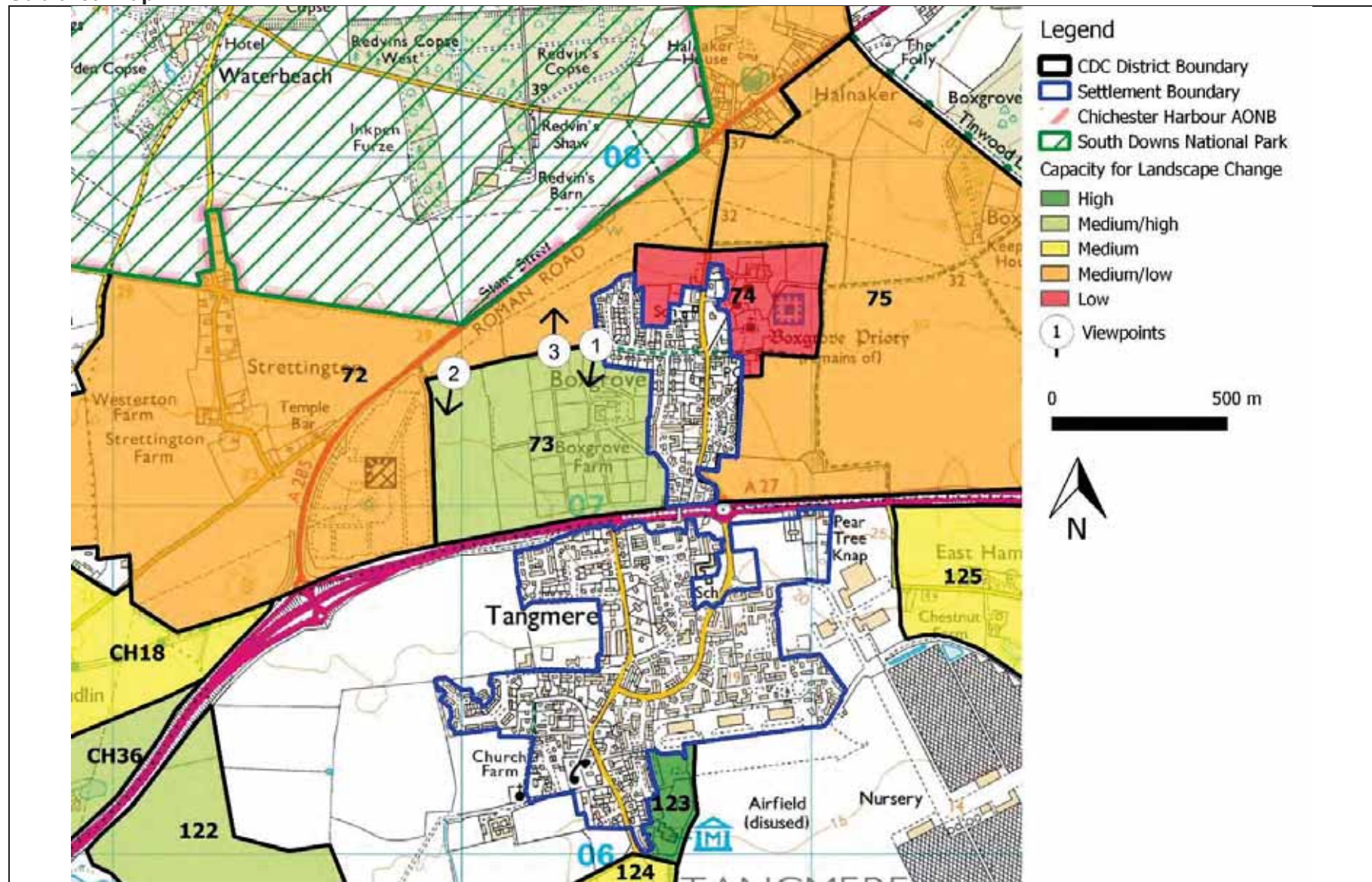


Figure: 73 Capacity of landscape to accept change and location of photographic viewpoints

Sub-area description:

Sub-area 73 is approximately rectangular in form, lies to the west of the more modern part of Boxgrove and is centred on Boxgrove Farm. Its northern boundary is formed by a PRow, and its south by the A27. To the west is a solar farm and to the east the mid-20th Century housing of Priors Acre. At its closest the sub-area lies approximately 125m south of the SDNP boundary. The sub-area is primarily used in connection with equestrian activities.

For more detail refer to record sheets.

Photographs:

Photo 1: View south into sub-area from PRow showing horse-walker and equestrian grazing.



Photo 2: View south-west across sub-area from PRow towards adjacent solar farm and A27



Photo 3: Panorama northwards from PRow to north of sub-area towards South Downs. Settlement edge of Boxgrove visible to east.

Please refer to section 3 methodology of the assessment process

1. Visual Sensitivity: Medium/low

- Intervisibility with the South Downs, where vegetation allows, which forms the backdrop to long views.
- Sensitive visual receptors within SDNP.
- Views into the sub-area from edge of Boxgrove
- Views out to adjacent solar farm
- A27 and 285 are busy roads
- Offers some good opportunities for mitigation which will help screen visual intrusions such as solar farm and A27 but with potential loss of long views to SDNP.

2. Landscape Sensitivity: Medium/low

- Predominantly Grade 2 agricultural soil
- Power lines are intrusive in places
- Hedgerow trees and shelterbelts confined to boundaries generally.
- Loss of tranquillity associated with A27/A285 which is a persistent noise.

- Bounded to north by PRoW
3. Landscape Character Sensitivity: Medium/low (combines 1 and 2)
4. **Wider Landscape Sensitivity: Medium/low**
- A generally open landscape although influenced by settlement edges and busy transport routes
 - Some visual and physical connection to downs to the north
 - The area is largely typical of the wider LCAs although influenced by the adjacent settlement, solar farm and busy road
5. Overall Landscape Sensitivity: Medium/low (combines 3 and 4)
6. **Landscape Value: Medium**
- Forms part of setting of SDNP
 - Local PRoW to northern boundary
7. Landscape Capacity: Medium/high (combines 5 and 6)

<p>Potential effect on key visual characteristics</p> <ul style="list-style-type: none"> • Impact on sensitive receptors in SDNP • Impact on views from SDNP
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Loss of Grade 2 agricultural soil
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • Loss of historic nucleated form of village
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Retention of woodland and all good and moderate quality tree cover • Retention of other vegetated areas where they contribute to landscape and biodiversity value. • Tree and hedgerow planting to strengthen field boundaries and the landscape between settlements and create wildlife corridors where this will not result in loss of key views. • Retaining legibility and setting of PRoW network and creating additional links • Opportunities to mitigate influence of A27/solar farm

Conclusion and recommendations and potential capacity of sub-area

Sub-area 73 has a medium/high capacity, constrained by its role as part of the setting of SDNP.

There are views from main roads, one public footpath, and the settlement of Boxgrove, and into and out of the SDNP to the north including long views to the South Downs, where vegetation allows. The sub-area relates well to the modern extension of Boxgrove which lies to the east and is somewhat cut off from the wider landscape to the south and west by highways.

It is possible that some development may be accommodated within part of sub-area 73 around the existing settlement provided it is informed by further landscape and visual impact assessment and sensitively integrated into the landscape although great care would need to be taken to avoid any landscape or visual harm.

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Sub-areas: 74: Boxgrove Eastern Settlement Edge Coastal Plain

West Sussex County Council Landscape Character Assessment (WSCCLCA) LCA SC9 Chichester to Yapton Coastal Plain, SC7 Hainaker Upper Coastal Plain;

Adjacent: South Downs National Park Authority Integrated Landscape Character Assessment: LCA Q1 South Downs Upper Coastal Plain

Key characteristics and key qualities (West Sussex LCA unless noted):

LCA SC9

- Low lying flat open landscape.
- A low density of hedgerows and hedgerow trees with occasional shelterbelts.
- Scattered, historically nucleated villages with mixed building materials of flint, brick, half timber and stone.
- Large farmsteads along roads, and on dead-end tracks.
- Long views to the Downs
- The relatively open character of much of the area allows long views so that village church towers are important landmarks in views.
- Frequent urban fringe influences of horse paddocks, light industry and disused airfields, with busy minor and major roads.
- Few trees or hedgerows, partly as a result of Dutch elm disease, from the 1970s and the Great Storm of 1987 and overall high quality agricultural land, although, where they do exist, they form prominent features.
- Important medieval churches with spires which distinguish this otherwise flat landscape.
- Semi-natural habitats are scarce due to intensive arable agriculture.

LCA SC7

- A transitional landscape
- Clear views to the higher ground of the Downs to the north.
- Mainly gently undulating farmland enclosed by woods with numerous hedgerows.
- Pattern of small to medium sized pastures, arable fields, livestock farming and market gardening.
- Wealth of historic landscape features including historic parklands, many ancient woodlands and earthworks.
- Area is well settled with scattered pattern of rural villages and farmsteads, including traditional flint village centres such as Boxgrove.
- Leafy or wooded settlements.
- Evidence of humanoid existence (Boxgrove Man) some 500,000 years ago, recently uncovered in sediments at Earham Quarry, Boxgrove, near Chichester.
- Remains of a Benedictine Monastery at Boxgrove Priory.
- Mix of small, medium and large-sized fields with mainly straight Parliamentary enclosure boundaries. Some earlier, irregular assarts.
- Remnant semi-natural broadleaved woodlands, interconnecting hedgerows and trackways provide important habitats for wildlife.
- A few significant patches of unimproved or semi-improved neutral grassland and meadows.

Landscape strategy and key sensitivities and guidelines:

LCA SC9

- Key views to the South Downs
- Fragmentation and loss of hedgerows and connections between hedgerow and woodland.
- Replacement of mature treescape.
- Loss of archaeological remains to ploughing.
- Loss of distinction between different settlements due to urban expansion.
- Changes in transport infrastructure due to urban development pressures.
- Maintain and strengthen field boundaries such as hedgerows and shelterbelts.
- Link up existing remnant hedgerows and tree lines to re-establish coherent field boundaries and wildlife corridors.
- Encourage a full tree survey of the area with a view to conserving and managing existing feature tree groups and individuals.
- Encourage and promote land management schemes to increase species rich grassland areas.
- Promote management and establishment of grassland regimes of grazing, hay cutting and silage.
- Encourage landscape enhancements around villages and on their approaches.
- Establish new vegetation features by the planting of hedgerows and tree clumps in field corners and along roadsides, especially those approaching settlements.
- Restrict extensive areas of tree planting to poorer quality agricultural land.

LCA SC7

- Conserve the undeveloped rural character of the area.
- Maintain and enhance the historic character of the area including earthworks, historic field patterns and historic parks.
- Conserve and manage distinctive habitats including meadows, heathland, chalk grassland, stream sides and woodland.
- Conserve and enhance the character and setting of small villages and hamlets.
- Promote good management of important village and roadside trees. Plant new tree features in villages.
- Consider the cumulative impact on landscape character of small developments and land use change.
- Avoid the introduction of suburban styles and materials.
- Ensure any new development is well integrated into the wider landscape. Use new woodland and hedgerow planting as appropriate.
- Conserve ancient semi-natural woodland as an historical, landscape and wildlife feature.
- Encourage good management of existing woodland and tree groups, including planting up edge areas.
- Conserve hedgerows and allow for the growth of hedgerow trees.
- Inappropriate or visually intrusive road improvements.
- Views from the higher ground of the South Downs National Park.
- Erosion of historic character due to changes in farming practices.
- Expansion of horse paddocks.

Relevant forces for change / threats / opportunities:

LCA SC9

- Urban development pressures, especially in the gaps between settlements and on the edge of Chichester.
- Major road improvements.
- Loss of mature elm trees in the 1970's and 1980's due to Dutch elm disease.
- Loss of tree and hedgerow cover from agricultural intensification since World War II.
- Conversion of agricultural buildings to light industrial uses.

LCA SC7

- Potential development pressure from the extension of existing settlements.
- Lack of woodland management resulting in a decline in the structure and condition of existing woodlands.
- Increased recreational activities, for example associated with horse-riding and golf courses.
- Major existing road improvements along the A27 trunk road and the possibility of new ones.

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Sub-area map:

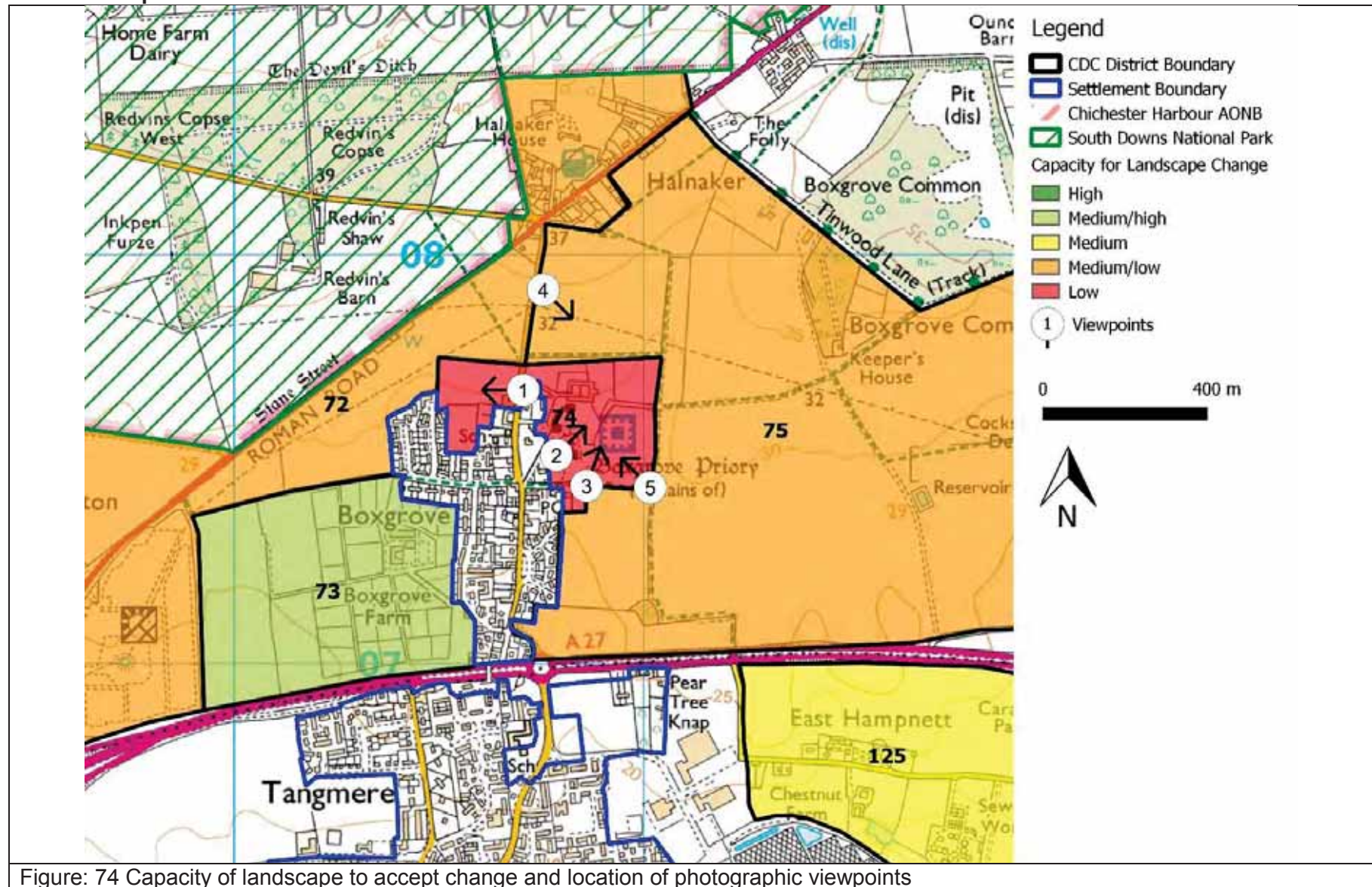


Figure: 74 Capacity of landscape to accept change and location of photographic viewpoints

Sub-area description:

Sub-area 74 is irregularly shaped and located to the north of Boxgrove where it straddles The Street. The larger, eastern part includes the Grade I listed Boxgrove Priory and Priory Farm while the western part predominantly comprises the village hall, recreation ground and adjacent school playing fields.

For more detail refer to record sheets.

Photographs:

Photo 1: View west across car park of village hall into recreation grounds with well-vegetated boundary.



Photo 2: View north-east towards ruins of Boxgrove Priory with Priory Farm beyond.



Photo 3: View north from PRow south of Boxgrove Priory to South Downs and Halnaker Windmill



Photo 4: View south-east from The Street across arable fields towards Boxgrove Priory

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Photo 5: View north west from PRow across arable fields towards Boxgrove Priory and Priory Farm with the South Downs beyond

Please refer to section 3 methodology of the assessment process

1. Visual Sensitivity: Medium/high

- Intervisibility with the South Downs which forms the backdrop to long panoramic views. Including far-reaching views to Halnaker Windmill.
- Sensitive visual receptors within SDNP.
- Sensitive receptors within Boxgrove Conservation Area
- Views into the sub-area from settlement of Boxgrove
- Views to/from Boxgrove Priory (listed Grade I /Scheduled Monument)
- Sensitive receptors in recreation ground /playing fields
- Small number of residents
- Offers some opportunities for mitigation but with potential loss of long views to SDNP or closer views to Boxgrove Priory.

2. Landscape Sensitivity: Medium/high

- Predominantly Grade 2 agricultural soil
- Power lines are intrusive in places

- Some mature hedgerow trees
 - Contains part of Halnaker Conservation Area and parkland at Halnaker House
 - Boxgrove Conservation Area
 - Important tree group between Almshouses and playing fields in Boxgrove
 - Sensitive receptors at recreation ground/playing fields
 - Setting of Grade I Boxgrove Priory (SM) and Grade II buildings within Boxgrove
 - Brick and flint walls associated with dwellings
 - Small number of PRoW
3. Landscape Character Sensitivity: Medium/high (combines 1 and 2)
4. **Wider Landscape Sensitivity: Medium**
- A generally open landscape although slightly influenced by settlement edge and busy A27
 - Good visual and physical connection to downs to the north
 - The area is largely typical of the wider LCAs
5. Overall Landscape Sensitivity: Medium/high (combines 3 and 4)
6. **Landscape Value: Medium/high**
- Forms part of setting of SDNP
 - Well-served by PRoW
 - Scheduled monument and Grade I listed Priory Church

7. Landscape Capacity: Low (combines 5 and 6)

<p>Potential effect on key visual characteristics</p> <ul style="list-style-type: none"> • Impact on sensitive receptors in SDNP and conservation area • Impact on sensitive receptors on recreation ground/playing fields • Impact on visual setting of Grade I Boxgrove Priory
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Loss of Grade 2 agricultural soil • Erosion of historic character of conservation areas and settings of listed buildings, and scheduled monuments
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • Loss of historic nucleated form of villages • Erosion of historic rural context of Boxgrove Priory
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Retention of woodland and all good and moderate quality tree cover and locally distinctive boundary treatments and features • Retention of other vegetated areas where they contribute to landscape and biodiversity value. • Tree and hedgerow planting to strengthen field boundaries and the landscape between settlements and create wildlife corridors where this will not result in loss of key views. • Retaining legibility and setting of PRoW network and creating additional links • Conserve rural character of settlements

Conclusion and recommendations and potential capacity of sub-area

Sub-area 74 has a low capacity, constrained by its historic landscape and its role as part of the setting of SDNP. There are views from roads, public footpaths, settlement, recreation grounds, conservation areas and views into and out of the SDNP to the north including long panoramic views to the South Downs and Halnaker Mill.

The area has a clear sense of history as manifest in Grade I listed Boxgrove Priory, the listed buildings and the conservation area. It is unlikely that any further development may be accommodated within this sub-area without damage to the existing character. It is therefore not recommended as a location for further development.

Sub-area: 75: Boxgrove Eastern Coastal Plain**West Sussex County Council Landscape Character Assessment (WSCCLCA) LCA SC9 Chichester to Yapton Coastal Plain, SC7 Hainaker Upper Coastal Plain;
Adjacent: South Downs National Park Authority Integrated Landscape Character Assessment: LCA Q1 South Downs Upper Coastal Plain**

Key characteristics and key qualities (West Sussex LCA unless noted):

LCA SC9

- Low lying flat open landscape.
- A low density of hedgerows and hedgerow trees with occasional shelterbelts.
- Large farmsteads along roads, and on dead-end tracks.
- Long views to the Downs
- The relatively open character of much of the area allows long views so that village church towers are important landmarks in views.
- Frequent urban fringe influences of horse paddocks, light industry and disused airfields, with busy minor and major roads.
- Few trees or hedgerows, partly as a result of Dutch elm disease, from the 1970s and the Great Storm of 1987 and overall high quality agricultural land, although, where they do exist, they form prominent features.
- Important medieval churches with spires which distinguish this otherwise flat landscape.
- Large regular fields, mostly the product of Parliamentary enclosure.
- Semi-natural habitats are scarce due to intensive arable agriculture.
- Hedgerow pattern is fragmented with occasional isolated woods

LCA SC7

- A transitional landscape.
- Clear views to the higher ground of the Downs to the north.
- A good cover of woodland and trees, with a high percentage of ancient woodland.
- Mainly gently undulating farmland enclosed by woods with numerous hedgerows.
- Pattern of small to medium sized pastures, arable fields, livestock farming and market gardening.
- Area is well settled with scattered pattern of rural villages and farmsteads, including traditional flint village centres such as Boxgrove.
- Leafy or wooded settlements.
- Evidence of humanoid existence (Boxgrove Man) some 500,000 years ago, recently uncovered in sediments at Eartham Quarry, Boxgrove, near Chichester.
- Remains of a Benedictine Monastery at Boxgrove Priory.
- Mix of small, medium and large-sized fields with mainly straight Parliamentary enclosure boundaries. Some earlier, irregular assarts.
- Remnant semi-natural broadleaved woodlands, interconnecting hedgerows and trackways provide important habitats for wildlife.
- A few significant patches of unimproved or semi-improved neutral grassland and meadows.

Landscape strategy and key sensitivities and guidelines:

LCA SC9

- Key views to the South Downs
- Fragmentation and loss of hedgerows and connections between hedgerow and woodland.
- Replacement of mature treescape.
- Changes in drainage patterns.
- Loss of archaeological remains to ploughing.
- Changes in transport infrastructure due to urban development pressures.
- Create a new, large scale tree and hedgerow framework which complements the open intensively farmed landscape, whilst maintaining significant views of Chichester Cathedral, the South Downs and local features.
- Maintain and strengthen field boundaries such as hedgerows and shelterbelts.
- Link up existing remnant hedgerows and tree lines to re-establish coherent field boundaries and wildlife corridors.
- Encourage a full tree survey of the area with a view to conserving and managing existing feature tree groups and individuals.
- Encourage and promote land management schemes to increase species rich grassland areas.
- Promote management and establishment of grassland regimes of grazing, hay cutting and silage.
- Restore and strengthen the landscape of the gaps between settlements.
- Encourage landscape enhancements around villages and on their approaches.
- Establish new vegetation features by the planting of hedgerows and tree clumps in field corners and along roadsides, especially those approaching settlements.
- Encourage the planting of shelter belts around horse paddocks, using native species, to give visual and wildlife benefits.
- Restrict extensive areas of tree planting to poorer quality agricultural land.

LCA SC7

- Conserve the undeveloped rural character of the area.
- Maintain and enhance the historic character of the area including earthworks, historic field patterns and historic parks.
- Conserve and manage distinctive habitats including meadows, heathland, chalk grassland, stream sides and woodland.
- Conserve and enhance the character and setting of small villages and hamlets.
- Promote good management of important village and roadside trees. Plant new tree features in villages.
- Encourage careful woodland design to screen new housing and other visually intrusive landscape elements, for example, pig farms, communication aerials.
- Consider the cumulative impact on landscape character of small developments and land use change.
- Avoid the introduction of suburban styles and materials.
- Ensure any new development is well integrated into the wider landscape. Use new woodland and hedgerow planting as appropriate.
- Conserve ancient semi-natural woodland as an historical, landscape and wildlife feature.
- Encourage good management of existing woodland and tree groups, including planting up edge areas.
- Conserve hedgerows and allow for the growth of hedgerow trees.
- Inappropriate or visually intrusive road improvements.
- Views from the higher ground of the South Downs National Park.

- Erosion of historic character due to changes in farming practices.
- Expansion of horse paddocks.

Relevant forces for change / threats / opportunities:

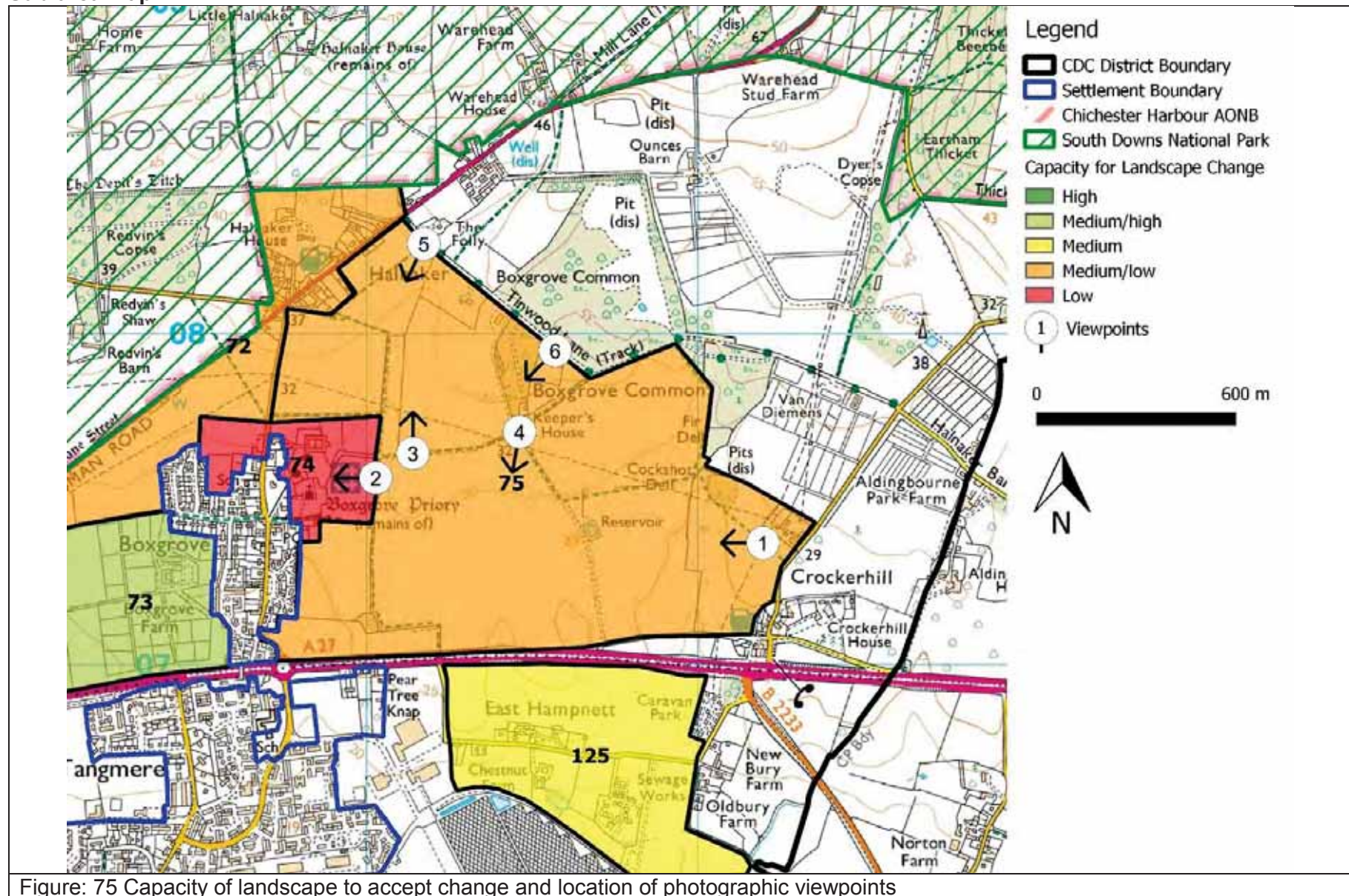
LCA SC9

- Urban development pressures, especially in the gaps between settlements and on the edge of Chichester.
- Major road improvements.
- Loss of mature elm trees in the 1970's and 1980's due to Dutch elm disease.
- Loss of tree and hedgerow cover from agricultural intensification since World War II.
- Conversion of agricultural buildings to light industrial uses.

LCA SC7

- Potential development pressure from the extension of existing settlements.
- Lack of woodland management resulting in a decline in the structure and condition of existing woodlands.
- Increased recreational activities, for example associated with horse-riding and golf courses.
- Major existing road improvements along the A27 trunk road and the possibility of new ones.

Sub-area map:



Sub-area description:

Sub-area 75 is irregularly shaped and lies to the north and east of Boxgrove, bounded to the south by the A27 and to the north and west by Stane Street, The Street and the settlement of Boxgrove. The north-east boundary comprises Tinwood Lane with former gravel works of Boxgrove Common beyond this. The sub-area is sparsely settled with a small number of individual houses and comprises arable fields, pasture and a vineyard. In the eastern corner is an electricity sub-station.

For more detail refer to record sheets.

Photographs:

Photo 1: Panorama looking west from PRow west of Crockerhill with distant views of South Downs in background



Photo 2: View west from PRow towards Boxgrove showing rural setting of Boxgrove Priory Grade I listed/Scheduled Monument



Photo 3: View north from PRow across vineyards towards the South Downs and Halnaker Mill

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Photo 4: View south from PRow across gently undulating arable fields. A27 is screened by vegetation.



Photo 5: View south-west from Tinwood Lane across open fields. Boxgrove Priory is landmark in the distance.

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Photo 6: View south-west from Tinwood Lane towards isolated residential property with equestrian paddocks surrounded by woodland.



Photo 7: View south-east from The Street across arable fields towards Boxgrove Priory

Please refer to section 3 methodology of the assessment process

1. Visual Sensitivity: Medium/high

- Intervisibility with the South Downs which forms the backdrop to long views. Long views to Halnaker Mill.
- Sensitive visual receptors within SDNP and on PRow.
- Views into the sub-area from a number of small settlements (Boxgrove and Crockerhill)
- Views towards Boxgrove Priory (listed Grade I /Scheduled Monument)
- Sensitive receptors within Boxgrove and Halnaker Conservation Areas
- A27 is a busy road with some screening
- Offers some opportunities for mitigation but with potential loss of long views to SDNP or closer views to Boxgrove Priory.

2. Landscape Sensitivity: Medium

- Predominantly Grade 2 agricultural soil in south-west, Grade 3 in north-east
- Power lines are intrusive in places. Sub-station in south-east.

- Some mature hedgerow trees
- Contains small part of Halnaker Conservation Area and is adjacent to part of Boxgrove Conservation Area, contributing to their settings.
- Important tree groups within south of Boxgrove Conservation Area, primarily associated with the Priory
- Contributes to setting of Grade II listed buildings within Boxgrove and Grade I Boxgrove Priory
- Brick and flint walls associated with dwellings
- Some loss of tranquillity associated with A27, especially in the south of sub-area
- Well-served by PRow

3. Landscape Character Sensitivity: Medium/high (combines 1 and 2)

4. **Wider Landscape Sensitivity: Medium/high**

- A generally open landscape although slightly influenced busy A27 but little influence from settlement edge
- Good visual and physical connection to downs to the north and wider landscape to east
- The area is largely typical of the wider LCAs

5. Overall Landscape Sensitivity: Medium/high (combines 3 and 4)

6. **Landscape Value: Medium**

- Forms part of setting of SDNP
- Contributes to setting of Halnaker and Boxgrove Conservation Areas
- Well-served by PRow
- Part of sub-area forms part of setting of scheduled monument and Grade I listed Priory Church

7. Landscape Capacity: Medium/low (combines 5 and 6)

<p>Potential effect on key visual characteristics</p> <ul style="list-style-type: none"> • Impact on sensitive receptors in SDNP and conservation areas • Impact on views from SDNP
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Loss of Grade 2 agricultural soil • Erosion of historic character of conservation areas and settings of listed buildings and scheduled monuments
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • Loss of historic nucleated form of villages • Risk of coalescence of villages and hamlets and loss of individual character
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Retention of woodland and all good and moderate quality tree cover and locally distinctive boundary treatments and features • Retention of other vegetated areas where they contribute to landscape and biodiversity value. • Tree and hedgerow planting to strengthen field boundaries and the landscape between settlements and create wildlife corridors where this will not result in loss of key views. • Long-term management of woodland blocks • Retaining legibility and setting of PRoW network and creating additional links • Conserve rural character of settlements

Conclusion and recommendations and potential capacity of sub-area

Sub-area 75 has a medium/low capacity, constrained by its historic landscape and its role as part of the setting of SDNP. There are views from some roads, public footpaths, settlements, conservation areas and views into and out of the SDNP to the north including long views to the South Downs.

The area has a clear sense of history as manifest in the nearby Boxgrove Priory, the listed buildings and the conservation areas. It is possible that a small amount of development may be accommodated within or around existing settlements or clusters of built form provided it is informed by further landscape and visual impact assessment and sensitively integrated into the landscape although great care would need to be taken to avoid any landscape or visual harm. Particular care would be needed to protect the existing heritage assets, the historic settlement pattern and local distinctiveness.

Sub-area:**76: North Hermitage Enclosed Pasture****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**

Key characteristics and key qualities (West Sussex LCA unless noted):

- Low lying flat open landscape.
- Suburban settlement dominates the area.
- Small towns, villages and road crossings hug the tops of inlets to Chichester Harbour.
- Degraded tree and hedgerow framework. A low density of hedgerows and hedgerow trees with occasional shelterbelts.
- Meandering rifes and drainage ditches.
- Large-scale arable farming and market gardening.
- Winterbourne chalk streams flow through this area.
- Frequent urban fringe influences of horse paddocks, agricultural and light industry.
- Busy minor and major roads which also serve as bypasses. Minor roads run mainly north-south between the A259 and A27.
- Narrow gaps of open land between Hermitage, Southbourne, Nutbourne and Chidham. The gaps between settlements provide important visual relief to the built up areas, although their landscape character is often poorly defined, with a degraded hedgerow network.
- A few parts of this area retain elements of a smaller-scale, more varied landscape with quiet hamlets and traditional villages enclosed by small pastures.
- Inlets, small waterways and ditches.
- Few visible prehistoric monuments, apart from crop marks.
- Watermills (post medieval - medieval) located around the small waterways and inlets feeding into Chichester Harbour, at Fishbourne, Nutbourne, Westbourne, Lumley and Ratham.
- Semi-natural habitats are scarce due to intensive arable agriculture.
- The rife and ditch systems, together with occasional ponds, are of particular ecological value, supporting an important but fragile population of water voles.
- Fragments of woodland, some of which are ancient.
- Winterbourne chalk streams flow through this area and interact with saline estuaries causing unique conditions.
- Occasional species-rich meadows along rifes.
- Hedgerow pattern is fragmented with occasional isolated woods. Linking features assume a greater significance in an otherwise cultivated landscape.
- Linear historic settlements follow, or are located in close proximity to the Roman Road line of the A259 (CHAONBLCA)

Landscape strategy and key sensitivities and guidelines:

- Create a new large scale tree and hedgerow framework to complement the open, intensively farmed landscape, whilst maintaining important views.
- Maintain and strengthen field boundaries such as hedgerows and shelterbelts.
- Conserve and link existing hedgerows and trees.
- Restore field boundaries through shelter belt planting, especially around horse paddocks.
- Establish landscape management plans for urban edges.
- Encourage the creation of new suburban woodlands, preferably with community involvement, for recreation and to link up with existing woodlands to the north.
- Encourage bold tree planting adjacent to roads to enhance both the visual and wildlife value of these areas.
- Restore and strengthen the landscape of the gaps between settlements.
- Encourage landscape enhancements around villages and on their approaches.
- Strengthen the landscape framework and filter the views of the urban edge through planting of woodland, tree and shrub belts and groups. Use these to screen and unify disparate suburban elements, especially along roadside verges, on village edges and around glasshouses.
- Maintain and enhance the landscape and biodiversity of rivers, waterways and inlets.
- Encourage and promote land management schemes to increase species-rich grassland areas.
- Farm diversification and garden centres leading to introduction of signs and fencing.
- Derelict glasshouses and agricultural holdings.
- Changes in transport infrastructure.
- Proximity to Chichester Harbour Area of Outstanding Natural Beauty.
- Development at the top of waterways and inlets feeding in to Chichester Harbour.

Relevant forces for change/ key issues / threats / opportunities:

- Urban development pressures, especially in the gaps between settlements and on the edge of Chichester.
- Conversion of agricultural buildings to light industrial uses.
- Introduction of large scale glasshouses with distribution sheds.

Sub-area map:

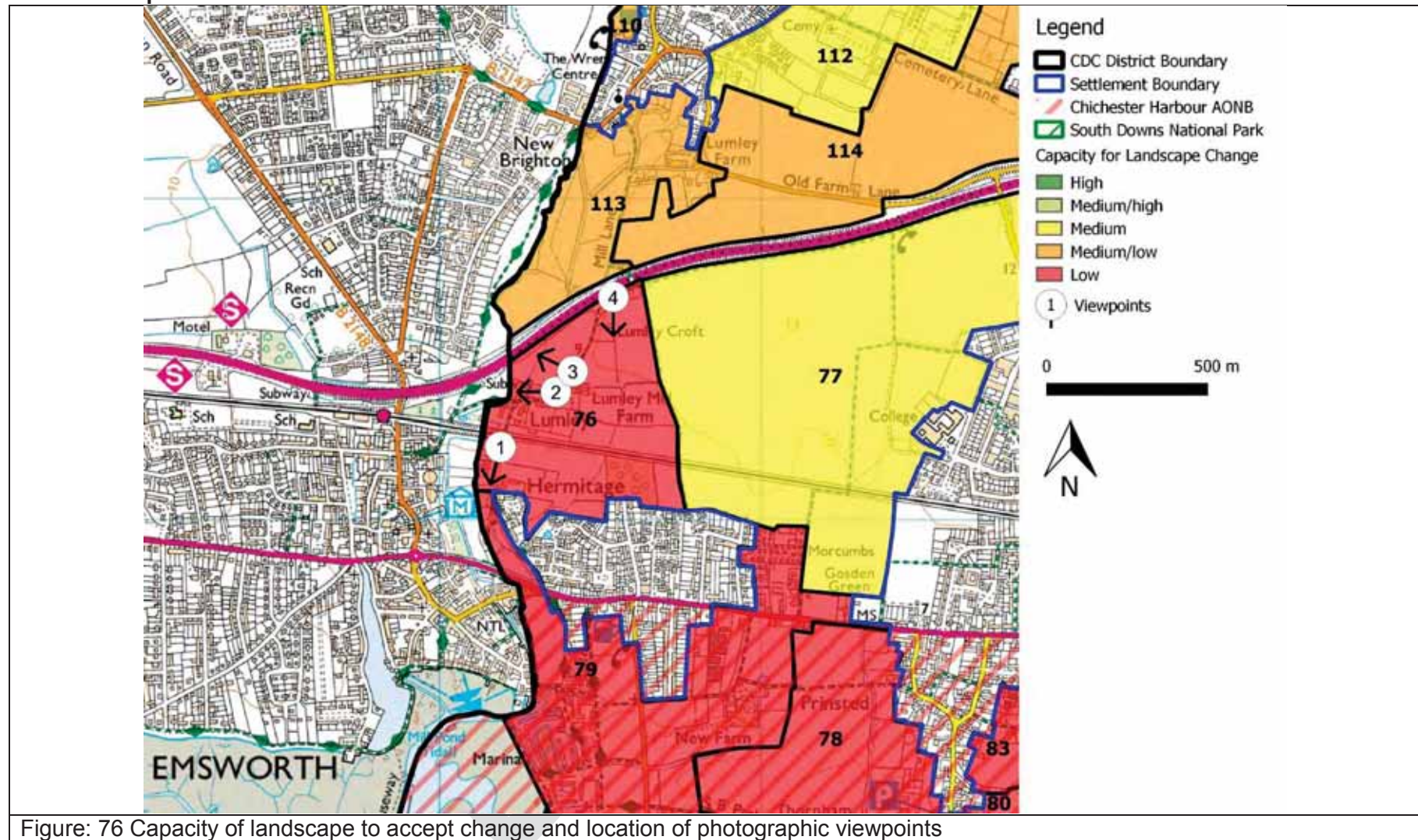


Figure: 76 Capacity of landscape to accept change and location of photographic viewpoints

Sub-area description:

The 76: North Hermitage Enclosed Pasture sub-area is characterised by small to medium scale grazed and arable fields with woodland blocks/strips and copses on the low lying flat coastal plain. The River Ems runs along western edge of the sub-area joined by small streams crossing sub-area. A small amount of low density settlement falls within the sub-area including a farmstead and the historic Lumley Mill. The sub-area lies immediately to the north of Heritage village and to the east of Emsworth, separated by Brook Meadow and the course of the River Ems. The Chichester Harbour AONB lies further to south, separated from the sub-area by the built up area of Hermitage.

For more detail refer to record sheets.

Photographs:

Photo 1: View looking north along Lumley Road within sub-area



Photo 2: View looking south from PRow to Lumley Mill Grade II listed building*



Photo 3: View across pasture/paddock fields from PRow crossing sub-area looking west



Photo 4: View across pasture/paddock fields from PRow crossing sub-area looking south

Please refer to section 3 methodology of the assessment process

1. Visual Sensitivity: Medium

- Visible in views from PRow crossing and bounding sub-area and the Sussex Border Path long distance path crossing south-west end of area
- Visible in views from motorists on a rural lane, visibility variable depending on vegetation cover
- Visible in views from a number of properties/farms
- Visible in views from the railway line crossing area
- Positive views of vernacular buildings and the northern part of the characteristic historic Slipper Mill Pond from within the sub-area
- Views within 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 and long reaching characteristic views to most elevated section of the hills within the SDNP
- The area has a good structure of existing vegetation which mitigation planting could build upon
- Appropriate mitigation planting likely to be compatible although mitigation could impact positive views
- 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.

2. **Landscape Sensitivity: Medium / high**

- Low lying flat coastal plain
- Small to medium scale grazed fields and arable fields with regular and irregular boundaries and irregular watercourses, enclosed partially by wooded character
- River Ems runs along western edge of sub-area joined by small streams crossing sub-area
- A good hedgerow network with mature hedgerow trees
- Good tree cover provided by a woodland block north of Hermitage Wooded, strips adjacent to A27, a number of small copses, some field trees, riverside trees along the watercourses and treelines along railway, Lumley Road and A27
- Areas with biodiversity value including a small part of Brook Meadow Local Nature Reserve within sub-area; Areas of 'Deciduous woodland', 'Traditional orchard' and 'Coastal and floodplain grazing marsh' along River Ems identified on the Priority Habitat Inventory; and the majority of the sub-area falls within the Strategic Wildlife Corridor identified by Chichester District Council connecting from the Harbour to Aldsworth
- Vernacular buildings and boundary treatments
- A good sense of history including historic fields patterns and forming part of the agricultural and riparian setting of the Lumley Mill Grade II* listed building and associated features and other listed buildings
- Contains low density settlement including farmstead/ historic mill enclosed by small pastures
- Tranquillity affected by local intermittent noise from train line crossing area and locally affected by M27 to north; some suburbanising influences including from the train line; modern farm buildings, to some extent, where they lack adjacent vegetation
- Accessible by PRoW crossing and bounding sub-area including short section of the Sussex Border Path long distance path

3. Landscape Character Sensitivity: Medium (combines 1 and 2)

4. **Wider Landscape Sensitivity: Medium / high**

- Settlement edges generally well vegetated
- 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.
- Some urbanising influences including the train line and adjacent A27
- Contribute to rural setting of Lumley, Hermitage and Emsworth
- Part of wider separation between Hermitage and New Brighton, and Emsworth and Hermitage. The area also contributes to the separation of Hermitage and Lumley.

5. Overall Landscape Sensitivity: Medium / high (combines 3 and 4)

6. Landscape Value: Medium / high

- Forms part of the agricultural and riparian setting of the Lumley Mill Grade II* listed building; 2 other adjacent Grade II listed buildings; and Lumley Terrace 1-8 Grade II listed buildings
- Small part of Brook Meadow Local Nature Reserve within sub-area
- Short section of the Sussex Border Path long distance path

7. Landscape Capacity: Medium / low (combines 5 and 6)

<p>Potential effect on key visual characteristics</p> <ul style="list-style-type: none"> • Impact on characteristic views including to Southbourne church spire and hills within the SDNP • Impact on positive views to vernacular buildings and the characteristic historic Slipper Mill Pond • Impact on scenic quality of the area including its rural riparian character
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Loss of pasture/arable fields, hedgerows, trees, woodland, riverside trees and historic landscape field patterns • Loss of hedgerow / vegetated character of surrounding roads • Impact on characteristic views to the SDNP • Impact part of the setting of listed buildings
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • Impact on the separation of Hermitage and Lumley and wider separation between Hermitage and New Brighton, and Emsworth and Hermitage • Impacts on the rural landscape setting of Lumley, Hermitage and Emsworth
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Retention of all good and moderate quality tree/woodland cover and locally distinctive boundary treatments and features • Restoring and enhancing the riparian character including riverside trees and meadows • Retention of other vegetated areas where they contribute to landscape and biodiversity value • Extending and connecting woodland • Long-term management of woodland and hedgerows • Retaining legibility and setting of PRow network • Conserve rural character of lanes • Retention of the rural setting of listed buildings

Conclusion and recommendations and potential capacity of sub-area

Sub-area 76 has a low capacity, constrained by its rural riparian character; the sub-area's small-scale varied landscape character with traditional settlement enclosed by small pastures, characteristic of wider landscape character area; its contribution to the rural setting of the settlements of separation of Hermitage and Lumley and their separation; and its contribution to a number of listed buildings including the Lumley Mill Grade II*. There are views to and across the area from public rights of way and rural lanes and the sub-area offers long

reaching panoramic views to the hills within the South Downs National Park along its eastern edge. The sub-area is however influenced by some suburbanising influences including from the train line and the A27.

It is possible that a small amount of built development may be accommodated within existing clusters of buildings and on the northern edge of Hermitage provided it is informed by further landscape and visual impact assessment and sensitively integrated into the landscape, respecting the historic settlement pattern and locally distinctiveness. Great care would need to be taken to avoid any landscape or visual harm.

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Sub-area:**77: Hermitage – Southbourne Coastal Plain****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****Key characteristics and key qualities (West Sussex LCA unless noted):**

- Low lying flat open landscape.
- Long views to Chichester Harbour
- Suburban settlement dominates the area.
- Small towns, villages and road crossings hug the tops of inlets to Chichester Harbour.
- Degraded tree and hedgerow framework. A low density of hedgerows and hedgerow trees with occasional shelterbelts.
- Meandering rife and drainage ditches.
- Large-scale arable farming and market gardening.
- Clusters of greenhouses.
- Frequent urban fringe influences of horse paddocks, agricultural and light industry.
- Busy minor and major roads which also serve as bypasses. Minor roads run mainly north-south between the A259 and A27.
- Narrow gaps of open land between Hermitage, Southbourne, Nutbourne and Chidham. The gaps between settlements provide important visual relief to the built up areas, although their landscape character is often poorly defined, with a degraded hedgerow network.
- A few parts of this area retain elements of a smaller-scale, more varied landscape with quiet hamlets and traditional villages enclosed by small pastures.
- Large regular fields, mostly the product of Parliamentary enclosure.
- Semi-natural habitats are scarce due to intensive arable agriculture.
- The rife and ditch systems, together with occasional ponds, are of particular ecological value, supporting an important but fragile population of water voles.
- Fragments of woodland, some of which are ancient.
- Hedgerow pattern is fragmented with occasional isolated woods. Linking features assume a greater significance in an otherwise cultivated landscape.
- Linear historic settlements follow, or are located in close proximity to the Roman Road line of the A259 (CHAONBLCA)
- Dense urban development of Havant, Chichester, Emsworth and Southbourne (CHAONBLCA)

Landscape strategy and key sensitivities and guidelines:

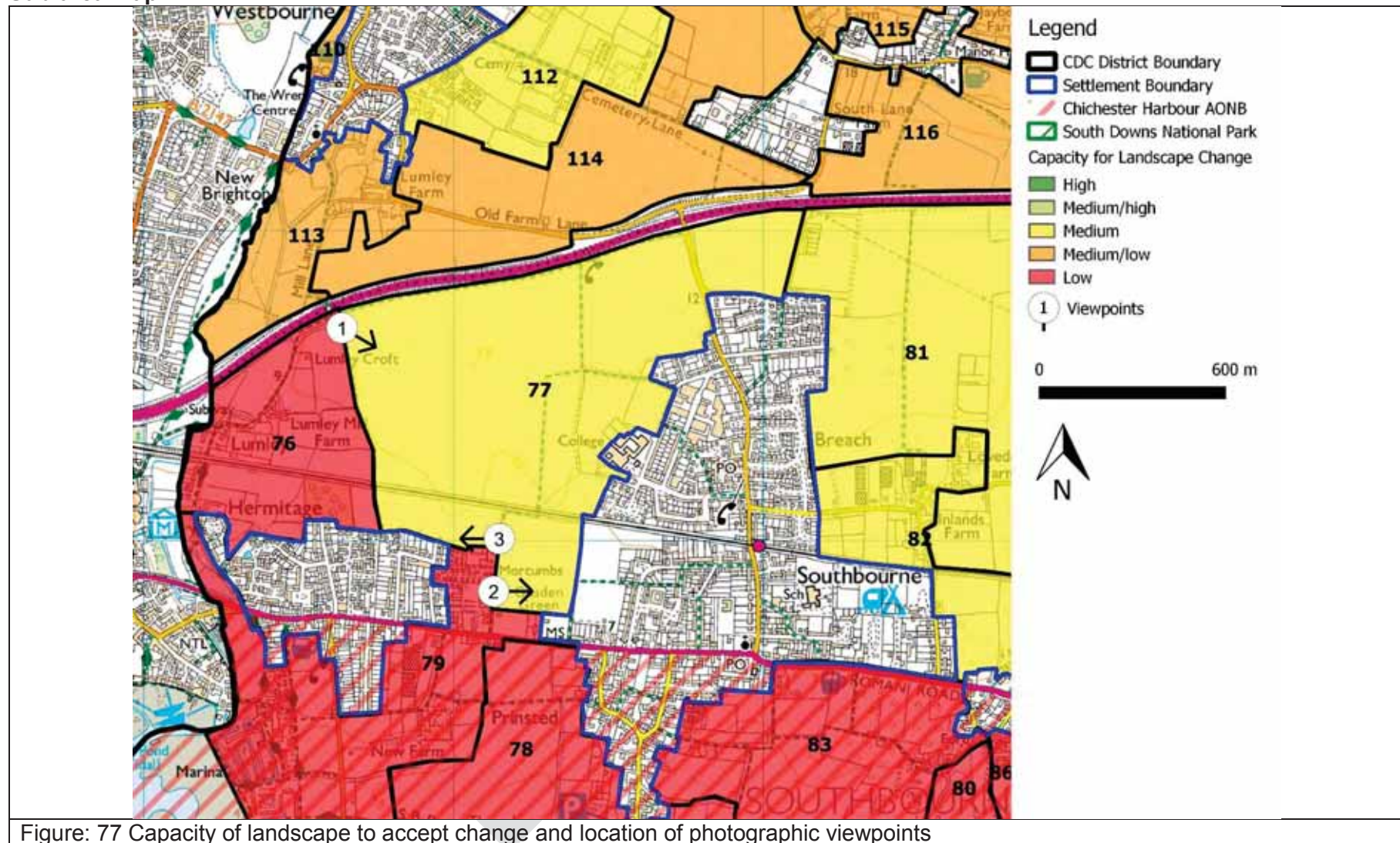
- Conserve the long views to Chichester Harbour
- Create a new large scale tree and hedgerow framework to complement the open, intensively farmed landscape, whilst maintaining important views.
- Maintain and strengthen field boundaries such as hedgerows and shelterbelts.

- Conserve and link existing hedgerows and trees.
- Restore field boundaries through shelter belt planting, especially around horse paddocks.
- Establish landscape management plans for urban edges.
- Encourage conservation and community involvement in urban open spaces and village greens.
- Encourage the creation of new suburban woodlands, preferably with community involvement, for recreation and to link up with existing woodlands to the north.
- Encourage bold tree planting adjacent to roads to enhance both the visual and wildlife value of these areas.
- Restore and strengthen the landscape of the gaps between settlements.
- Encourage landscape enhancements around villages and on their approaches.
- Strengthen the landscape framework and filter the views of the urban edge through planting of woodland, tree and shrub belts and groups. Use these to screen and unify disparate suburban elements, especially along roadside verges, on village edges and around glasshouses.
- Conserve, manage and enhance existing village ponds.
- Encourage and promote land management schemes to increase species-rich grassland areas.
- Farm diversification and garden centres leading to introduction of signs and fencing.
- Changes in transport infrastructure.
- Proximity to Chichester Harbour Area of Outstanding Natural Beauty.
- Key views to Chichester Harbour.

Relevant forces for change/ key issues / threats / opportunities:

- Urban development pressures, especially in the gaps between settlements and on the edge of Chichester.
- Major existing road improvements and the possibility of new ones.
- Introduction of large scale glasshouses with distribution sheds.

Sub-area map:



Sub-area description:

The 77: Hermitage – Southbourne Coastal Plain sub-area is characterised by large open and exposed arable fields with few hedgerows on a low lying flat coastal plain. There is no built form within sub-area and the sub-area forms part of the narrow gap between the settlements of Southbourne and Hermitage. The sub-area is crossed by the train line and bounded to the north by the A27. The Chichester Harbour AONB lies to the south, separated from the sub-area by a narrow area of low density settlement and the A259.

For more detail refer to record sheets.

Photographs:

Photo 1: View looking south-east from PRow along north-eastern edge of sub-area across open exposed arable fields within sub-area



Photo 2: View looking north-east from PRow along Tuppenny Lane across narrow gap of open fields (within sub-area) between Hermitage and Southbourne



Photo 3: Long views across open arable fields within sub-area to the hills within the SDNP

Please refer to section 3 methodology of the assessment process**1. Visual Sensitivity: Medium**

- Visible in open views from a number of PRoW crossing and bounding sub-area
- Visible in views from motorists on a rural lane, visibility variable depending on vegetation cover
- Visible in views from a number of properties/farms/nurseries and a College within Southbourne to the east
- Visible in views from the railway line crossing area
- Partially visible in views from the sensitive viewers in the AONB south of Hermitage where the sub-area forms part of an undeveloped backdrop to the channel.
- Long reaching characteristic views out of sub-area to the most elevated section of the hills within the SDNP
- Open long reaching views across flat arable farmland
- Limited long distance glimpses out of sub-area of Prinsted Channel from the southern end of the character area.
- Glimpse views of Southbourne church spire in views across sub-area
- The sub-area has a 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.
- The area has a limited structure of existing vegetation, although some structure along the edges which mitigation planting could build upon
- Mitigation planting could result in loss of the open character and characteristic long views

2. Landscape Sensitivity: Medium / low

- Low lying flat coastal plain
- Large open, exposed arable fields
- Field pattern of modern origin - informal fieldscape of modern field amalgamation
- High boundary loss resulting in limited hedgerow network generally, although some hedges and trees towards the sub-area edges.
- Woodland strips adjacent to Stein Road and A27 with other woodland blocks adjacent provide some containment
- 2 Grade II listed buildings situated nearby to the south along A259 although sub-area provides limited contribution to their setting
- No settlement within area. Isolated farmsteads within context and adjacent to built-up area of Southbourne and Hermitage
- Southern end of sub-area forms part of a narrow gap between Southbourne and Hermitage
- Tranquillity affected by local intermittent noise from train line crossing area and locally affected by M27 to north and A259 to the south; some suburbanising influences including from the train line and modern settlement edges where they lack adjacent vegetation
- Accessible by good PRoW network crossing and bounding sub-area

- Part of the 'Green Ring' around the village of Southbourne proposed in the Neighbourhood Plan falls within the area. The Neighbourhood Plan's 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.
3. Landscape Character Sensitivity: Medium / low (combines 1 and 2)
4. **Wider Landscape Sensitivity: Medium / high**
- Settlement edges generally well vegetated
 - Characteristic low lying flat open landscape with large arable fields typical of wider landscape character area.
 - 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 adjacent settlements.
 - Forms a large part of the separation between Hermitage and Southbourne.
5. Overall Landscape Sensitivity: Medium (combines 3 and 4)
6. **Landscape Value: Medium**
- Part of the wider setting of AONB
 - 2 Grade II listed buildings situated nearby to the south along A259 although sub-area provided limited contribution to their setting
 - Part of the 'Green Ring' around the village of Southbourne proposed in the Neighbourhood Plan falls within the area

7. Landscape Capacity: Medium (combines 5 and 6)

<p>Potential effect on key visual characteristics</p> <ul style="list-style-type: none"> • Impact on characteristic views including to Southbourne church spire and hills within the SDNP • Impact on characteristic open long reaching views across flat arable farmland • Impact on rural character, remote in places • Impact on visually sensitive open character
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Loss of arable fields, hedgerows, trees, woodland and landscape field patterns • Loss of hedgerow / vegetated character of surrounding roads • Impact on open and exposed character • Impact on characteristic views to the SDNP • Impact part of the setting of listed buildings
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • Impact on the narrow separation of Southbourne and Hermitage • Impacts on the rural landscape setting of Southbourne and Hermitage
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Retention of all good and moderate quality tree/woodland cover and locally distinctive boundary treatments and features • Retention of other vegetated areas where they contribute to landscape and biodiversity value • Extending and connecting woodland • Long-term management of woodland and hedgerows • Retaining legibility and setting of PRoW network • Conserve rural character of lanes • Retention of the rural setting of listed buildings and the AONB

Conclusion and recommendations and potential capacity of sub-area

Sub-area 77 has a medium capacity, constrained by its rural character; the visually sensitive open exposed large scale fields, characteristic of wider landscape character area; its contribution to the rural setting of the settlements of Hermitage and Southbourne and their separation; and its contribution to the wider setting of the AONB. The sub-area also makes some limited contribution to some nearby listed buildings. There are views to and across the area from a good network of public rights of way and rural lanes and the sub-area offers long reaching panoramic views to the hills within the South Downs National Park. The sub-area is however influenced by some suburbanising influences including from the train line and the A27.

It is possible that built development may be accommodated along the northern edge of Hermitage and to the north-west of Southbourne, where it would have a strong relationship with the existing settlement edge, provided it is informed by further landscape and visual impact

assessment and sensitively integrated into the landscape, respecting the historic settlement pattern and locally distinctiveness. Care would need to be taken to avoid any landscape or visual harm and to ensure the separate identities of Hermitage and Southbourne are protected.

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Sub-area:**78: Prinsted Coastal Plain****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**

Key characteristics and key qualities (West Sussex LCA unless noted):

- Low lying flat open landscape.
- Long views to Chichester Harbour
- Suburban settlement dominates the area.
- Small towns, villages and road crossings hug the tops of inlets to Chichester Harbour.
- Degraded tree and hedgerow framework. A low density of hedgerows and hedgerow trees with occasional shelterbelts.
- Drainage ditches.
- Large-scale arable farming and market gardening.
- Frequent urban fringe influences of horse paddocks, agricultural and light industry.
- Busy minor and major roads which also serve as bypasses. Minor roads run mainly north-south between the A259 and A27.
- Narrow gaps of open land between Hermitage, Southbourne, Nutbourne and Chidham. The gaps between settlements provide important visual relief to the built up areas, although their landscape character is often poorly defined, with a degraded hedgerow network.
- A few parts of this area retain elements of a smaller-scale, more varied landscape with quiet hamlets and traditional villages enclosed by small pastures.
- Large regular fields, mostly the product of Parliamentary enclosure.
- Semi-natural habitats are scarce due to intensive arable agriculture.
- The rife and ditch systems, together with occasional ponds, are of particular ecological value, supporting an important but fragile population of water voles.
- Fragments of woodland, some of which are ancient.
- Hedgerow pattern is fragmented with occasional isolated woods. Linking features assume a greater significance in an otherwise cultivated landscape.
- Pockets of orchards, enclosed coastal grazing marsh and small copses are distinctive features around Nutbourne, Prinsted, Fishbourne and Langstone (CHAONBLCA)
- Linear historic settlements follow, or are located in close proximity to the Roman Road line of the A259 (CHAONBLCA)
- Prinsted has simple brick and tile cottages along narrow curving lanes both in continuous frontages and more widely spaced. Flint walls are distinctive and there are many mature trees, both within and around the settlement. (CHAONBLCA)

Landscape strategy and key sensitivities and guidelines:

- Conserve the long views to Chichester Harbour

- Create a new large scale tree and hedgerow framework to complement the open, intensively farmed landscape, whilst maintaining important views.
- Maintain and strengthen field boundaries such as hedgerows and shelterbelts.
- Conserve and link existing hedgerows and trees.
- Restore field boundaries through shelter belt planting, especially around horse paddocks.
- Establish landscape management plans for urban edges.
- Encourage the creation of new suburban woodlands, preferably with community involvement, for recreation and to link up with existing woodlands to the north.
- Encourage bold tree planting adjacent to roads to enhance both the visual and wildlife value of these areas.
- Restore and strengthen the landscape of the gaps between settlements.
- Encourage landscape enhancements around villages and on their approaches.
- Strengthen the landscape framework and filter the views of the urban edge through planting of woodland, tree and shrub belts and groups. Use these to screen and unify disparate suburban elements, especially along roadside verges, on village edges and around glasshouses.
- Encourage and promote land management schemes to increase species-rich grassland areas.
- Farm diversification and garden centres leading to introduction of signs and fencing.
- Derelict glasshouses and agricultural holdings.
- Changes in transport infrastructure.
- Proximity to Chichester Harbour Area of Outstanding Natural Beauty.
- Managed retreat of the coastline may be particularly influential in the future, providing opportunities for creation of new coastal and inter-tidal habitats and could result in a more naturally functioning landscape.
- Conserve the landscape setting of the historic villages. (CHAONBLCA)
- Ensure any new small scale development in or on the edges of the historic villages of the area is of an appropriate scale, form, design, materials that responds to historic settlement pattern, landscape setting, and locally distinctive building styles and materials (CHAONBLCA)

Relevant forces for change/ key issues / threats / opportunities:

- Urban development pressures, especially in the gaps between settlements
- Conversion of agricultural buildings to light industrial uses.
- Introduction of large scale glasshouses with distribution sheds.
- Climate change may increase the risk of storm surges associated with flooding, with consequences for land currently adjacent to inter-tidal landscapes and habitats, increasing pressure for possibly insensitive coastal defences.
- Management and possible realignment of sea defences, due to predicted sea level rises, will have significant implications for landscape over the coming decades
- The sensitivity of the landscape is moderate to high. Open grazing marsh and slightly elevated open arable farmland near the harbour edge are particularly sensitive to change. (CHAONBLCA)

Sub-area map:

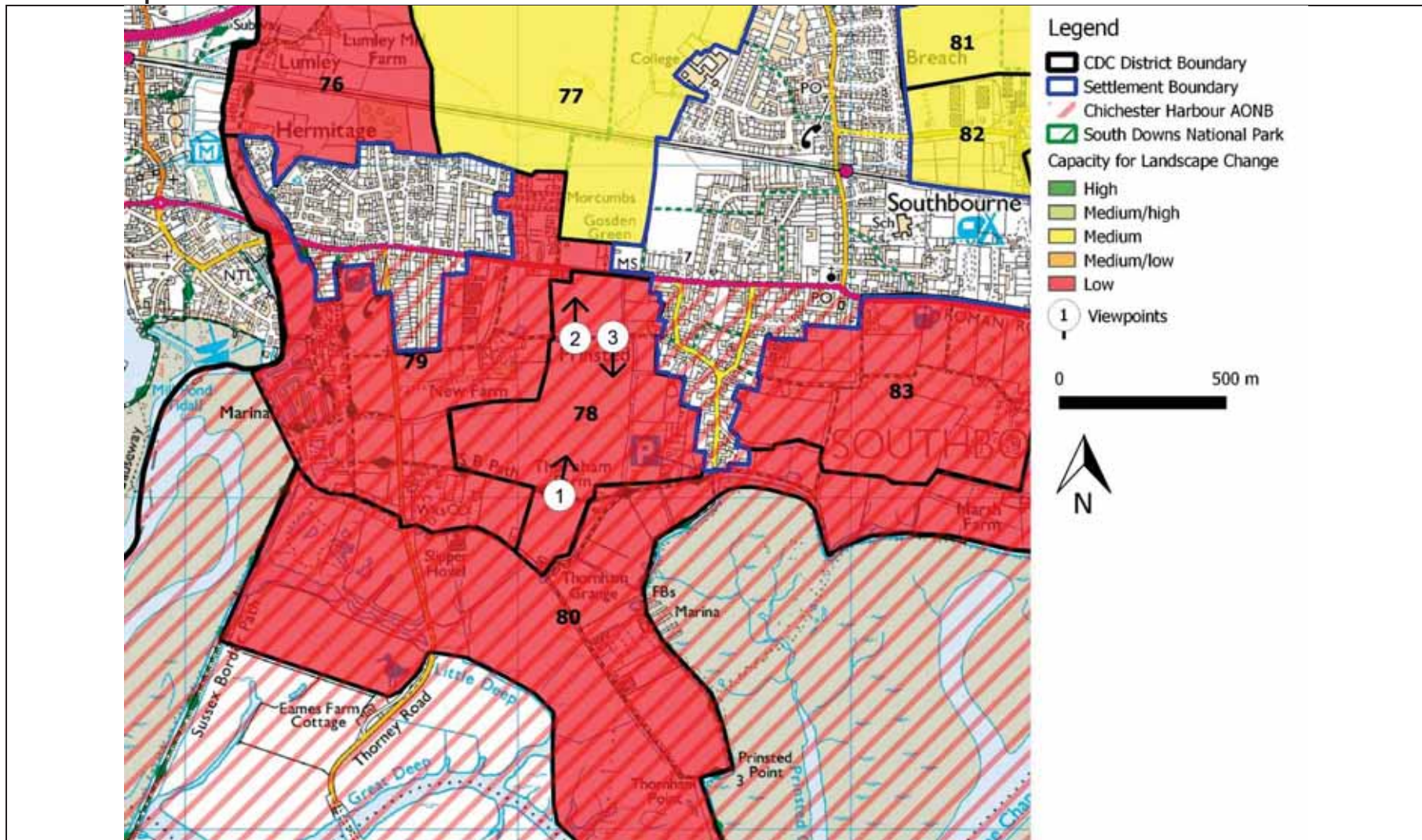


Figure: 78 Capacity of landscape to accept change and location of photographic viewpoints

Sub-area description:

The 78: Prinsted Coastal Plain sub-area falls within the Chichester Harbour AONB and is characterised by large open and exposed arable fields with a few substantial lengths of hedgerows, particular towards the edges of the character area, on a low lying gently sloping coastal plain. There is limited built form within sub-area. The sub-area forms part of the narrow gap between the settlements of Hermitage and Southbourne/Prinsted. The sub-area extends close to the harbour edge in the south and in bound to the north by the A259.

For more detail refer to record sheets.

Photographs:

Photo 1: Long views across open arable fields within sub-area from the Sussex Border Path to the hills within the SDNP



Photo 2: Views from PRow crossing the northern end of sub-area looking north across open arable fields within sub-area forming part of the gap between Prinsted/Southbourne and Hermitage



Photo 3: Views from PRow crossing the northern end of sub-area looking south across open arable fields within sub-area forming part of the gap between Prinsted/Southbourne and Hermitage

Please refer to section 3 methodology of the assessment process

1. Visual Sensitivity: Medium / high

- Sensitive receptors within the AONB with 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
- Visible in views a few properties farms/nurseries scattered across area and adjacent to the area including from Prinsted settlement edge to the east
- Visible in views from cyclists along National Cycle Route 2 (along A259) and from motorists along A259 and rural lanes in the south
- Partial views from the users of the popular harbour to the south e.g. people in sailing boats
- Boundary vegetation of sub-area forms backdrop to channel in views from the south.
- Panoramic views out of sub-area across open fields within the area to the hills of the SDNP
- Partial views out of sub-area to Prinsted Channel
- Rural character with high expectations of scenic beauty. Vegetation limits influences of adjacent settlement
- Open fields with limited vegetation structure to the internal area. Vegetation to the edges provides more structure on which mitigation planting could build upon
- Mitigation planting could result in loss of the open character and characteristic long views

2. Landscape Sensitivity: Medium / high

- Low lying gently sloping landform
- Large open, exposed arable fields
- Field pattern of Parliamentary enclosure with linear boundaries
- Ditches and a few field ponds
- Some shelterbelts to boundaries
- 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.
- A few small copses on the edges of the sub-area
- Close proximity to ecological designations within the harbour: Chichester and Langstone Harbours SPA, Chichester Harbour SSSI, Chichester Harbour RAMSAR and Solent Maritime SAC
- The sub-area forms part of the historic agricultural setting of the Prinsted Conservation area to the east
- Area forms part of wider open setting to a number of adjacent listed buildings, with a concentration in Prinsted Conservation Area
- Some low density houses in large garden plots in the east of the sub-area
- Adjacent to the rural settlement of Prinsted and forms part of the narrow gap between Prinsted and Hermitage
- Mature trees and hedges in gardens contribute to landscape character
- Tranquil area largely absent of intrusion with some road noise experienced locally
- Accessible via 2 PRow crossing area
- Close to marina, sea scouts and popular public car park at Prinsted adjacent to harbour

3. Landscape Character Sensitivity: Medium / high (combines 1 and 2)**4. Wider Landscape Sensitivity: Medium / high**

- The adjacent settlement edges area reasonably well contained by vegetation
- 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. Similar topography to Southbourne to the east, although further east than the main north-south orientation of the settlement.
- Forms part of the separation between Hermitage and Southbourne/Prinsted

5. Overall Landscape Sensitivity: Medium / high (combines 3 and 4)**6. Landscape Value: Medium / high**

- Falls with AONB
- The sub-area forms part of the historic agricultural setting of the Prinsted Conservation area

- Area forms part of wider open setting to a number of adjacent listed buildings, with a concentration in Prinsted Conservation Area

7. Landscape Capacity: Low (combines 5 and 6)

<p>Potential effect on key visual characteristics</p> <ul style="list-style-type: none"> • Impact on characteristic views to the harbour and the hills within the SDNP • Impact on characteristic open long reaching views across flat arable farmland • Impact on rural character of the AONB • Impact on visually sensitive open character
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Loss of arable fields, hedgerows, trees, woodland and landscape field patterns • Loss of hedgerow / vegetated character of surrounding roads • Impact on open and exposed character • Impact on characteristic views to the SDNP • Impact part of the setting of listed buildings and conservation area
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • Impact on the narrow separation of Hermitage and Southbourne/Prinsted • Impacts on the rural landscape setting of Hermitage and Southbourne/Prinsted
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Retention of all good and moderate quality tree/woodland cover and locally distinctive boundary treatments and features • Retention of other vegetated areas where they contribute to landscape and biodiversity value • Extending and connecting woodland • Long-term management of woodland and hedgerows • Retaining legibility and setting of PRow network • Conserve rural character of lanes • Retention of the rural setting of listed buildings and conservation area

Conclusion and recommendations and potential capacity of sub-area

Sub-area 78 has a low capacity, constrained by its rural character; the visually sensitive open exposed large scale fields, characteristic of wider landscape character area forming part of the Chichester Harbour AONB; and its contribution to the rural setting of the settlements of Hermitage and Southbourne/ Prinsted and their separation. The sub-area also contributes to the wider setting of some nearby listed buildings and the adjacent Prinsted conservation area. There are views to and across the area from public rights of way crossing the area, including the Sussex Border Path regional route, and rural lanes and the sub-area offers characteristic long reaching panoramic views to the hills within the South Downs National Park and partial views to Prinsted Channel.

It is possible that a very small amount of built development may be accommodated within existing clusters of settlement on the western edge of Prinsted provided it is informed by further landscape and visual impact assessment and sensitively integrated into the landscape, respecting the historic settlement pattern and locally distinctiveness. Great care would need to be taken to avoid any landscape or visual harm.

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Sub-area:**79 Hermitage Southern Settlement Edge****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**

Key characteristics and key qualities (West Sussex LCA unless noted):

- Low lying flat open landscape.
- Long views to Chichester Harbour
- Suburban settlement dominates the area.
- Small towns, villages and road crossings hug the tops of inlets to Chichester Harbour.
- Degraded tree and hedgerow framework. A low density of hedgerows and hedgerow trees with occasional shelterbelts.
- Drainage ditches.
- Large-scale arable farming and market gardening.
- Frequent urban fringe influences of horse paddocks, agricultural and light industry.
- Busy minor and major roads which also serve as bypasses. Minor roads run mainly north-south between the A259 and A27.
- Narrow gaps of open land between Hermitage, Southbourne, Nutbourne and Chidham. The gaps between settlements provide important visual relief to the built up areas, although their landscape character is often poorly defined, with a degraded hedgerow network.
- A few parts of this area retain elements of a smaller-scale, more varied landscape with quiet hamlets and traditional villages enclosed by small pastures.
- Large regular fields, mostly the product of Parliamentary enclosure.
- Semi-natural habitats are scarce due to intensive arable agriculture.
- The rife and ditch systems, together with occasional ponds, are of particular ecological value, supporting an important but fragile population of water voles.
- Fragments of woodland, some of which are ancient.
- Wetland reed bed and tall fen habitat associated with the tops of inlets flowing into Chichester Harbour.
- Occasional village ponds and greens provide local havens for wildlife.
- Hedgerow pattern is fragmented with occasional isolated woods. Linking features assume a greater significance in an otherwise cultivated landscape.
- Linear historic settlements follow, or are located in close proximity to the Roman Road line of the A259 (CHAONBLCA)
- Dense urban development of Havant, Chichester, Emsworth and Southbourne. (CHAONBLCA)
- 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. (CHAONBLCA)

Landscape strategy and key sensitivities and guidelines:

- Conserve the long views to Chichester Harbour
- Create a new large scale tree and hedgerow framework to complement the open, intensively farmed landscape, whilst maintaining important views.
- Maintain and strengthen field boundaries such as hedgerows and shelterbelts.
- Conserve and link existing hedgerows and trees.
- Restore field boundaries through shelter belt planting, especially around horse paddocks.
- Establish landscape management plans for urban edges.
- Encourage the creation of new suburban woodlands, preferably with community involvement, for recreation and to link up with existing woodlands to the north.
- Encourage bold tree planting adjacent to roads to enhance both the visual and wildlife value of these areas.
- Restore and strengthen the landscape of the gaps between settlements.
- Encourage landscape enhancements around villages and on their approaches.
- Strengthen the landscape framework and filter the views of the urban edge through planting of woodland, tree and shrub belts and groups. Use these to screen and unify disparate suburban elements, especially along roadside verges, on village edges and around glasshouses.
- Conserve, manage and enhance existing village ponds.
- Maintain and enhance the landscape and biodiversity of rivers, waterways and inlets.
- Encourage and promote land management schemes to increase species-rich grassland areas.
- Farm diversification and garden centres leading to introduction of signs and fencing.
- Derelict glasshouses and agricultural holdings.
- Changes in transport infrastructure.
- Proximity to Chichester Harbour Area of Outstanding Natural Beauty.
- Key views to Chichester Harbour.
- Managed retreat of the coastline may be particularly influential in the future, providing opportunities for creation of new coastal and inter-tidal habitats and could result in a more naturally functioning landscape.
- Conserve characteristic views of the water. Restore hedgerows and hedgerow trees. (CHAONBLCA)
- Conserve the landscape setting of the historic villages. (CHAONBLCA)
- Take opportunities for managed realignment of the sea defences on low lying land, creating new areas of coastal habitat. Avoid significant adverse impacts on existing habitats and ensure sympathetic form, design and materials of any new sea defences.
- Promote better management of horse grazed areas around Prinsted, Emsworth and Southbourne. (CHAONBLCA)
- Secure landscape improvements, including hedgerow, hedgerow trees and copse planting to the land around Emsworth Marina (CHAONBLCA)
- Ensure any new small scale development in or on the edges of the historic villages of the area is of an appropriate scale, form, design, materials that responds to historic settlement pattern, landscape setting, and locally distinctive building styles and materials (CHAONBLCA)

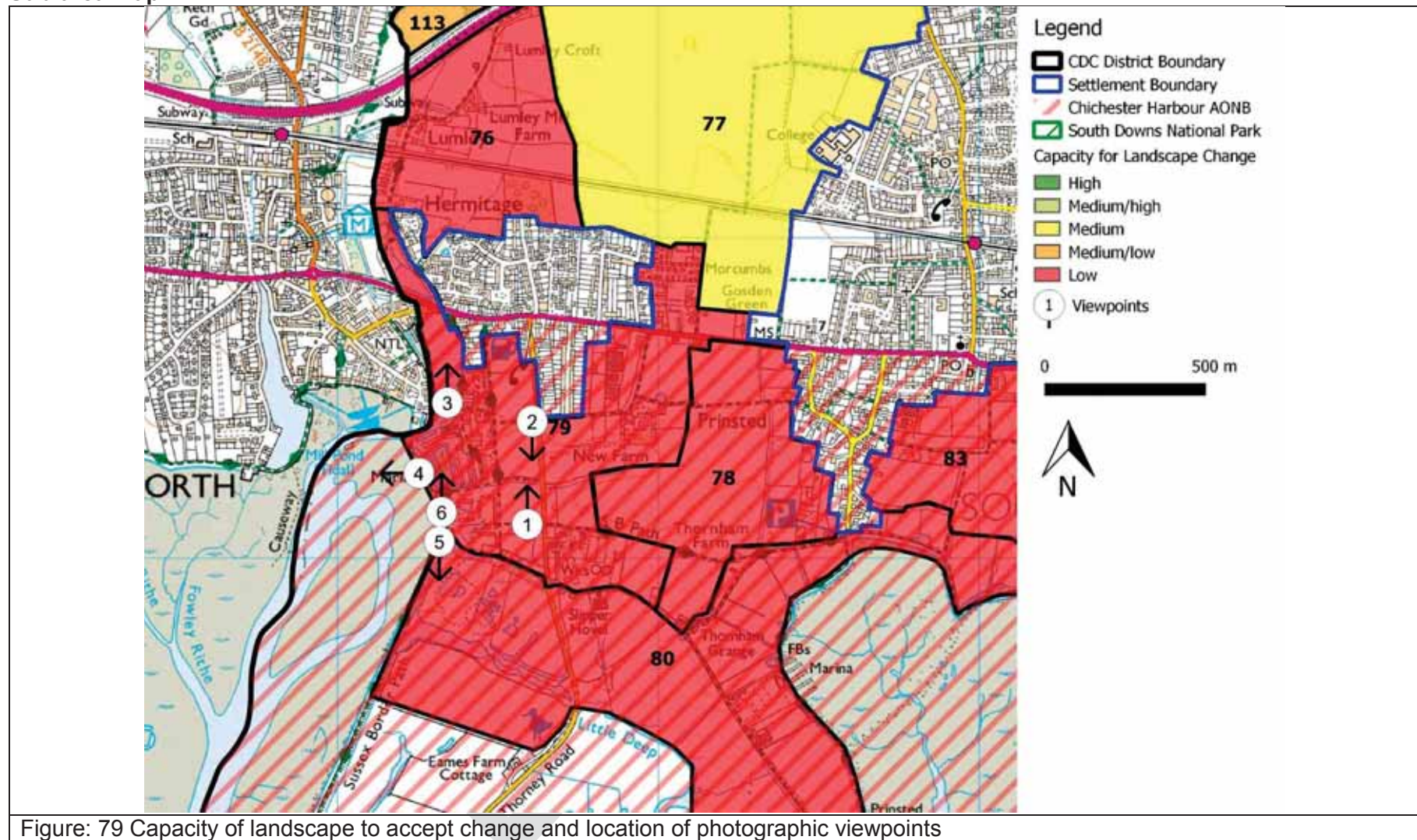
Relevant forces for change/ key issues / threats / opportunities:

- Urban development pressures, especially in the gaps between settlements

- Conversion of agricultural buildings to light industrial uses.
- Introduction of large scale glasshouses with distribution sheds.
- Climate change may increase the risk of storm surges associated with flooding, with consequences for land currently adjacent to inter-tidal landscapes and habitats, increasing pressure for possibly insensitive coastal defences.
- Management and possible realignment of sea defences, due to predicted sea level rises, will have significant implications for landscape over the coming decades
- Spread of horse grazing around Emsworth, east of Prinsted and on the edge of Southbourne. (CHAONBLCA)
- Intrusive modern development and urban fringe activities around Emsworth marina. (CHAONBLCA)
- The sensitivity of the landscape is moderate to high. Open grazing marsh and slightly elevated open arable farmland near the harbour edge are particularly sensitive to change. (CHAONBLCA)

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Sub-area map:



Sub-area description:

The 79: Hermitage Southern Settlement Edge sub-area falls within the Chichester Harbour AONB and is characterised by small to medium scale semi-enclosed pasture/paddock fields with a good hedgerow network with hedgerow trees to the south of Hermitage. In the west the sub-area adjoins the open harbour edge and includes Emsworth Yatch Harbour/ Marina and Slipper Mill pond. The sub-area contains a variety of built including marina development, sewage works, glasshouses, mobile homes, equestrian field shelters, some modern infill properties and some vernacular buildings. The sub-area is crossed by a good network of PRoW including Sussex Border Path long distance path.

For more detail refer to record sheets.

Photographs:

Photo 1: View across semi-enclosed pasture field from The Sussex Border path looking north



Photo 2: View across paddock on the southern edge of Hermitage



Photo 3: View across Slipper Mill Pond looking north



Photo 4: View from coastal path towards across harbour to Emsworth

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Photo 5: View across coastal marsh from sub-area's southern edge



Photo 6: View from coastal path looking north towards Emsworth Yatch Harbour/ Marina

Please refer to section 3 methodology of the assessment process

1. Visual Sensitivity: Medium / high

- Sensitive receptors within the AONB with the majority of the area visible from the good network of PRoW crossing sub-area including the Sussex Border Path regional route
- Views from the coastal path
- Views from users of the Emsworth Yatch Harbour from within the sub-area
-
- Visible in views from cyclists along National Cycle Route 2 (along A259) and from motorists along A259 and rural lanes
- Open views from the users of the popular harbour to the south e.g. people in sailing boats
- Long views from Hayling Island
- Visible in views a number of properties and farms/nurseries scattered across area and adjacent to the area including from Emsworth settlement edge to the west and Hermitage to the north
- Characteristic long and panoramic views out of sub-area across the Harbour pool particularly from the western edge.
- Long views out of sub-area to Thorney Island from the southern edge
- Some long, often glimpsed, views out of sub-area to the hills within the SDNP

- Some long reaching views out of sub-area to tall buildings within Portsmouth including the Spinnaker Tower
- Rural character with high expectations of scenic beauty within AONB. Area influence by nearby settlement.
- The area has a good structure of existing hedgerows and treelines on which mitigation planting could build upon
- Mitigation planting could result in loss of characteristic views in some parts of the sub-area

2. **Landscape Sensitivity: Medium**

- Low lying gently sloping landform
- Small to medium scale fields semi-enclosed pasture/paddock fields with largely linear boundaries
- A number of water features including field ponds and ditches, historic mill pond in west and adjacent to the Harbour
- Good hedgerow network with hedgerow trees, some shelterbelts and groups of trees and some small copses
- Reeds to pond edges and patches of coastal grassland along the coastal edge
- Habitats identified on the Priority Habitat Inventory: Possible traditional orchard at east of Winsley House; and around the harbour: Saline lagoons, Mudflats, Coastal and floodplain grazing marsh
- Contains and is in close proximity to ecological designations within the harbour: 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
- Designed landscape associated with Winsley House with parkland trees
- Sub-area contains a variety of built form including marina development at Emsworth Yacht Harbour/ Marina, sewage works, glasshouses, mobile homes, some scattered farms and small holdings, equestrian field shelters, some modern infill properties and some vernacular buildings
- Open farmland and parkland setting contributes to setting of 2 Grade II listed buildings in the north-east
- Quiet area with tranquillity affected by: some road noise experienced locally and associated with the sewage works; some incongruous boundary treatments and intrusive modern development and urban fringe activities around Emsworth marina and the Sewage works; Some limited light spill likely from nearby residential areas
- Accessible via a good network of PRoW including Sussex Border Path long distance path
- Recreational opportunities provided by the Marina

3. Landscape Character Sensitivity: Medium / high (combines 1 and 2)

4. **Wider Landscape Sensitivity: Medium**

- The adjacent settlement edges area generally softened by vegetation with some edges more openly visible
- Western part of the sub-area falls within Flood Zone 2 and 3
- Area contributes to the treed and enclosed landscape setting to the south of Hermitage and east of Emsworth.

- Well vegetated, but with urban influences, with some characteristics of the wider character area.
- Northern part of the character area separates Hermitage from Southbourne.
- 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.

5. Overall Landscape Sensitivity: Medium / high (combines 3 and 4)

6. **Landscape Value: High**

- Falls with AONB
- Contains a small area of Chichester and Langstone Harbours SPA and Solent Maritime SAC in the west and other ecological designations
- Open farmland and parkland setting contributes to setting of 2 Grade II listed buildings in the north-east
- Crossed by the Sussex Border Path and National Cycle Route 2

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7. Landscape Capacity: Low (combines 5 and 6)

<p>Potential effect on key visual characteristics</p> <ul style="list-style-type: none"> • Impact on characteristic views to the harbour and the hills within the SDNP • Impact on rural character of the AONB • Impact on visually sensitive open character on harbour edge
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Loss of pasture fields, hedgerows, trees, copses and landscape field patterns • Loss of hedgerow / vegetated character of surrounding roads • Impact on semi-enclosed character • Impact on characteristic views to the harbour and SDNP • Impact part of the setting of listed buildings
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • Impact on the narrow separation of Hermitage and Southbourne/Prinsted • Impacts on the rural landscape setting of Hermitage and Emsworth
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Retention of all good and moderate quality tree/woodland cover and locally distinctive boundary treatments and features • Retention of other vegetated areas where they contribute to landscape and biodiversity value • Extending and connecting woodland • Long-term management of woodland and hedgerows • Retaining legibility and setting of PRoW network • Conserve rural character of lanes • Retention of the rural setting of listed buildings

Conclusion and recommendations and potential capacity of sub-area

Sub-area 79 has a low capacity, constrained by its rural character demonstrating characteristics of wider landscape; its role in forming part of the Chichester Harbour AONB; its visually sensitive location adjacent to the harbour edge (in the south-west); its recreational value; and its contribution to the rural setting of the settlements of Hermitage and Emsworth and contributes to the separation of Hermitage and Southbourne/Prinsted. The sub-area also contains internationally, nationally and locally important areas of nature conservation value and contributes to the wider setting of some nearby listed buildings. There are views to and across the area from a good network of public rights of way crossing the area, including from the Sussex Border Path regional route, the wider harbour and rural lanes. The sub-area offers characteristic panoramic views to the harbour pool and some long, often glimpsed, views to the hills within the SDNP.

It is possible that a very small amount of built development may be accommodated within existing clusters of settlement provided it is informed by further landscape and visual impact assessment and sensitively integrated into the landscape, respecting the historic settlement pattern and locally distinctiveness. Great care would need to be taken to avoid any landscape or visual harm.

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Sub-area:**80 Thornham Marsh Fringe**

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 (CHAONBLCA): LCT / LCA I H Lower Coastal Plain / H1 Havant to Chichester Coastal Plain and G Harbour Islands & Peninsulas G2 Thorney Island

Key characteristics and key qualities (West Sussex LCA unless noted):

SC5:

- Low lying flat open landscape.
- Long views to Chichester Harbour
- Suburban settlement dominates the area.
- Small towns, villages and road crossings hug the tops of inlets to Chichester Harbour.
- Degraded tree and hedgerow framework. A low density of hedgerows and hedgerow trees with occasional shelterbelts.
- Meandering rifes and drainage ditches.
- Frequent urban fringe influences of horse paddocks, agricultural and light industry.
- Busy minor and major roads which also serve as bypasses. Minor roads run mainly north-south between the A259 and A27.
- A few parts of this area retain elements of a smaller-scale, more varied landscape with quiet hamlets and traditional villages enclosed by small pastures.
- Inlets, small waterways and ditches.
- Watermills (post medieval - medieval) located around the small waterways and inlets feeding into Chichester Harbour, at Fishbourne, Nutbourne, Westbourne, Lumley and Ratham.
- The rife and ditch systems, together with occasional ponds, are of particular ecological value, supporting an important but fragile population of water voles.
- Fragments of woodland, some of which are ancient.
- Winterbourne chalk streams flow through this area and interact with saline estuaries causing unique conditions.
- Occasional species-rich meadows along rifes.
- Wetland reed bed and tall fen habitat associated with the tops of inlets flowing into Chichester Harbour.
- Occasional village ponds and greens provide local havens for wildlife.
- Hedgerow pattern is fragmented with occasional isolated woods. Linking features assume a greater significance
- A predominantly open grassland peninsula with few field boundaries. (CHAONBLCA)
- Patches of woodland and scrub (CHAONBLCA)
- Strong military influence on character, including Officers Mess buildings, large hangars and service accommodation together with remains of pillboxes and gun emplacements. (CHAONBLCA)
- Panoramic views from the coastal path of adjacent channels, of other peninsulas and of the harbour mouth. Sense of remoteness and wildness around harbour edges. (CHAONBLCA)

Additional from SC3:

- Enclosed natural harbours of marine water, tidal mudflats and saltmarsh with small inlets and creeks.
- Contrast with the surrounding open agricultural land.
- Noise of birds, waves and masts.
- Distinctive historic features include oyster beds, earthworks, old sea defences, quays, and boatyards.
- Rich range of habitats at the harbour edges including mudflats, saltmarsh, grazing marsh, reed beds, sand dunes, and shingle banks.
- Areas of unimproved grassland concentrated on their edges.
- Wind-shaped trees and scrub.
- Landscapes of great wildlife importance.
- Wooden quays.
- Harbourside field patterns mainly the result of 18th and 19th century Parliamentary Enclosure.
- WWII remains at Thorney Island, bombing decoy at Pagham Harbour
- Both Chichester and Pagham Harbours are designated as wetlands of international importance under the Ramsar Convention as they attract large flocks of wading birds and wildfowl.
- Mosaic of inter-tidal mud and adjacent habitats of saltmarsh, reed bed, sand dune, shingle bank, grassland and broadleaved semi-natural woodland supports a wide range of species of limited distribution.
- Chichester Harbour is designated an Area of Outstanding Natural Beauty (AONB) and Site of Special Scientific Interest (SSSI) and has therefore been recognised as a landscape of national importance.

Landscape strategy and key sensitivities and guidelines:

- Conserve the long views to Chichester Harbour
- Create a new large scale tree and hedgerow framework to complement the open, intensively farmed landscape, whilst maintaining important views.
- Maintain and strengthen field boundaries such as hedgerows and shelterbelts.
- Conserve and link existing hedgerows and trees.
- Encourage bold tree planting adjacent to roads to enhance both the visual and wildlife value of these areas.
- Strengthen the landscape framework and filter the views of the urban edge through planting of woodland, tree and shrub belts and groups. Use these to screen and unify disparate suburban elements, especially along roadside verges, on village edges and around glasshouses.
- Maintain and enhance the landscape and biodiversity of rifes, waterways and inlets.
- Encourage and promote land management schemes to increase species-rich grassland areas.
- Development at the top of waterways and inlets feeding in to Chichester Harbour.
- Managed retreat of the coastline may be particularly influential in the future, providing opportunities for creation of new coastal and inter-tidal habitats and could result in a more naturally functioning landscape.
- Conserve the undeveloped remote character of the peninsula edge. (CHAONBLCA)
- Seek the removal of intrusive buildings such as hangars where possible. Establish new woodland and scrub for screening intrusive hangars. (CHAONBLCA)
- Promote better management of horse grazed areas around Prinsted, Emsworth and Southbourne. (CHAONBLCA)
- Secure landscape improvements, including hedgerow, hedgerow trees and copse planting to the land around Emsworth Marina (CHAONBLCA)

- Ensure any new small scale development in or on the edges of the historic villages of the area is of an appropriate scale, form, design, materials that responds to historic settlement pattern, landscape setting, and locally distinctive building styles and materials (CHAONBLCA)

Additional from SC3:

- Maintain key views and vistas around the harbours.
- Maintain the historic character of the area including old oyster beds, historic sea defences, and traditional boatyards.
- Conserve and manage the diverse existing natural landscape features, including mudflats, salt marsh, sand dunes, shingle banks, woodland, rife and ditches.
- Assess options for Harbour coastal management in a comprehensive way, reflecting the dynamic and interdependent processes of coastal erosion and deposition. Where practicable, favour 'softer' coastal management solutions such as coastal retreat or seek sympathetic design of any engineered defences.
- Conserve and enhance the character and setting of the villages.
- Conserve and enhance harbourside wooded settings and avoid the introduction of suburban styles, forms and materials.
- Discourage land reclamation.
- Ensure that water related uses are compatible with conservation considerations.
- Restrict visitor access to sensitive areas.
- Encourage farmers to enter into Stewardship Schemes where appropriate.
- Encourage measures to reduce litter.
- Strengthen the existing landscape framework through hedgerow and native tree planting
- Encourage the planting of new small woodlands (approximately one hectare or less) and hedgerows behind the water's edge.
- Maintain existing hedgerows and strengthen the wider network through hedgerow restoration.
- Promote the control of growth along the water's edge of alien plants such as Common Cord-grass (*Spartina anglica*), green algae and Sargassum seaweed, which restrict the development of endemic saltmarsh plants.
- Maintain, restore and enhance floodplain woodland and associated species, including native black poplar, where appropriate
- Increasing noise due to traffic and recreational activity eroding tranquillity.
- Inappropriate harbourside development. Settlement character of the area as a whole is mixed, with both traditional harbourside settlements and villages contrasting with more recently developed holiday and residential estates.
- Coastal strand line litter.
- Seasonal and weekend visitor pressure.
- Relationship of views between the harbours and surrounding hinterland.

Relevant forces for change/ key issues / threats / opportunities:

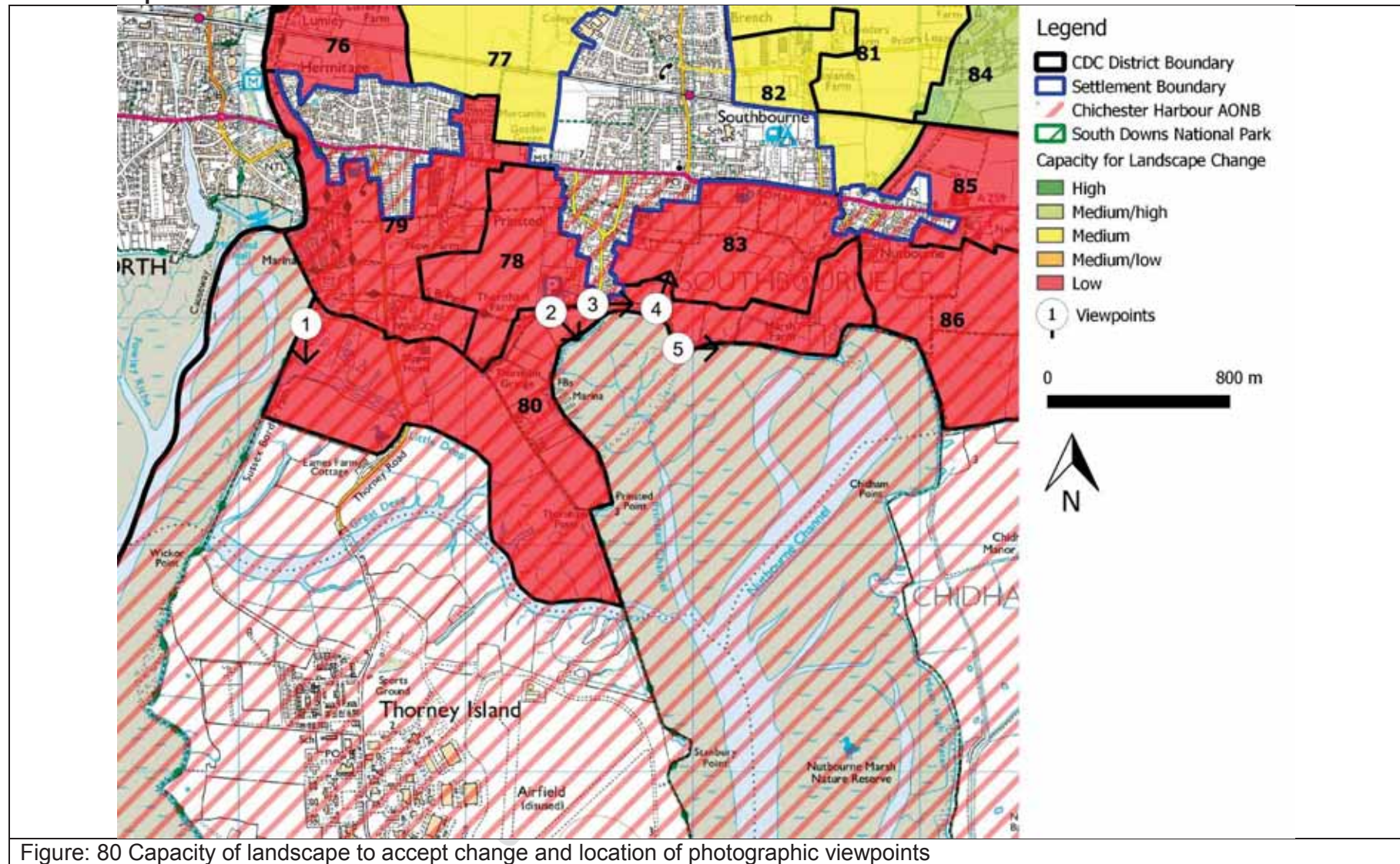
- Urban development pressures, especially in the gaps between settlements and on the edge of Chichester.
- Conversion of agricultural buildings to light industrial uses.
- Climate change may increase the risk of storm surges associated with flooding, with consequences for land currently adjacent to inter-tidal landscapes and habitats, increasing pressure for possibly insensitive coastal defences.
- Management and possible realignment of sea defences, due to predicted sea level rises, will have significant implications for landscape over the coming decades
- Spread of horse grazing around Emsworth, east of Prinsted and on the edge of Southbourne. (CHAONBLCA)

- Intrusive modern development and urban fringe activities around Emsworth marina. (CHAONBLCA)
- The sensitivity of the landscape is moderate to high. Open grazing marsh and slightly elevated open arable farmland near the harbour edge are particularly sensitive to change. (CHAONBLCA)
- Large hangars and other buildings adjoining the runways which erode undeveloped character. (CHAONBLCA)

Additional from SC3:

- Gradual reduction of the tree and hedgerow cover
- Gradual reduction of bordering grassland and scrub.
- Pressures for harbourside development, particularly the intensification of existing plots and introduction of suburban form, styles and materials.
- Active recreational pressure and seasonal visitor pressure, including marina expansion and development and demand of more water sports facilities.
- Traffic generation resulting in erosion of rural lanes and loss of tranquillity.
- Climate change may increase the risk of storm surges and storminess with associated flooding and consequent impacts on inter-tidal habitats, increasing pressure for possibly insensitive coastal defences.
- Management and possible realignment of sea defences due to predicted sea level rises will have significant implications for landscape over the coming decades.

Sub-area map:



Sub-area description:

The 80: Thornham Marsh Fringe sub-area falls within the Chichester Harbour AONB and is characterised by a mosaic of grassland, creeks and saltmarsh forming part of the open setting to Chichester Harbour channels with some hedgerows to field boundaries and along lanes, a few small copses and areas of scrub. The western end forms part of Thorney Island with the Emsworth Yatch Harbour/ Marina adjacent to the north-west. The sub-area contains some limited low density settlement and includes a marina to the south of Prinsted. The sub-area is crossed by a good network of PRow including Sussex Border Path long distance path and including the coastal path.

For more detail refer to record sheets.

Photographs:

Photo 1: View looking south from coastal path across coastal marsh within sub-area



Photo 2: View across open pasture from Prinsted Lane and the Sussex Border Path looking south towards the harbour



Photo 3: View from coastal path along harbour edge

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Photo 4: View from coastal path over grazed fields



Photo 5: View from coastal path over rife and coastal marsh

Please refer to section 3 methodology of the assessment process

1. Visual Sensitivity: Medium / high

- Sensitive receptors within the AONB with the majority of the area visible from the good network of PRoW crossing/bounding sub-area including the Sussex Border Path regional route and coastal path
- Visible in views from a few properties adjacent and scattered across area and adjacent to the area including from Prinsted settlement edge
- Visible in views from motorists on rural lanes
- Visible in views from the marina within sub-area
- Open views from the users of the popular harbour to the south e.g. people in sailing boats
- Panoramic views across harbour (within AONB)
- Some long, often glimpsed, views to the hills within the SDNP
-
- Rural character with high expectations of scenic beauty within AONB.
- Sense of remoteness and wildness around harbour edges.
- Distinctive wet pasture / marshland landscape, fairly tranquil but influences from nearby settlement to north reduce remoteness.
- Open character with some vegetation structure on which mitigation planting could build upon

- Mitigation planting could result in loss of characteristic views and open character

2. **Landscape Sensitivity: High**

- Low lying gently sloping landform
- Large scale open flat natural harbour side landscape with irregular pattern and a mosaic of grassland, creeks and saltmarsh.
- Some scattered trees and shelter belts Some hedgerows to field boundaries and along lanes A few small copses and scrub
- A number of habitats identified on the Priority Habitat Inventory: Coastal salt marsh, Saline lagoons, adjacent mudflats, Coastal and Floodplain Grazing Marsh, Lowland Meadows, Lowland Dry Acid Grassland and Reedbeds
- A significant part of the sub-area is subject to ecological designations: Chichester and Langstone Harbours SPA, Chichester Harbour SSSI, Chichester Harbour RAMSAR, Solent Maritime SAC, Eames Farm Local Nature Reserve, Nutbourne Pastures SNCI
- 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.
- The sub-area forms part of the wider harbourside landscape of the Prinsted conservation area
- Limited low density built form falls within area with some low density houses and buildings associated with the Marina
- Forms part of the setting to some Grade II listed buildings in the north-east
- Wider rural setting to the south of Hermitage.
- Quiet area, largely absent of intrusions, particularly in the south with some road noise experienced locally. Some local noise from adjacent sewage works to the north.
- Crossed and bound by good PRoW network including Sussex Border Path
- Recreational opportunities provided by Marina and sea scouts and popular public car park at Prinsted adjacent to harbour

3. Landscape Character Sensitivity: High (combines 1 and 2)

4. **Wider Landscape Sensitivity: High**

- The adjacent settlement edges are reasonably well contained by vegetation.
- The sub-area forms part of the immediate, open setting to Chichester Harbour channels on either side of the character area.
- The sub-area contributes to the 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.
- Majority of the sub-area falls within Flood Zone 2 and 3

5. Overall Landscape Sensitivity: High (combines 3 and 4)

6. **Landscape Value: High**

- Falls with AONB
- Contains an area of the Chichester and Langstone Harbours SPA and Solent Maritime SAC and other ecological designations
- Forms part of the setting to some Grade II listed buildings in the north-east and wider harbourside landscape of the Prinsted conservation area
- Crossed by the Sussex Border Path

7. Landscape Capacity: Low (combines 5 and 6)

<p>Potential effect on key visual characteristics</p> <ul style="list-style-type: none"> • Impact on characteristic views to the harbour and the hills within the SDNP • Impact on rural character of the AONB • Impact on visually sensitive open character on harbour edge
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Loss of the mosaic of grassland, creeks and saltmarsh, hedgerows, trees, copses, scrub and landscape field patterns • Loss of hedgerow / vegetated character of surrounding roads • Impact on large scale open character • Impact on characteristic views to the harbour and SDNP • Impact part of the setting of listed buildings and wider setting of Prinsted conservation area
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • Impacts on the rural landscape setting of Hermitage and Prinsted
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Retention of all good and moderate quality tree/woodland cover and locally distinctive boundary treatments and features • Retention of mosaic of grassland, creeks and saltmarsh and other vegetated areas where they contribute to landscape and biodiversity value • Long-term management of copse, scrub and hedgerows • Retaining legibility and setting of PRow network • Conserve rural character of lanes • Retention of the rural setting of listed buildings and wider setting of Prinsted conservation area

Conclusion and recommendations and potential capacity of sub-area

Sub-area 80 has a low capacity, constrained by its rural character demonstrating key characteristics of wider landscape including a sense of remoteness and wildness around harbour edges; its role in forming an integral part of the Chichester Harbour AONB; its visually sensitive open character and location adjacent to the harbour edge; its recreational value; and its contribution to the rural setting of the settlements of Hermitage and Prinsted. The sub-area also contains internationally, nationally and locally important areas of nature conservation value and

contributes to the wider setting of some nearby listed buildings and Prinsted conservation area. There are views to and across the area from a good network of public rights of way crossing the area, including from the Sussex Border Path regional route and coastal path, the wider harbour and rural lanes. The sub-area offers characteristic panoramic views to the harbour pool and some long, often glimpsed, views to the hills within the SDNP.

It is possible that a very small amount of built development may be accommodated within existing clusters of settlement provided it is informed by further landscape and visual impact assessment and sensitively integrated into the landscape, respecting the historic settlement pattern and locally distinctiveness. Great care would need to be taken to avoid any landscape or visual harm.

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Sub-area:**81: Southbourne North eastern Coastal Plain****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****Key characteristics and key qualities (West Sussex LCA unless noted):**

- Low lying flat open landscape.
- Suburban settlement dominates the area.
- Small towns, villages and road crossings hug the tops of inlets to Chichester Harbour.
- Degraded tree and hedgerow framework. A low density of hedgerows and hedgerow trees with occasional shelterbelts.
- Meandering rife and drainage ditches.
- Large-scale arable farming and market gardening.
- Clusters of greenhouses.
- Frequent urban fringe influences of horse paddocks, agricultural and light industry.
- Busy minor and major roads which also serve as bypasses. Minor roads run mainly north-south between the A259 and A27.
- Narrow gaps of open land between Hermitage, Southbourne, Nutbourne and Chidham. The gaps between settlements provide important visual relief to the built up areas, although their landscape character is often poorly defined, with a degraded hedgerow network.
- A few parts of this area retain elements of a smaller-scale, more varied landscape with quiet hamlets and traditional villages enclosed by small pastures.
- Large regular fields, mostly the product of Parliamentary enclosure.
- Semi-natural habitats are scarce due to intensive arable agriculture.
- The rife and ditch systems, together with occasional ponds, are of particular ecological value, supporting an important but fragile population of water voles.
- Fragments of woodland, some of which are ancient.
- Hedgerow pattern is fragmented with occasional isolated woods. Linking features assume a greater significance in an otherwise cultivated landscape.
- Linear historic settlements follow, or are located in close proximity to the Roman Road line of the A259 (CHAONBLCA)
- Dense urban development of Havant, Chichester, Emsworth and Southbourne (CHAONBLCA)

Landscape strategy and key sensitivities and guidelines:

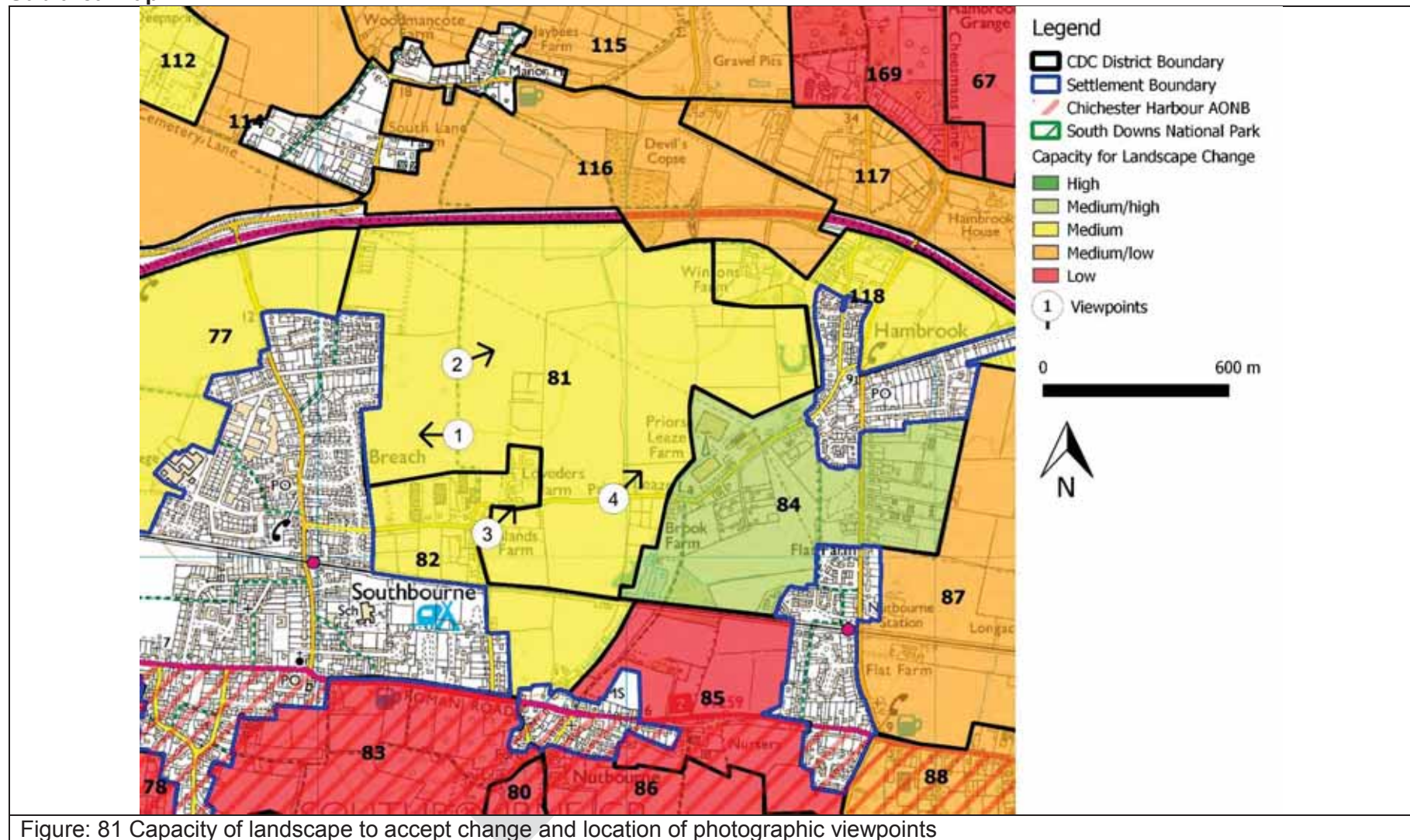
- Create a new large scale tree and hedgerow framework to complement the open, intensively farmed landscape, whilst maintaining important views.
- Maintain and strengthen field boundaries such as hedgerows and shelterbelts.
- Conserve and link existing hedgerows and trees.
- Restore field boundaries through shelter belt planting, especially around horse paddocks.

- Establish landscape management plans for urban edges.
- Encourage conservation and community involvement in urban open spaces and village greens.
- Encourage the creation of new suburban woodlands, preferably with community involvement, for recreation and to link up with existing woodlands to the north.
- Encourage bold tree planting adjacent to roads to enhance both the visual and wildlife value of these areas.
- Restore and strengthen the landscape of the gaps between settlements.
- Encourage landscape enhancements around villages and on their approaches.
- Strengthen the landscape framework and filter the views of the urban edge through planting of woodland, tree and shrub belts and groups. Use these to screen and unify disparate suburban elements, especially along roadside verges, on village edges and around glasshouses.
- Conserve, manage and enhance existing village ponds.
- Encourage and promote land management schemes to increase species-rich grassland areas.
- Farm diversification and garden centres leading to introduction of signs and fencing.
- Changes in transport infrastructure.
- Proximity to Chichester Harbour Area of Outstanding Natural Beauty.

Relevant forces for change/ key issues / threats / opportunities:

- Urban development pressures, especially in the gaps between settlements and on the edge of Chichester.
- Major existing road improvements and the possibility of new ones.
- Introduction of large scale glasshouses with distribution sheds.

Sub-area map:



Sub-area description:

The 81: Southbourne North eastern Coastal Plain sub-area is characterised by large open and exposed arable fields generally with limited boundary vegetation with some areas of horticulture and orchard and continuous lengths of hedgerow on a low lying flat coastal plain. There is limited built form within area including some farm buildings/cottages and small amount of modern ribbon development along South Lane. The sub-area forms part of the gap between Hambrook and Southbourne. Part of the sub-area's southern boundary is defined by the train line and the sub-area's northern boundary is formed by the A27. The Chichester Harbour AONB lies further to the south, separated from the sub-area by a fields, settlement and the A259.

For more detail refer to record sheets.

Photographs:

Photo 1: View from PRow to the north-east of Southbourne across open arable field to Southbourne's open settlement edge



Photo 2: Long views across open arable fields to the hills within the South Downs National Park



Photo 3: View from Inlands Road looking east across pasture fields

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Photo 4: View from Priors Leaze Lane looking north to large farm buildings at Priors Leaze Farm

Please refer to section 3 methodology of the assessment process

1. Visual Sensitivity: Medium

- Visible in open views from a 1 PRoW crossing and bounding sub-area
- Visible in views from motorists on a rural lane, visibility variable depending on vegetation cover
- Visible in views from a number of properties/farms/nurseries
- Visible in views from the railway line crossing area
- Likely to be visible in distant view from the hills within the SDNP
- Open views out of sub-area across flat arable farmland
- Long reaching characteristic panoramic views out of sub-area to the hills within the SDNP
- Open views out of sub-area to the settlement edge of Southbourne
- Views out of sub-area to large scale farm buildings at Prior Leaze Farm and glasshouses adjacent to sub-area
- 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.

- The area has a limited structure of existing vegetation, although there is some structure along the edges which mitigation planting could build upon
- Mitigation planting could result in loss of the open character and characteristic long views. Potential to improve raw edge of settlement

2. **Landscape Sensitivity: Medium / low**

- Low lying flat coastal plain
- Large open, exposed arable fields with linear boundaries and some areas of horticulture and orchard
- Field pattern of Parliamentary enclosure with some boundary loss
- Ham Brook and lake (Hambrook Trout and Carp Fishery) in east
- Lakeside vegetation including willow at the Hambrook Trout and Carp Fishery
- Some continuous lengths of hedgerow, some shelterbelts and ornamental hedges associated with settlement. Large scale arable fields have limited boundary vegetation
- 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
- Some limited low density settlement within area comprising some farm buildings/cottages and small amount of modern ribbon development along South Lane
- 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
- Tranquillity affected locally by intermittent noise from train line in the south, the M27 to north and noise associated with agroindustry in the east; some suburbanising influences including from the train line and pylons crossing area, large scale agricultural buildings to east and raw edge of settlement to west where they lack adjacent vegetation
- Accessible by 1 PRoW crosses sub-area and one bounding area in the north-east linking to settlement
- Part of the 'Green Ring' around the village of Southbourne proposed in the Neighbourhood Plan falls within the area. The Neighbourhood Plan's 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.

3. Landscape Character Sensitivity: Medium / low (combines 1 and 2)

4. **Wider Landscape Sensitivity: Medium / high**

- Some raw settlement edges, lacking vegetation
- 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.

5. Overall Landscape Sensitivity: Medium (combines 3 and 4)

6. Landscape Value: Medium

- Part of the wider setting of AONB, however separated by fields, the train line and settlement
- Contributes to the open setting of 2 Grade II listed buildings situated adjacent to the area on Priors Leaze Lane and Inlands Road
- Part of the 'Green Ring' around the village of Southbourne proposed in the Neighbourhood Plan falls within the area

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7. Landscape Capacity: Medium (combines 5 and 6)

<p>Potential effect on key visual characteristics</p> <ul style="list-style-type: none"> • Impact on characteristic views to the hills within the SDNP • Impact on characteristic open long reaching views across flat arable farmland • Impact on rural character, remote in places • Impact on visually sensitive open character
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Loss of arable fields, hedgerows, trees, orchard and landscape field patterns • Loss of hedgerow / vegetated character of surrounding roads • Impact on open and exposed character • Impact on characteristic views to the SDNP • Impact part of the setting of listed buildings
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • Impact on the separation of Southbourne from Hambrook • Impact on existing pattern of low density settlement within sub-area • Impacts on the rural landscape setting of Southbourne and Hambrook
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Retention of all good and moderate quality tree cover and locally distinctive boundary treatments and features • Retention of other vegetated areas where they contribute to landscape and biodiversity value • Extending and connecting woodland • Long-term management of woodland and hedgerows • Retaining legibility and setting of PRow network • Conserve rural character of lanes • Retention of the rural setting of listed buildings and the wider AONB

Conclusion and recommendations and potential capacity of sub-area

Sub-area 81 has a medium capacity, constrained by its rural character, remote in places; the visually sensitive open exposed large scale fields, characteristic of wider landscape character area; its contribution to the rural setting of the settlements of Southbourne and Hambrook and their separation; and its contribution to the wider setting of the AONB. The sub-area also contributes to the open setting of 2 Grade II listed buildings situated adjacent to the area on Priors Leaze Lane and Inlands Road. There are views to and across the area from public rights of way and rural lanes and the sub-area offers long reaching panoramic views to the hills within the South Downs National Park. The sub-area is however influenced by some suburbanising influences including from the train line, the A27 and the open settlement edge of Southbourne where it lacks vegetated boundaries.

It is possible that built development may be accommodated along the eastern edge of Southbourne and western edge of Hambrook, where it would have a strong relationship with the existing settlement edge, provided it is informed by further landscape and visual impact assessment and sensitively integrated into the landscape, respecting the historic settlement pattern and locally distinctiveness. Great care would need to be taken to avoid any landscape or visual harm including protecting the setting of Ham Brook and ensuring the separate identities of Hambrook and Southbourne are protected.

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Sub-area:**82: Southbourne Eastern Settlement Edge****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**

Key characteristics and key qualities (West Sussex LCA unless noted):

- Low lying flat open landscape.
- Suburban settlement dominates the area.
- Small towns, villages and road crossings hug the tops of inlets to Chichester Harbour.
- Degraded tree and hedgerow framework. A low density of hedgerows and hedgerow trees with occasional shelterbelts.
- Meandering rife and drainage ditches.
- Large-scale arable farming and market gardening.
- Clusters of greenhouses.
- Frequent urban fringe influences of horse paddocks, agricultural and light industry.
- Busy minor and major roads which also serve as bypasses. Minor roads run mainly north-south between the A259 and A27.
- Narrow gaps of open land between Hermitage, Southbourne, Nutbourne and Chidham. The gaps between settlements provide important visual relief to the built up areas, although their landscape character is often poorly defined, with a degraded hedgerow network.
- A few parts of this area retain elements of a smaller-scale, more varied landscape with quiet hamlets and traditional villages enclosed by small pastures.
- Fields mostly the product of Parliamentary enclosure.
- The rife and ditch systems, together with occasional ponds, are of particular ecological value, supporting an important but fragile population of water voles.
- Hedgerow pattern is fragmented with occasional isolated woods. Linking features assume a greater significance in an otherwise cultivated landscape.
- Linear historic settlements follow, or are located in close proximity to the Roman Road line of the A259 (CHAONBLCA)
- Dense urban development of Havant, Chichester, Emsworth and Southbourne (CHAONBLCA)
- 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 (CHAONBLCA)

Landscape strategy and key sensitivities and guidelines:

- Create a new large scale tree and hedgerow framework to complement the open, intensively farmed landscape, whilst maintaining important views.
- Maintain and strengthen field boundaries such as hedgerows and shelterbelts.
- Conserve and link existing hedgerows and trees.
- Restore field boundaries through shelter belt planting, especially around horse paddocks.

- Establish landscape management plans for urban edges.
- Encourage conservation and community involvement in urban open spaces and village greens.
- Encourage the creation of new suburban woodlands, preferably with community involvement, for recreation and to link up with existing woodlands to the north.
- Encourage bold tree planting adjacent to roads to enhance both the visual and wildlife value of these areas.
- Restore and strengthen the landscape of the gaps between settlements.
- Encourage landscape enhancements around villages and on their approaches.
- Strengthen the landscape framework and filter the views of the urban edge through planting of woodland, tree and shrub belts and groups. Use these to screen and unify disparate suburban elements, especially along roadside verges, on village edges and around glasshouses.
- Conserve, manage and enhance existing village ponds.
- Encourage and promote land management schemes to increase species-rich grassland areas.
- Farm diversification and garden centres leading to introduction of signs and fencing.
- Changes in transport infrastructure.
- Proximity to Chichester Harbour Area of Outstanding Natural Beauty.

Relevant forces for change/ key issues / threats / opportunities:

- Urban development pressures, especially in the gaps between settlements and on the edge of Chichester.
- Major existing road improvements and the possibility of new ones.
- Introduction of large scale glasshouses with distribution sheds.

Sub-area map:

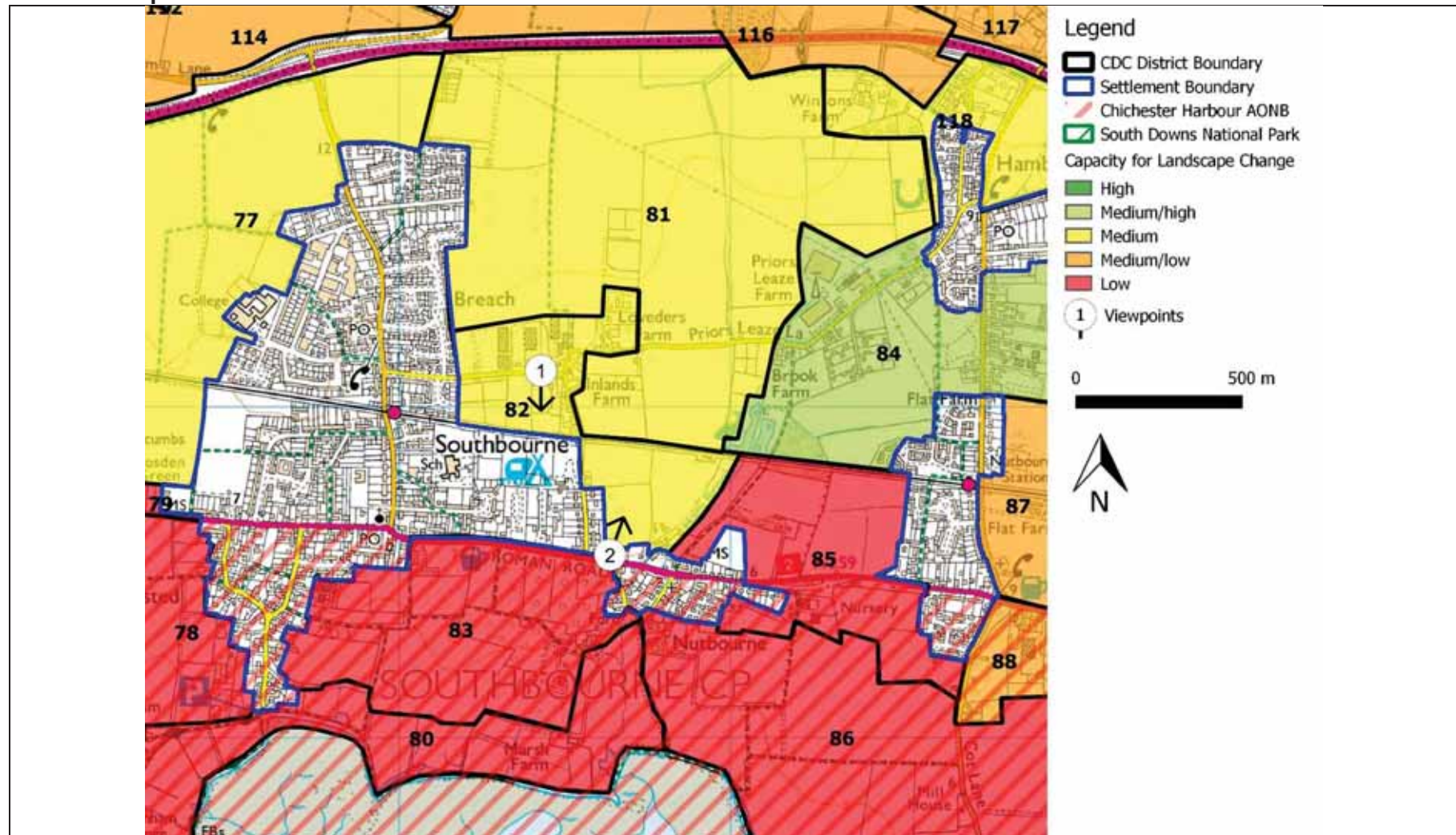


Figure: 82 Capacity of landscape to accept change and location of photographic viewpoints

Sub-area description:

The 82: Southbourne Eastern Settlement Edge sub-area is characterised by small to medium scale pasture/paddock fields with linear boundaries, semi-enclosed by hedgerows and shelterbelts. The sub-area is formed of two main areas, one to the south of the railway line and the other to the north. The sub-area is surrounded to the north by open and exposed arable fields and adjoins the settlement edge of Southbourne to the west and Nutbourne to the south. The sub-area contains a mixture of uses including nurseries/small holdings and some low density settlement. The sub-area forms part of the gap between Hambrook and Southbourne. Part of the sub-area's northern and southern boundary is defined by the train line and a small section of its southern boundary is defined by the A259. The Chichester Harbour AONB lies adjacent to the south, beyond the A259. The north-western part of the sub-area is more removed from the AONB, separated by settlement.

For more detail refer to record sheets.

Photographs:

Photo 1: View from Cooks Lane looking south across paddock fields



Photo 2: View from field gate off A259 looking north across enclosed pasture field bound by shelterbelts

Please refer to section 3 methodology of the assessment process**1. Visual Sensitivity: Medium / low**

- Visible in views from 2 PRoW crossing and nearby to sub-area, open in places
- Visible in views from motorists on a rural lane, visibility variable depending on vegetation cover
- Visible in views from a number of properties/farms/nurseries
- Visible in views from the railway line crossing area, the A259 and the National Cycle Route 2
- Visible in views from the edge of the AONB to the south
- Distance glimpses out of the sub-area of Prinstead Channel from the southeast end of the character area, in particular along the A259.
- Open views out of the sub-area across flat arable farmland from along northern edge
- Long reaching characteristic views out of the sub-area to the hills within the SDNP from along northern edge
- Views out of the sub-area to the pen settlement edge of Southbourne and large scale farm buildings at Prior Leaze Farm from along eastern edge
- Rural area with urban fringe influences in the northern area. Stronger rural character to the south of the sub-area.
- Vegetation structure varies across area which mitigation planting could build upon
- Mitigation planting could result in loss of characteristic long views. Potential to improve raw edge of settlement

2. Landscape Sensitivity: Medium / low

- Low lying flat coastal plain
- Small to medium scale semi-enclosed pasture/paddock fields with linear boundaries
- Sub-area comprises an area of Parliamentary enclosure and contains historic farmsteads and modern nurseries
- Some hedgerows along lanes and dividing fields in southeast of the sub-area, some shelterbelts and field trees
- Ham Brook in crosses the eastern end of the sub-area
- Contains low density settlement with a mixture of uses including nurseries/small holdings
- Built form includes glasshouses, some farm buildings/cottages and a small amount of ribbon development with vernacular buildings along Inlands Road
- Some small pockets of orchard, including possible traditional orchard identified in the Priority Habitat Inventory
- 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
- Contributes to open rural setting of 2 Grade II listed buildings
- Tranquillity affected locally by intermittent noise from train line and A259 in the south; suburbanising influences including equestrian uses and raw edge of settlement to west; and some light spill from residential areas
- Accessible by 1 PRoW crosses sub-area in the north and linking to settlement

- Part of the 'Green Ring' around the village of Southbourne proposed in the Neighbourhood Plan falls within the area. The Neighbourhood Plan's 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.
3. Landscape Character Sensitivity: Medium / low (combines 1 and 2)
4. **Wider Landscape Sensitivity: Medium**
- Some raw settlement edges otherwise vegetation provides containment
 - Influenced by a 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.
 - Contributes to narrow separation of Southbourne and Nutbourne West and wider separation of Southbourne and Hambrook
5. Overall Landscape Sensitivity: Medium (combines 3 and 4)
6. **Landscape Value: Medium**
- Setting of the AONB
 - Contributes to open rural setting of 2 Grade II listed buildings
 - Part of the 'Green Ring' around the village of Southbourne proposed in the Neighbourhood Plan falls within the area

7. Landscape Capacity: Medium (combines 5 and 6)

<p>Potential effect on key visual characteristics</p> <ul style="list-style-type: none"> • Impact on characteristic views to the hills within the SDNP • Impact on characteristic open long reaching views across flat arable farmland • Impact on rural character
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Loss of pasture fields, hedgerows, trees, orchard and landscape field patterns • Loss of hedgerow / vegetated character of surrounding roads • Impact on semi-enclosed character • Impact on characteristic views to the SDNP • Impact part of the setting of listed buildings
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • Impact on the separation of Southbourne and Nutbourne West and wider separation of Southbourne and Hambrook • Impact on existing pattern of low density settlement within sub-area • Impacts on the rural landscape setting of Southbourne and Nutbourne West
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Retention of all good and moderate quality tree cover and locally distinctive boundary treatments and features • Retention of other vegetated areas where they contribute to landscape and biodiversity value • Long-term management of hedgerows • Retaining legibility and setting of PRow network • Conserve rural character of lanes • Retention of the rural setting of listed buildings and the wider AONB

Conclusion and recommendations and potential capacity of sub-area

Sub-area 82 has a medium capacity, constrained by its rural character; its contribution to the rural setting of the settlements of Southbourne and Nutbourne West and their wider separation; its contribution to the wider separation of Southbourne and Hambrook; and its contribution to the setting of the AONB. The sub-area also contributes to the open rural setting of 2 Grade II Listed Buildings. There are views to and across the area from public rights of way and rural lanes and the sub-area offers long reaching panoramic views to the hills within the South Downs National Park from along its northern edge. The sub-area is however influenced by some suburbanising influences including from the train line and the A27, equestrian uses and raw the settlement edge of Southbourne where it lacks vegetated boundaries.

It is possible that some built development could be accommodated along the eastern edge of Southbourne where it would have a strong relationship with the existing settlement edge, provided it is informed by further landscape and visual impact assessment and sensitively integrated into the landscape, respecting the historic settlement pattern and locally distinctiveness. Great care would need to be taken to avoid any landscape or visual harm, ensuring the separate identities of Southbourne, Nutbourne West and Hambrook are protected.

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Sub-area:**83: Southbourne Southeastern Settlement Edge****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**

Key characteristics and key qualities (West Sussex LCA unless noted):

- Low lying flat open landscape.
- Long views to Chichester Harbour
- Suburban settlement dominates the area.
- Small towns, villages and road crossings hug the tops of inlets to Chichester Harbour.
- Degraded tree and hedgerow framework. A low density of hedgerows and hedgerow trees with occasional shelterbelts.
- Drainage ditches.
- Large-scale arable farming and market gardening.
- Frequent urban fringe influences of horse paddocks, agricultural and light industry.
- Busy minor and major roads which also serve as bypasses. Minor roads run mainly north-south between the A259 and A27.
- Narrow gaps of open land between Hermitage, Southbourne, Nutbourne and Chidham. The gaps between settlements provide important visual relief to the built up areas, although their landscape character is often poorly defined, with a degraded hedgerow network.
- A few parts of this area retain elements of a smaller-scale, more varied landscape with quiet hamlets and traditional villages enclosed by small pastures.
- Large regular fields, mostly the product of Parliamentary enclosure.
- Semi-natural habitats are scarce due to intensive arable agriculture.
- The rife and ditch systems, together with occasional ponds, are of particular ecological value, supporting an important but fragile population of water voles.
- Fragments of woodland, some of which are ancient.
- Hedgerow pattern is fragmented with occasional isolated woods. Linking features assume a greater significance in an otherwise cultivated landscape.
- Pockets of orchards, enclosed coastal grazing marsh and small copses are distinctive features around Nutbourne, Prinsted, Fishbourne and Langstone (CHAONBLCA)
- Linear historic settlements follow, or are located in close proximity to the Roman Road line of the A259 (CHAONBLCA)
- Prinsted has simple brick and tile cottages along narrow curving lanes both in continuous frontages and more widely spaced. Flint walls are distinctive and there are many mature trees, both within and around the settlement. (CHAONBLCA)

Landscape strategy and key sensitivities and guidelines:

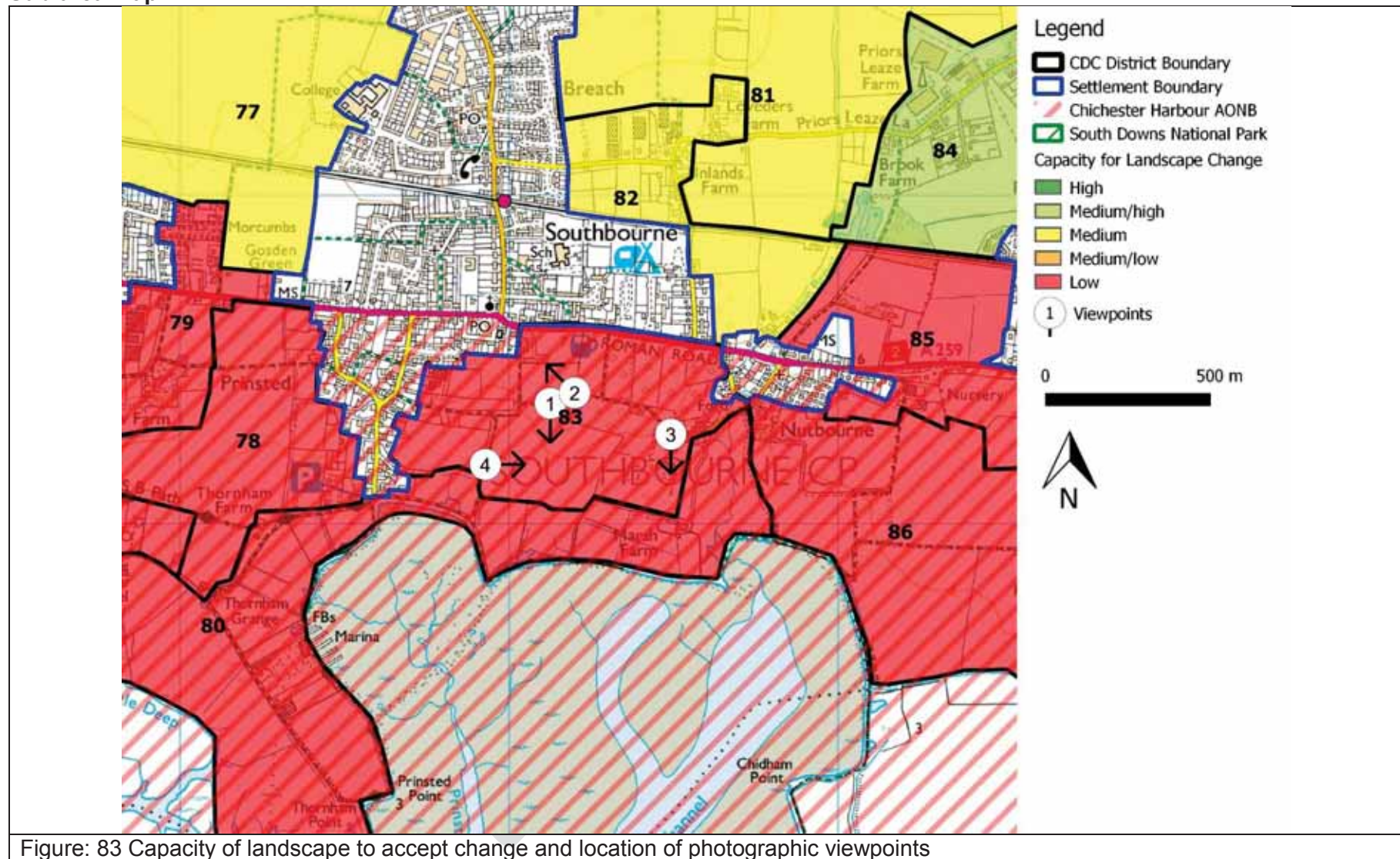
- Conserve the long views to Chichester Harbour

- Create a new large scale tree and hedgerow framework to complement the open, intensively farmed landscape, whilst maintaining important views.
- Maintain and strengthen field boundaries such as hedgerows and shelterbelts.
- Conserve and link existing hedgerows and trees.
- Restore field boundaries through shelter belt planting, especially around horse paddocks.
- Establish landscape management plans for urban edges.
- Encourage the creation of new suburban woodlands, preferably with community involvement, for recreation and to link up with existing woodlands to the north.
- Encourage bold tree planting adjacent to roads to enhance both the visual and wildlife value of these areas.
- Restore and strengthen the landscape of the gaps between settlements.
- Encourage landscape enhancements around villages and on their approaches.
- Strengthen the landscape framework and filter the views of the urban edge through planting of woodland, tree and shrub belts and groups. Use these to screen and unify disparate suburban elements, especially along roadside verges, on village edges and around glasshouses.
- Encourage and promote land management schemes to increase species-rich grassland areas.
- Farm diversification and garden centres leading to introduction of signs and fencing.
- Derelict glasshouses and agricultural holdings.
- Changes in transport infrastructure.
- Proximity to Chichester Harbour Area of Outstanding Natural Beauty.
- Managed retreat of the coastline may be particularly influential in the future, providing opportunities for creation of new coastal and inter-tidal habitats and could result in a more naturally functioning landscape.
- Conserve the landscape setting of the historic villages. (CHAONBLCA)
- Ensure any new small scale development in or on the edges of the historic villages of the area is of an appropriate scale, form, design, materials that responds to historic settlement pattern, landscape setting, and locally distinctive building styles and materials (CHAONBLCA)

Relevant forces for change/ key issues / threats / opportunities:

- Urban development pressures, especially in the gaps between settlements
- Conversion of agricultural buildings to light industrial uses.
- Introduction of large scale glasshouses with distribution sheds.
- Climate change may increase the risk of storm surges associated with flooding, with consequences for land currently adjacent to inter-tidal landscapes and habitats, increasing pressure for possibly insensitive coastal defences.
- Management and possible realignment of sea defences, due to predicted sea level rises, will have significant implications for landscape over the coming decades
- The sensitivity of the landscape is moderate to high. Open grazing marsh and slightly elevated open arable farmland near the harbour edge are particularly sensitive to change. (CHAONBLCA)

Sub-area map:



Sub-area description:

The 83: Southbourne Southeastern Settlement Edge sub-area falls within the Chichester Harbour AONB and is characterised small to mediums sized arable, horticulture and pasture fields, semi-enclosed by hedgerows and tree belts. The sub-area contains some low density settlement including farms and nurseries. The sub-area forms part of the narrow gap between the settlements of Hermitage and Southbourne/Prinsted. The sub-area extends close to the harbour edge in the south and in bound to the north by the A259.

For more detail refer to record sheets.

Photographs:

Photo 1: View across open arable fields to the harbour from PRow crossing sub-area



Photo 2: View across paddocks on to Southbourne's church spire from PRow crossing sub-area



Photo 3: View across orchards



Photo 3: Long views across arable fields to the hills within the SDNP in the distance

Please refer to section 3 methodology of the assessment process

1. Visual Sensitivity: Medium / high

- Sensitive receptors within the AONB with the majority of the area visible from the PRoW crossing sub-area
- Views from the nearby coastal path
- Visible in views a few properties farms/nurseries scattered across area and adjacent to the area at Nutbourne and Southbourne/Prinsted
- Visible in views from cyclists along National Cycle Route 2 (along A259) and from motorists along A259 and rural lanes in the east
- Partial views from other nearby peninsulas the users of the popular harbour to the south e.g. people in sailing boats
- Panoramic views out of sub-area across open fields within the area to the Prinsted and Nutbourne Channels, more open in winter months.
- Occasional views out of sub-area to yacht mast tips and to Southbourne church spire
- Partial views out of sub-area to the hills of the SDNP
- 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.
- The area has a good existing structure of hedgerows and treelines on which mitigation planting could build upon

- Mitigation planting could result in loss of characteristic long views

2. **Landscape Sensitivity: Medium**

- Low lying gently sloping landform
- Water features include ditches and Ham Brook in the east
- Good pattern of small to mediums sized arable, horticulture and pasture fields with linear boundaries, semi-enclosed by hedgerows and tree belts
- Distinctive pockets of orchards including potential traditional orchards identified on the Priority Habitat Inventory
- Fairly good hedgerow structure with hedgerow trees and low boundary loss.
- Shelterbelts
- Abuts Nutbourne pastures SNCI to the south. Abuts 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
- Fields of parliamentary enclosure
- Post medieval to modern orchards
- Roman Road linking to Chichester in the north (A259)
- The sub-area forms part of the historic agricultural setting of the Prinsted Conservation area
- Contains some low density settlement including farms and nurseries with agricultural buildings and glasshouses and some scattered houses
- Forms a gap between the rural settlements of Prinsted and Nutbourne
- Quiet area particularly in the south largely absent of intrusions with some road noise experienced locally and some light spill likely from nearby residential areas
- Crossed by good network of PRoW linking to the wider AONB, coastal path to the south and to adjacent settlements

3. Landscape Character Sensitivity: Medium / high (combines 1 and 2)

4. **Wider Landscape Sensitivity: Medium / high**

- The adjacent settlement edges are reasonably well contained by vegetation
- Contributes to the wider AONB harbour landscape to the south, forming part of the vegetated backdrop to the harbour
- 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
- The pockets of orchards are a distinctive feature of the wider LCA.
- The sub-area provides a rural setting to the nearby settlements.
- Areas on the southern, eastern and western areas of the sub-area fall within Flood Zone 2 and 3

5. Overall Landscape Sensitivity: Medium / high (combines 3 and 4)

6. **Landscape Value: Medium / high**

- Falls with AONB
- The sub-area forms part of the historic agricultural setting of the Prinsted Conservation area
- Area forms part of the setting of 1 Grade II Listed Building in east and numerous Listed buildings adjacent with a concentration in Prinsted Conservation Area

7. Landscape Capacity: Low (combines 5 and 6)

<p>Potential effect on key visual characteristics</p> <ul style="list-style-type: none"> • Impact on characteristic views to the harbour and the hills within the SDNP • Impact on rural character of the AONB • Impact on views to distractive church spire of Southbourne church
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Loss of arable, horticulture and pasture fields, distinctive orchards, hedgerows, trees, shelterbelts and landscape field patterns • Loss of hedgerow / vegetated character of surrounding roads • Impact on semi-enclosed character • Impact on characteristic views to the SDNP and harbour • Impact part of the setting of listed buildings and conservation area
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • Impact on the narrow separation of Nutbourne West and Prinsted • Impacts on the rural landscape setting of Nutbourne West and Prinsted
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Retention of all good and moderate quality tree cover and locally distinctive boundary treatments and features • Retention of other vegetated areas where they contribute to landscape and biodiversity value • Long-term management of hedgerows • Retaining legibility and setting of PROW network • Conserve rural character of lanes • Retention of the rural setting of listed buildings and conservation area

Conclusion and recommendations and potential capacity of sub-area

Sub-area 83 has a low capacity, constrained by its rural character, containing pockets of orchards which are a distinctive feature of the wider landscape; its contribution to the wider AONB harbour side landscape to the south, forming part of the vegetated backdrop to the harbour; and its contribution to the rural setting of the settlements of Nutbourne West and Prinsted and their separation. The sub-area also contributes to the wider setting of some nearby listed buildings and the adjacent Prinsted conservation area. There are views to and across the area from public rights of way crossing the area, including from the coastal path, the harbour and rural lanes. The sub-area offers characteristic long reaching panoramic views across open fields within the area to the Prinsted and Nutbourne Channels and partial views to the hills within the South Downs National Park.

It is possible that a very small amount of built development may be accommodated within existing clusters of settlement provided it is informed by further landscape and visual impact assessment and sensitively integrated into the landscape, respecting the historic settlement pattern and locally distinctiveness. Great care would need to be taken to avoid any landscape or visual harm.

DRAFT

Sub-area:**84: Nutbourne East – Hambrook Mosaic****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****Key characteristics and key qualities (West Sussex LCA unless noted):**

- Low lying flat open landscape.
- Suburban settlement dominates the area.
- Small towns, villages and road crossings hug the tops of inlets to Chichester Harbour.
- Degraded tree and hedgerow framework. A low density of hedgerows and hedgerow trees with occasional shelterbelts.
- Meandering rife and drainage ditches.
- Large-scale arable farming and market gardening.
- Clusters of greenhouses.
- Frequent urban fringe influences of horse paddocks, agricultural and light industry.
- Busy minor and major roads which also serve as bypasses. Minor roads run mainly north-south between the A259 and A27.
- Narrow gaps of open land between Hermitage, Southbourne, Nutbourne and Chidham. The gaps between settlements provide important visual relief to the built up areas, although their landscape character is often poorly defined, with a degraded hedgerow network.
- A few parts of this area retain elements of a smaller-scale, more varied landscape with quiet hamlets and traditional villages enclosed by small pastures.
- Fields mostly the product of Parliamentary enclosure.
- The rife and ditch systems, together with occasional ponds, are of particular ecological value, supporting an important but fragile population of water voles.
- Hedgerow pattern is fragmented with occasional isolated woods. Linking features assume a greater significance in an otherwise cultivated landscape.
- Linear historic settlements follow, or are located in close proximity to the Roman Road line of the A259 (CHAONBLCA)
- 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 (CHAONBLCA)

Landscape strategy and key sensitivities and guidelines:

- Create a new large scale tree and hedgerow framework to complement the open, intensively farmed landscape, whilst maintaining important views.
- Maintain and strengthen field boundaries such as hedgerows and shelterbelts.
- Conserve and link existing hedgerows and trees.
- Restore field boundaries through shelter belt planting, especially around horse paddocks.
- Establish landscape management plans for urban edges.

- Encourage conservation and community involvement in urban open spaces and village greens.
- Encourage the creation of new suburban woodlands, preferably with community involvement, for recreation and to link up with existing woodlands to the north.
- Encourage bold tree planting adjacent to roads to enhance both the visual and wildlife value of these areas.
- Restore and strengthen the landscape of the gaps between settlements.
- Encourage landscape enhancements around villages and on their approaches.
- Strengthen the landscape framework and filter the views of the urban edge through planting of woodland, tree and shrub belts and groups. Use these to screen and unify disparate suburban elements, especially along roadside verges, on village edges and around glasshouses.
- Conserve, manage and enhance existing village ponds.
- Encourage and promote land management schemes to increase species-rich grassland areas.
- Farm diversification and garden centres leading to introduction of signs and fencing.
- Changes in transport infrastructure.
- Proximity to Chichester Harbour Area of Outstanding Natural Beauty.

Relevant forces for change/ key issues / threats / opportunities:

- Urban development pressures, especially in the gaps between settlements and on the edge of Chichester.
- Major existing road improvements and the possibility of new ones.
- Introduction of large scale glasshouses with distribution sheds.

Sub-area map:

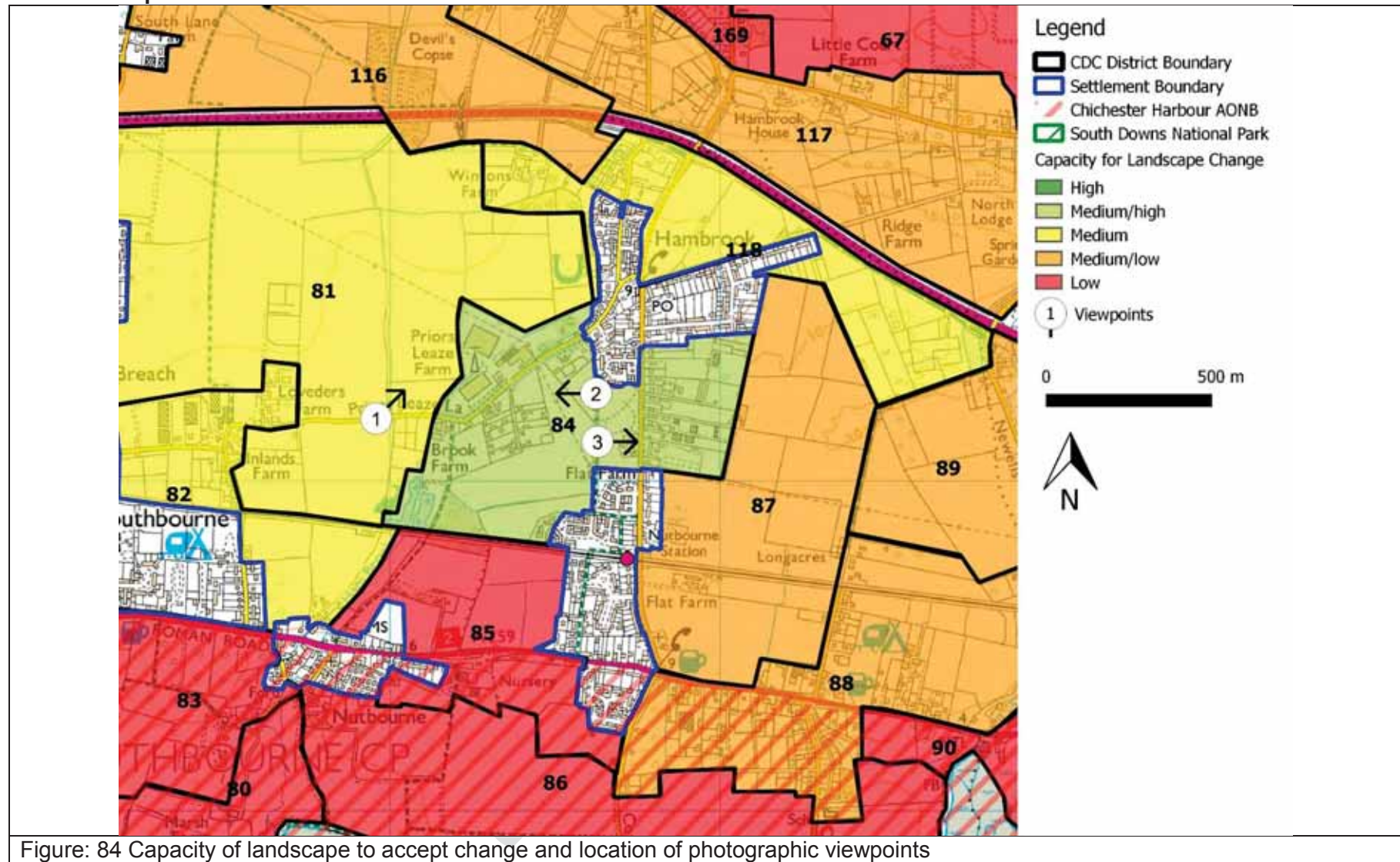


Figure: 84 Capacity of landscape to accept change and location of photographic viewpoints

Sub-area description:

The 84: Nutbourne East – Hambrook Mosaic sub-area is characterised by a mixed scale field pattern of pasture/grazed fields with largely linear boundaries. Hedgerows with mature hedgerow trees and woodland create a semi-enclosed character. The sub-area contains a Mixed landuse including public open space west of Broad Road, farms, Chichester Grain Farmers (agroindustry), settlement, a fishery, a Travelling Showpeople's site and a holiday park. Visibility of the sub-area varies. The sub-area adjoins the settlements of Hambrook and Nutbourne to the east. To the north-west the sub-area is surrounded by open arable fields. The southern boundary is defined by the train line. The Chichester Harbour AONB lies nearby to the south, separated by the train line, open arable fields and the A259.

For more detail refer to record sheets.

Photographs:

Photo 1: View from Priors Leaze Lane looking north to large farm buildings at Priors Leaze Farm



Photo 2: View from PPRoW crossing sub-area looking west towards Brook Farm



Photo 3: View from PRoW crossing sub-area looking east towards across public open space between Hambrook and Nuthbourne

Please refer to section 3 methodology of the assessment process

1. Visual Sensitivity: Medium / low

- Visible in views from 2 PRoW crossing sub-area, visibility variable depending on vegetation cover
- Visible in views from motorists on a rural lane, visibility variable depending on vegetation cover
- Part of visual corridor for views from Nutbourne Channel towards the hills within the SDNP, although Nutbourne East and Hambrook not visible.
- Visible in views from a few properties/farms and a travelling show-people'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)
- Views out of sub-area area limited by surrounding vegetation
- Rural character of area is being eroded by suburbanising influences. Close to the AONB with high expectations of scenic beauty.
- The area has a good existing structure of hedgerows and trees on which mitigation planting could build upon
- Vegetation structure varies across area which mitigation planting could build upon
- Mitigation planting could result in loss of characteristic views. Potential to improve impact of urbanising influences

2. Landscape Sensitivity: Medium / low

- Low lying flat coastal plain
- 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 and holiday park
- Low density settlement including ribbon development. Built form includes mixed aged housing, large scale barns and grain stores and glasshouses
- Travelling Showpeople's development
- Mixed scale field pattern of pasture/grazed fields with largely linear boundaries of Parliamentary enclosure
- Hedgerows with mature hedgerow trees and woodland create a semi-enclosed character. Some continuous lengths of hedgerow plus some ornamental hedges associated with settlement. Fairly low boundary loss overall.
- Contains Ham Brook in west and lakes in south-west (Hambrook Trout and Carp Fishery)
- Small area of Ancient & Semi-Natural Woodland in the southwest corner of the sub-area, also identified as 'Deciduous woodland' in the Priority Habitat Inventory
- 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
- Tranquillity affected locally by intermittent noise from train line in the south and noise associated with agroindustry in the north; some suburbanising influences including from train line, pylons crossing area, significant development influences including grain store, travelling showpeople's site and settlement; and some light spill from residential areas
- Accessible by 2 PRoW cross area linking to settlement
- Includes recreation areas: Hambrook Trout and Carp Fishery (permitted), holiday park in east and public open space west of Broad Road

3. Landscape Character Sensitivity: Medium / low (combines 1 and 2)**4. Wider Landscape Sensitivity: Medium / low**

- Settlement edges are generally well contained by vegetation. Settlement edge along Broad Road is more open.
- Rural character degraded by 'agro-industry' and low density settlement.
- Within view corridor of characteristic views towards the hills within the SDNP, although Nutbourne East and Hambrook not visible.
- Small area of public open space separates Nutbourne East and Hambrook
- Contributes to wider gap between Hambrook/Nutbourne East and Southbourne, although already partly developed.
- Contributes to rural landscape setting of Hambrook and Nutbourne East

5. Overall Landscape Sensitivity: Medium / low (combines 3 and 4)

6. Landscape Value: Medium

- Forms part of wider setting to AONB
- Views over low lying agricultural land from Broad Road (a main north-south road) are locally valued (identified in Neighbourhood Plan)

7. Landscape Capacity: Medium / high (combines 5 and 6)

<p>Potential effect on key visual characteristics</p> <ul style="list-style-type: none"> • Impact on valued views • Impact on visual corridor for views from Nutbourne Channel towards the hills within the SDNP • Impact on rural character
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Loss of pasture fields, hedgerows, trees, woodland (Ancient & Semi-Natural) and landscape field patterns • Loss of hedgerow / vegetated character of surrounding roads • Impact on semi-enclosed character
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • Impact on the separation of Hambrook/Nutbourne East and Southbourne • Impact on existing pattern of low density settlement within sub-area • Impacts on the rural landscape setting of Hambrook and Nutbourne East
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Retention of all good and moderate quality tree cover and locally distinctive boundary treatments and features • Retention of other vegetated areas where they contribute to landscape and biodiversity value • Long-term management of hedgerows and woodland • Extending and connection woodland • Retaining legibility and setting of PRoW network • Conserve rural character of lanes • Retention of the rural setting of wider AONB

Conclusion and recommendations and potential capacity of sub-area

Sub-area 84 has a medium / high capacity largely due to the suburbanising influences including from train line and pylons crossing area and the significant development influences including grain store, travelling show-people's site and built settlement. The sub-area, however, is also constrained by its remaining rural character; its contribution to the rural setting of the settlements of Hambrook and Nutbourne East and value views; its contribution to the separation of Hambrook/Nutbourne East and Southbourne; the areas of recreational value; and its contribution to the wider setting of the AONB.

The area may accommodate built development without many adverse effects on the wider landscape where it would have a strong relationship with the existing settlement edge, provided it is informed by further landscape and visual impact assessment and sensitively integrated into the landscape, respecting the historic settlement pattern and locally distinctiveness. Great care would need to be taken to avoid any landscape or visual harm, ensuring the separate identities of Southbourne, Nutbourne East and Hambrook are protected and considering valued views.

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Sub-area:**85 Nutbourne West – Nutbourne East Coastal Plain****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****Key characteristics and key qualities (West Sussex LCA unless noted):**

- Low lying flat open landscape.
- Long views to Chichester Harbour
- Suburban settlement dominates the area.
- Small towns, villages and road crossings hug the tops of inlets to Chichester Harbour.
- Degraded tree and hedgerow framework. A low density of hedgerows and hedgerow trees with occasional shelterbelts.
- Meandering rife and drainage ditches.
- Large-scale arable farming and market gardening.
- Clusters of greenhouses.
- Frequent urban fringe influences of horse paddocks, agricultural and light industry.
- Busy minor and major roads which also serve as bypasses. Minor roads run mainly north-south between the A259 and A27.
- Narrow gaps of open land between Hermitage, Southbourne, Nutbourne and Chidham. The gaps between settlements provide important visual relief to the built up areas, although their landscape character is often poorly defined, with a degraded hedgerow network.
- A few parts of this area retain elements of a smaller-scale, more varied landscape with quiet hamlets and traditional villages enclosed by small pastures.
- Large regular fields, mostly the product of Parliamentary enclosure.
- The rife and ditch systems, together with occasional ponds, are of particular ecological value, supporting an important but fragile population of water voles.
- Hedgerow pattern is fragmented with occasional isolated woods. Linking features assume a greater significance in an otherwise cultivated landscape.
- Pockets of orchards, enclosed coastal grazing marsh and small copses are distinctive features around Nutbourne, Prinsted, Fishbourne and Langstone. (CHAONBLCA)
- Linear historic settlements follow, or are located in close proximity to the Roman Road line of the A259 (CHAONBLCA)
- 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 (CHAONBLCA)

Landscape strategy and key sensitivities and guidelines:

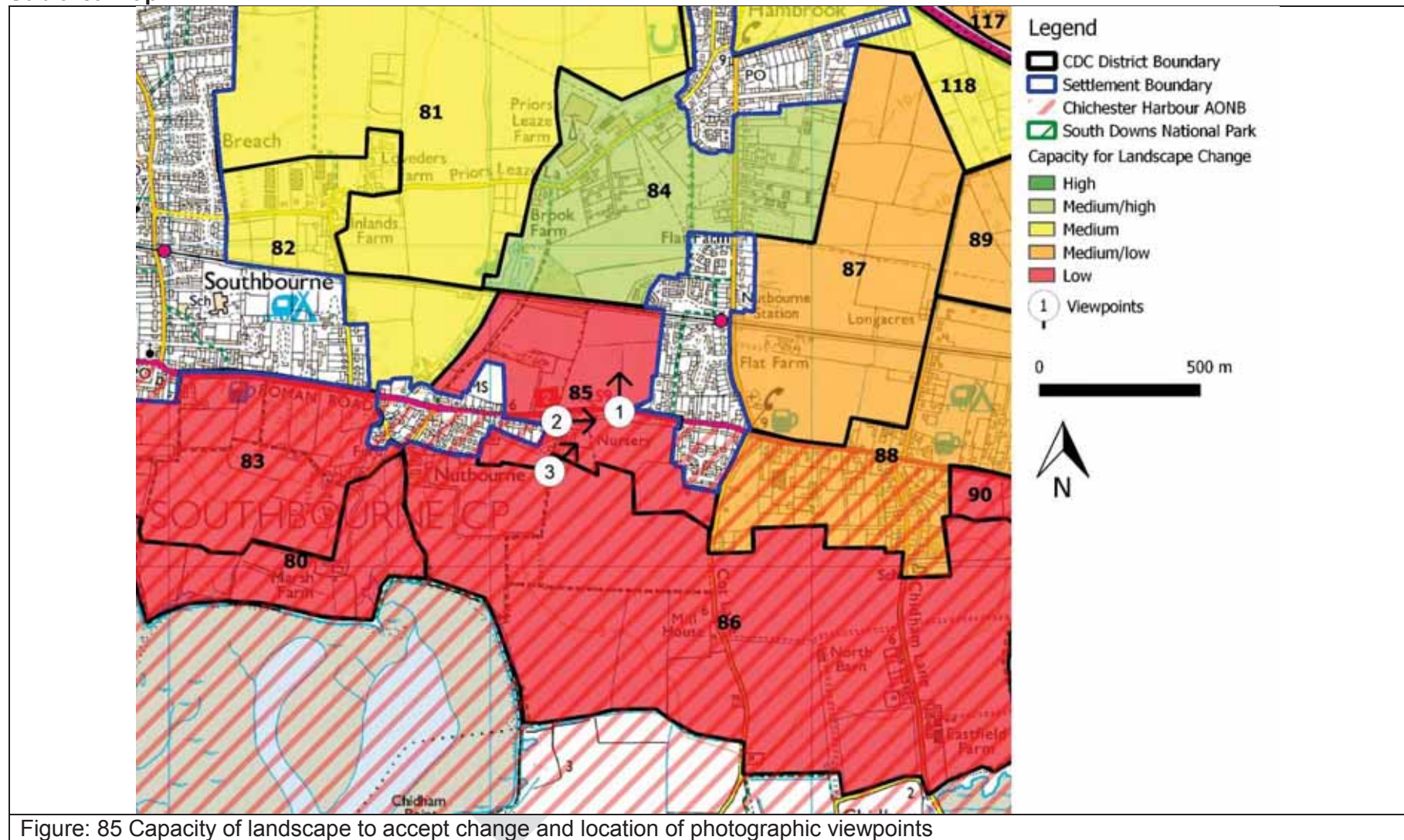
- Conserve the long views to Chichester Harbour
- Create a new large scale tree and hedgerow framework to complement the open, intensively farmed landscape, whilst maintaining important views.

- Maintain and strengthen field boundaries such as hedgerows and shelterbelts.
- Conserve and link existing hedgerows and trees.
- Restore field boundaries through shelter belt planting, especially around horse paddocks.
- Establish landscape management plans for urban edges.
- Encourage conservation and community involvement in urban open spaces and village greens.
- Encourage the creation of new suburban woodlands, preferably with community involvement, for recreation and to link up with existing woodlands to the north.
- Encourage bold tree planting adjacent to roads to enhance both the visual and wildlife value of these areas.
- Restore and strengthen the landscape of the gaps between settlements.
- Encourage landscape enhancements around villages and on their approaches.
- Strengthen the landscape framework and filter the views of the urban edge through planting of woodland, tree and shrub belts and groups. Use these to screen and unify disparate suburban elements, especially along roadside verges, on village edges and around glasshouses.
- Conserve, manage and enhance existing village ponds.
- Encourage and promote land management schemes to increase species-rich grassland areas.
- Farm diversification and garden centres leading to introduction of signs and fencing.
- Changes in transport infrastructure.
- Proximity to Chichester Harbour Area of Outstanding Natural Beauty.

Relevant forces for change/ key issues / threats / opportunities:

- Urban development pressures, especially in the gaps between settlements and on the edge of Chichester.
- Major existing road improvements and the possibility of new ones.
- Introduction of large scale glasshouses with distribution sheds.

Sub-area map:



Sub-area description:

The 85 Nutbourne West – Nutbourne East Coastal Plain sub-area is characterised by small to medium scale arable and pasture fields and low density settlement, including horticultural development, on the low lying flat coastal plain. Woodland, trees and hedgerows create an enclosed character with the some more open arable farmland. The sub-area lies between Nutbourne East and Nutbourne West and extends to the railway line in the north. The southern end of the sub-area, south of the A259, falls within The Chichester Harbour AONB located close to the Nutbourne Channel.

For more detail refer to record sheets.

Photographs:

Photo 1: View through field gate off a259 looking north across arable field to Nutbourne's settlement edge



Photo 2: View of glasshouses within sub area from PRow crossing area



Photo 3: View from PRow looking north at sub-area's southern edge

Please refer to section 3 methodology of the assessment process

1. Visual Sensitivity: Medium / high

- Views from sensitive receptors within the AONB
- Relatively enclosed with views from 2 PRow crossing the sub-area in the south and north. Views from some nearby PRow including the coastal path within the AONB
- Views from the A259 (including National Cycle Route 2) crossing the sub-area partially restricted by hedgerows
- Views from 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
- Views from a number of properties and small businesses within and adjacent to the area
- Views from a 'Local Green Spaces' Maybush Copse within sub-area
- Views from nearby peninsulas and the harbour (within AONB) including users of the harbour e.g. people in sailing boats
- Some parts of the sub-area are well-contained by vegetation with few views in
- Visible in valued views identified in Neighbourhood Plan
- Characteristic views out of sub-area 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 sub-area, in particular along the A259.
- Some partial views across northern part of sub-area to hills within the SDNP
- 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. Boundary vegetation, allows a degree of tranquillity and remoteness despite proximity to settlement on either side of the character area
- The area has a good existing structure of hedgerows and trees on which mitigation planting could build upon although arable farmland in area has a more open character
- Mitigation planting could result in loss of characteristic views and open character of arable farmland

2. **Landscape Sensitivity: Medium**

- Low lying flat coastal plain
- Small to medium scale arable and pasture fields
- Woodland, trees and hedgerows create an enclosed character with the some more open arable farmland.
- Ham Brook runs along western boundary and ditches cross the area
- Good structure of hedgerows with oak hedgerow trees, shelterbelts, small blocks of woodland and copses and some ornamental hedgerows in settlement areas
- Areas of 'Deciduous woodland' identified on the Priority Habitat Inventory and a 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
- 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
- Some low density settlement falls within the sub-area, including horticultural development with mixed aged housing and farm buildings and some attractive vernacular buildings and glasshouses
- Cluster of Grade II listed buildings south of A259 fall within the sub-area
- Tranquillity affected by noise from busy A259 crossing area; some suburbanising influences including from the train line and the A259; Some limited light spill from residential areas including street lighting along A259
- Accessible by 2 PRoW crossing sub-area
- 'Maybush Copse' is designated as 'Local Green Space' for the use of the community in the Chidham and Hambrook Neighbourhood Plan 2015 and falls within the sub-area.

3. Landscape Character Sensitivity: Medium / high (combines 1 and 2)

4. Wider Landscape Sensitivity: Medium

- Settlement edges are well contained by vegetation
- Contains some low density settlement
- Sub-area demonstrates characteristics typical of the wider landscape character area and its enclosed nature provides a sense of rurality
- Generally inconsistent with north-south orientation of Nutbourne East
- The western end has some consistency with the east-west orientation of Nutbourne West, although becoming distant from the settlement centre
- Contribute to rural setting of Nutbourne West from Nutbourne East
- Contributes to treed backdrop to landscape to the south and channels further south
- Fields within the sub-area contributes to open setting of AONB with some characteristic views
- Separates Nutbourne West from Nutbourne East

5. Overall Landscape Sensitivity: Medium / high (combines 3 and 4)

6. Landscape Value: Medium / high

- Southern end of sub-area falls within the AONB and northern part form part of its immediate setting
- Strip of ancient and semi-natural woodland in north
- Cluster of Grade II listed buildings south of A259 within area
- Contains Local Green Space identified in the Chidham and Hambrook Neighbourhood Plan 2015.
- Visible in valued views identified in Neighbourhood Plan
- Crossed by National Cycle Route 2

7. Landscape Capacity: Low (combines 5 and 6)

<p>Potential effect on key visual characteristics</p> <ul style="list-style-type: none"> • Impact on valued views • Impact on characteristic views to the harbour and towards the hills within the SDNP • Impact on rural and enclosed character • Impact on views from the AONB including harbour and nearby peninsulas
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Loss of pasture and arable fields, hedgerows, trees, woodland, copses and characteristic landscape field patterns • Loss of hedgerow / vegetated character of surrounding roads • Impact on enclosed and more open character
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • Impact on the wider separation between Nutbourne West from Nutbourne East • Impact on existing pattern of low density settlement within sub-area largely inconsistent with north-south orientation of Nutbourne East • Parts of the sub-area are removed Nutbourne West • Impacts on the rural landscape setting of Nutbourne West from Nutbourne East • Impact on the well treed landscape settlement setting • Impacts on rural character of AONB and its setting
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Retention of all good and moderate quality tree cover and locally distinctive boundary treatments and features • Retention of other vegetated areas where they contribute to landscape and biodiversity value • Extending and connecting woodland and copses • Long-term management of woodland, copses and hedgerows • Retaining legibility and setting of PRow network • Retention of the rural setting of wider AONB

Conclusion and recommendations and potential capacity of sub-area

Sub-area 85 has a low capacity, constrained by its rural and treed character which contributes to the open setting and character of the AONB; its low density settlement pattern; the fact that the sub-area is largely inconsistent with the main settlement pattern of Nutbourne East and that much of the sub-area is removed from Nutbourne West; and its contribution to the separation of Nutbourne West from Nutbourne East. There are views to and across the area from public rights of way and the harbour including from the AONB where the sub-area provides a treed backdrop to the landscape and channels to the south. The sub-area also offers long reaching panoramic views from its edges to the harbour pool. The sub-area is however influenced by some suburbanising influences, including from the train line and the A259.

It is possible that a small amount of built development may be accommodated within the existing cluster of buildings provided it is informed by further landscape and visual impact assessment and sensitively integrated into the landscape, respecting the historic settlement pattern and locally distinctiveness. Great care would need to be taken to avoid any landscape or visual harm ensuring the separate identities of the settlements are protected and considering valued views and views from the AONB.

Sub-area:**86 Upper Chidham Coastal Plain****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 (CHAONBLCA): LCT / LCA I G Harbour Islands & Peninsulas / G3 Chidham Peninsula****Key characteristics and key qualities (West Sussex LCA unless noted):**

- Enclosed natural harbours of marine water, tidal mudflats and saltmarsh with small inlets and creeks.
- Contrast with the surrounding open agricultural land.
- Noise of birds, waves and masts.
- Distinctive historic features include oyster beds, earthworks, old sea defences, quays, and boatyards.
- Rich range of habitats at the harbour edges including mudflats, saltmarsh, grazing marsh, reed beds, sand dunes, and shingle banks.
- Areas of unimproved grassland concentrated on their edges.
- Wind-shaped trees and scrub.
- Attractive harbourside settlements and early medieval flint churches such as at Bosham and Pagham.
- Landscapes of great wildlife importance.
- Sea inlets which form the natural harbours of Chichester and Pagham are particularly important for their Roman and earlier prehistoric remains, from a time when sea level may have been up to 6 metres lower than at present.
- Harbours were equally important in medieval times: Bosham features on the Bayeux Tapestry, and at Church Norton, said to be the site of the pre-Conquest Cathedral, an earthwork castle was constructed in early Norman times.
- Early medieval flint churches at Bosham and Pagham.
- Harbourside field patterns mainly the result of 18th and 19th century Parliamentary Enclosure.
- Both Chichester and Pagham Harbours are designated as wetlands of international importance under the Ramsar Convention as they attract large flocks of wading birds and wildfowl.
- Mosaic of inter-tidal mud and adjacent habitats of saltmarsh, reed bed, sand dune, shingle bank, grassland and broadleaved semi-natural woodland supports a wide range of species of limited distribution.
- Chichester Harbour is designated an Area of Outstanding Natural Beauty (AONB) and Site of Special Scientific Interest (SSSI) and has therefore been recognised as a landscape of national importance.
- Narrow peninsula, edged by the Thorney and Bosham Channels. (CHAONBLCA)
- Low hedgerows, poplar shelterbelts and lines of wind sculpted oak and pine trees from field boundaries. (CHAONBLCA)
- Small woodlands, parkland trees and a higher density of hedgerows around the village of West Chidham and Cobnor House, create localised enclosure. Old sunken lanes encircle the village and run northwards. (CHAONBLCA)
- Wide views from the coastal path of the adjacent channels and nearby peninsulas. (CHAONBLCA)
- Occasional views of the water or of yacht mast tips only from within the peninsula. (CHAONBLCA)
- Strongly rural and tranquil character. (CHAONBLCA)
- The historic core of the small village of West 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. Harbour Way is a small development of 20th century harbourside suburban style detached houses. Elsewhere on the peninsula there are a small number of isolated historic farms and barns. (CHAONBLCA)

Landscape strategy and key sensitivities and guidelines:

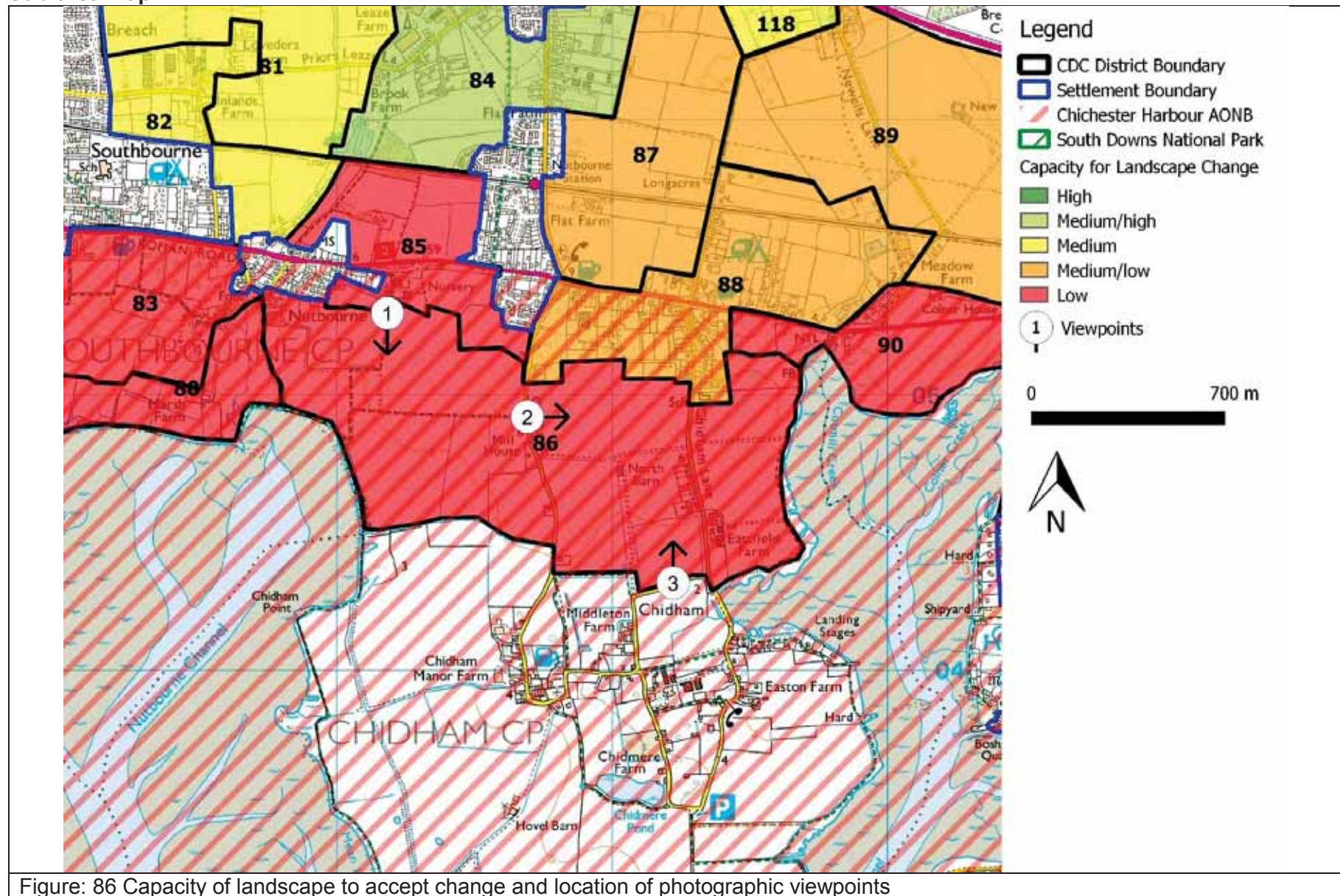
- Maintain key views and vistas around the harbours.
- Maintain the historic character of the area including old oyster beds, historic sea defences, and traditional boatyards.
- Conserve and manage the diverse existing natural landscape features, including mudflats, salt marsh, sand dunes, shingle banks, woodland, rife and ditches.
- Assess options for Harbour coastal management in a comprehensive way, reflecting the dynamic and interdependent processes of coastal erosion and deposition. Where practicable, favour 'softer' coastal management solutions such as coastal retreat or seek sympathetic design of any engineered defences.
- Conserve and enhance the character and setting of the villages.
- Conserve and enhance harbourside wooded settings and avoid the introduction of suburban styles, forms and materials. Carry out a colour and design study for new and existing harbourside buildings.
- Discourage land reclamation.
- Ensure that water related uses are compatible with conservation considerations.
- Restrict visitor access to sensitive areas.
- Encourage farmers to enter into Stewardship Schemes where appropriate.
- Encourage measures to reduce litter.
- Strengthen the existing landscape framework through hedgerow and native tree planting, especially around settlements on Chichester Harbour peninsulas and to the north of Chichester Yacht Basin.
- Encourage the planting of new small woodlands (approximately one hectare or less) and hedgerows behind the water's edge.
- Maintain existing hedgerows and strengthen the wider network through hedgerow restoration.
- Promote the control of growth along the water's edge of alien plants such as Common Cord-grass (*Spartina anglica*), green algae and Sargassum seaweed, which restrict the development of endemic saltmarsh plants.
- Maintain, restore and enhance floodplain woodland and associated species, including native black poplar, where appropriate
- Increasing noise due to traffic and recreational activity eroding tranquillity.
- Inappropriate harbourside development. Settlement character of the area as a whole is mixed, with both traditional harbourside settlements and villages contrasting with more recently developed holiday and residential estates.
- Coastal strand line litter.
- Seasonal and weekend visitor pressure.
- Relationship of views between the harbours and surrounding hinterland.
- Managed retreat of the coastline may be particularly influential in the future, providing opportunities for creation of new coastal and inter-tidal habitats and could result in a more naturally functioning landscape.
- The sensitivity of the landscape to development/change is high reflecting its high visibility and many landscape qualities. It is particularly sensitive to visually intrusive built development. (CHAONBLCA)
- Conserve the open, rural and tranquil character of the area. (CHAONBLCA)
- Conserve the landscape setting of West Chidham. (CHAONBLCA)
- Conserve the character of the sunken lanes. (CHAONBLCA)

- Ensure careful siting, form, design and materials of any new farm buildings/glasshouses. Relate to existing farm building groupings and provide additional hedgerow/hedgerow tree and copse planting for integration as appropriate. (CHAONBLCA)
- Ensure any new development in West Chidham Village responds to historic settlement pattern, locally distinctive building styles and materials and landscape setting in terms of its siting, scale, form, design, materials and colours. (CHAONBLCA)
- Ensure any new harbourside development avoids the loss of trees and hedges, the introduction of suburban styles and materials, and is of an appropriate scale, form, design and colour that respond to landscape setting. (CHAONBLCA)

Relevant forces for change/ key issues / threats / opportunities:

- Gradual reduction of the tree and hedgerow cover especially on the Chichester Harbour peninsulas.
- Gradual reduction of bordering grassland and scrub.
- Pressures for harbourside development, particularly the intensification of existing plots and introduction of suburban form, styles and materials.
- Active recreational pressure and seasonal visitor pressure, including marina expansion and development and demand of more water sports facilities.
- Traffic generation resulting in erosion of rural lanes and loss of tranquillity.
- Climate change may increase the risk of storm surges and storminess with associated flooding and consequent impacts on inter-tidal habitats, increasing pressure for possibly insensitive coastal defences.
- Management and possible realignment of sea defences due to predicted sea level rises will have significant implications for landscape over the coming decades.
- Any additional harbourside development and new large scale farm buildings and glasshouses leading to visual intrusion and erosion of rural, tranquil character.(CHAONBLCA)

Sub-area map:



Sub-area description:

The 86: Upper Chidham Coastal Plain sub-area falls within the Chichester Harbour AONB and is characterised by predominantly large scale arable fields, with some paddocks in the west, stretching down to the estuary in the east and west. Field boundaries are marked by low hedges, wind sculpted oak and pine trees, or occasionally by tree belts. The sub-area contains some low density scattered and ribbon development along Chidham Lane. The sub-area lies between Chidham, Nutbourne West, Nutbourne East and adjoins Nutbourne West's settlement edge on its north-west boundary.

For more detail refer to record sheets.

Photographs:

Photo 1: View over sub-area from PRoW looking south across arable fields and paddocks to the harbour, all within the AONB



Photo 2: View over the sub-area from Cot looking north-east across AONB to hills within SDNP and to Bosham Church



Photo 3: View over the sub-area from Steels Lane looking north across AONB to hills within SDNP

Please refer to section 3 methodology of the assessment process

1. Visual Sensitivity: High

- Views from sensitive receptors within the AONB
- Open views from a number of PRow crossing and bounding the area including coastal path on the eastern and western edges
- Views from a few properties scattered across area and adjacent to the area at Chidham and Nutbourne
- Views from motorists on rural lanes
- Views from the adjacent 'Local Green Spaces' Maybush Copse and The Dell
- Views from other nearby peninsulas and the harbour including users of the harbour e.g. people in sailing boats
- Visible in valued views identified in Neighbourhood Plan
- Potential distant views from the SDNP
- Characteristic views out of sub-area across Bosham Channel to Bosham Village and the Bosham Peninsula, including to landmark spire of Bosham Church.
- Characteristic long views out of sub-area from the western coastal edge to West Thorney.
- Characteristic panoramic views out of sub-area of the harbour pool, the Manhood Peninsula and to the hills of the SDNP
- Occasional views out of sub-area of the water or of yacht mast tips only from within the peninsula.
- Some long reaching views out of sub-area to tall buildings within Portsmouth including the Spinnaker Tower
- Valued views from sub-area identified in Neighbourhood Plan
- Strongly rural and tranquil area with high expectations of scenic beauty. Limited influence from nearby settlement.

- The area is open in character with some existing structure of hedgerows, degraded in places, and treelines on which mitigation planting could build upon
- Mitigation planting could result in loss of characteristic views and predominantly open character. Opportunities to restore lost field boundaries

2. **Landscape Sensitivity: Medium / high**

- Low lying gently sloping landform
- Predominantly large scale open and exposed arable fields, with some paddocks in the west, stretching down to the estuary in the east and west.
- Field boundaries are marked by low hedges, wind sculpted oak and pine trees, or occasionally by tree belts.
- The sub-area contains some low density scattered and ribbon development along Chidham Lane.
- Patches of coastal grassland and wetland along the coastal edge
- Adjacent coastal marsh and mudflats are identified on the Priority Habitat Inventory
- Sub-area is immediately adjacent to: Chichester and Langstone Harbours SPA, Solent Maritime SAC, Chichester Harbour SSSI, Chichester Harbour RAMSAR and Nutbourne Marshes Nature Reserve
- 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
- Fields of Parliamentary enclosure with a characteristic strongly rectilinear field pattern
- 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.
- Some isolated historic farmsteads, cottages and barns (traditional and modern), including attractive buildings
- Adjacent small rural settlements and an absence of major roads
- Some modern ribbon development along Chidham Lane
- Some modern detached and semi-detached properties
- Open farmland contributes to setting of 2 Grade II listed buildings at Nutbourne farm in the north-west
- Strong rural and tranquil character, largely free from detracting features, with some road noise experienced locally
- Accessible by PRoW crossing sub-area in the west and coastal path PRoW on the eastern and western edges
- Adjacent to 2 areas designated as 'Local Green Space' for the use of the community in the Chidham and Hambrook Neighbourhood Plan 2015: R1a: Maybush Copse and R1b: The Dell
- Adjacent area of estuary to the east is open access land and common land: 'Manorial Waste of the Manors of Bosham'

3. Landscape Character Sensitivity: High (combines 1 and 2)

4. **Wider Landscape Sensitivity: High**

- The adjacent settlement edges area reasonably well contained by vegetation.
- Unsettled, open channel edge
- The sub-area is representative of the wider landscape character 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.
- Contributes to open rural setting of Chidham and Nutbourne West and Nutbourne East.
- Contributes the separation between Chidham and Nutbourne West and Nutbourne East.
- Contributes to immediate setting to Nutbourne Channel to the west and Bosham Channel to the east.

5. Overall Landscape Sensitivity: High (combines 3 and 4)

6. **Landscape Value: Medium / high**

- Within AONB
- Locally valued views into and across the area
- Contributes to setting of 2 Grade II listed buildings at Nutbourne farm in the north -west

7. Landscape Capacity: Low (combines 5 and 6)

<p>Potential effect on key visual characteristics</p> <ul style="list-style-type: none"> • Impact on valued views • Impact on characteristic views to the Harbour, towards the hills within the SDNP and to Bosham Church landmark building • Impact on rural character • Impact on views within AONB • Potential impact on views from the SDNP
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Loss of arable and paddock fields, hedgerows, trees, tree belts patches of coastal grassland and wetland and characteristic landscape field patterns • Loss of hedgerow / vegetated character of surrounding roads • Impact on open character • Impact on setting of Nutbourne Channel and Bosham Channel • Impact on strong rural and tranquil character • Impact on the integral part the sub-area plays as part of the wider landscape of the AONB • Impact on setting of listed buildings
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • Impact on the separation of settlements • Impact on existing pattern of low density settlement within sub-area • Impacts on the rural landscape setting of Chidham and Nutbourne West and Nutbourne East
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Retention of all good and moderate quality tree cover and locally distinctive boundary treatments and features • Retention of other vegetated areas where they contribute to landscape and biodiversity value • Long-term management of hedgerows and tree belts • Retaining legibility and setting of PRow network • Conserve rural character of lanes • Retention of the rural character of AONB

Conclusion and recommendations and potential capacity of sub-area

Sub-area 86 has a low capacity, constrained by its rural character; the visually sensitive open large scale fields, characteristic of wider landscape character area; its contribution to the open rural setting of the settlements of Chidham, Nutbourne West, Nutbourne East and their wider separation; its strong rural and tranquil character, largely free from detracting features; and its contribution to the wider AONB landscape including the setting of Nutbourne Channel to the west and Bosham Channel to the east. There are views to and across the sub-area from public rights of way, rural lanes and the harbour. The sub-area offers long reaching panoramic views to the hills within the South Downs National Park, across the adjacent channels and nearby peninsulas and to Bosham Church, a landmark building, including valued views. The sub-area also contributes to the setting of a number of listed buildings.

It is possible that a very small amount of built development may be accommodated within the existing cluster of buildings provided it is informed by further landscape and visual impact assessment and sensitively integrated into the landscape, respecting the historic settlement pattern and locally distinctiveness. Great care would need to be taken to avoid any landscape or visual harm ensuring the separate identities of the settlements are protected and considering valued views.

Sub-area:**87: Nutbourne East North –eastern Coastal Plain****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****Key characteristics and key qualities (West Sussex LCA unless noted):**

- Low lying flat open landscape.
- Long views to the distinctive spire of Chichester Cathedral.
- Suburban settlement dominates the area.
- Small towns, villages and road crossings hug the tops of inlets to Chichester Harbour.
- Degraded tree and hedgerow framework. A low density of hedgerows and hedgerow trees with occasional shelterbelts.
- Meandering rife and drainage ditches.
- Large-scale arable farming and market gardening.
- Clusters of greenhouses.
- Frequent urban fringe influences of horse paddocks, agricultural and light industry.
- Busy minor and major roads which also serve as bypasses. Minor roads run mainly north-south between the A259 and A27.
- Narrow gaps of open land between Hermitage, Southbourne, Nutbourne and Chidham. The gaps between settlements provide important visual relief to the built up areas, although their landscape character is often poorly defined, with a degraded hedgerow network.
- A few parts of this area retain elements of a smaller-scale, more varied landscape with quiet hamlets and traditional villages enclosed by small pastures.
- Large regular fields, mostly the product of Parliamentary enclosure.
- The rife and ditch systems, together with occasional ponds, are of particular ecological value, supporting an important but fragile population of water voles.
- Hedgerow pattern is fragmented with occasional isolated woods. Linking features assume a greater significance in an otherwise cultivated landscape.
- Linear historic settlements follow, or are located in close proximity to the Roman Road line of the A259 (CHAONBLCA)
- 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 (CHAONBLCA)

Landscape strategy and key sensitivities and guidelines:

- Conserve the long views to the spire of Chichester Cathedral.

- Create a new large scale tree and hedgerow framework to complement the open, intensively farmed landscape, whilst maintaining important views.
- Maintain and strengthen field boundaries such as hedgerows and shelterbelts.
- Conserve and link existing hedgerows and trees.
- Restore field boundaries through shelter belt planting, especially around horse paddocks.
- Establish landscape management plans for urban edges.
- Encourage conservation and community involvement in urban open spaces and village greens.
- Encourage the creation of new suburban woodlands, preferably with community involvement, for recreation and to link up with existing woodlands to the north.
- Encourage bold tree planting adjacent to roads to enhance both the visual and wildlife value of these areas.
- Restore and strengthen the landscape of the gaps between settlements.
- Encourage landscape enhancements around villages and on their approaches.
- Strengthen the landscape framework and filter the views of the urban edge through planting of woodland, tree and shrub belts and groups. Use these to screen and unify disparate suburban elements, especially along roadside verges, on village edges and around glasshouses.
- Conserve, manage and enhance existing village ponds.
- Encourage and promote land management schemes to increase species-rich grassland areas.
- Farm diversification and garden centres leading to introduction of signs and fencing.
- Changes in transport infrastructure.
- Proximity to Chichester Harbour Area of Outstanding Natural Beauty.

Relevant forces for change/ key issues / threats / opportunities:

- Urban development pressures, especially in the gaps between settlements and on the edge of Chichester.
- Major existing road improvements and the possibility of new ones.
- Introduction of large scale glasshouses with distribution sheds.

Sub-area map:

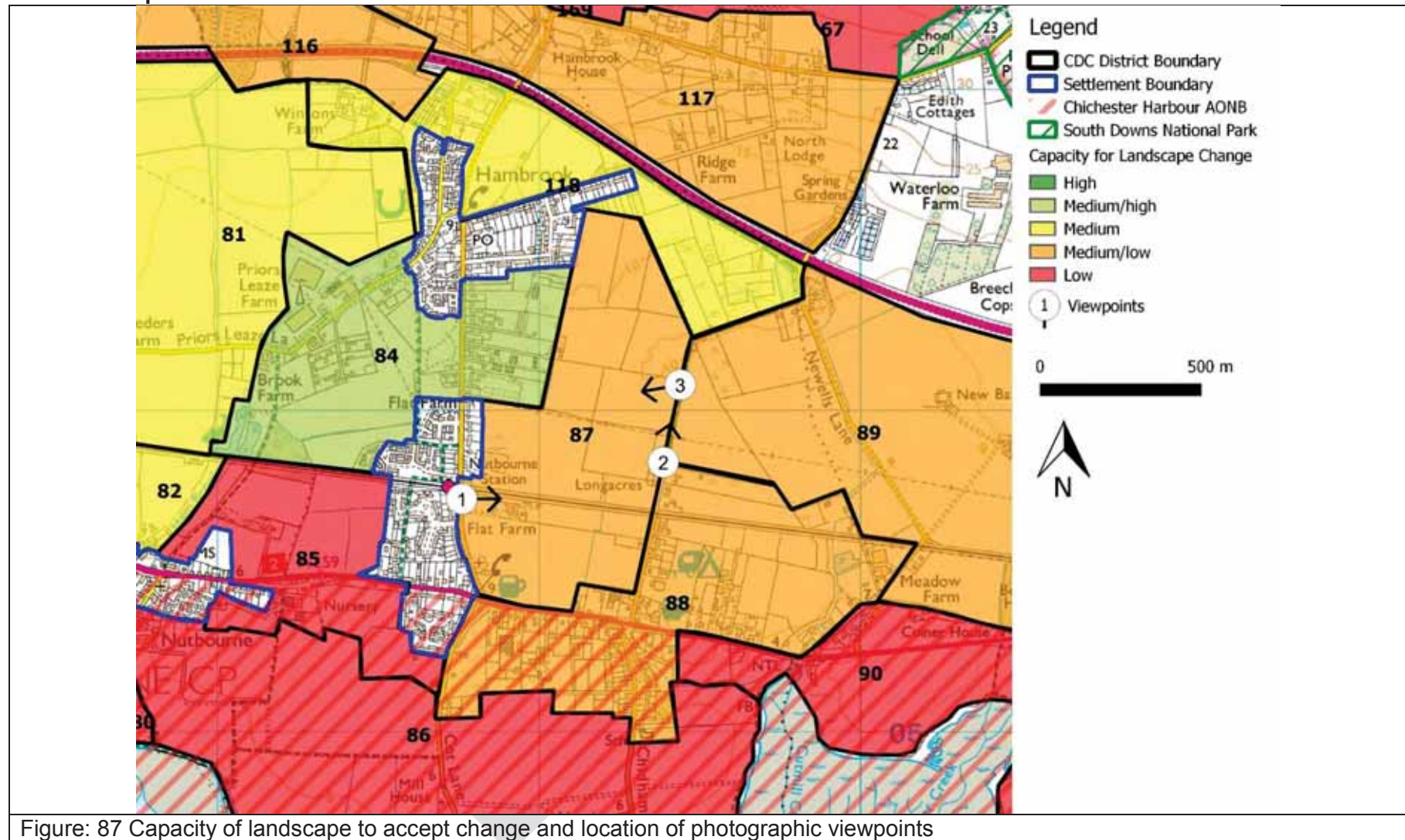


Figure: 87 Capacity of landscape to accept change and location of photographic viewpoints

Sub-area description:

The 87: Nutbourne East North –eastern Coastal Plain sub-area is characterised by medium to large scale fields of pasture and arable fields defined by a good hedgerow structure of native hedgerows with oak hedgerow trees on the low lying flat coastal plain. The sub-area lies to the east of Nutbourne and Hambrook and contains some low density settlement including historic farmsteads, cottages and barns with some ribbon development to boundaries. The train line and pylons cross the area. The Chichester Harbour AONB lies adjacent to the south, separated from the sub-area by the A259.

For more detail refer to record sheets.

Photographs:

Photo 1: View looking east from Broad Road across arable fields and on the edge of Nutbourne



Photo 2: View along Drift Lane bound by hedging and mature oak trees



Photo 3: View from Drift Lane looking west across medium scale pasture fields crossed by pylons

Please refer to section 3 methodology of the assessment process

1. Visual Sensitivity: Medium / high

- Visible in views from PRoW along eastern boundary
- Visible in views from motorists on a rural lane and A259 (and National Cycle Route 2) adjacent to southern boundary, visibility variable depending on vegetation cover
- Visible in views from a few properties/farms within and adjacent to the sub-area and adjacent businesses
- Visible in valued view to the hills of the SDNP identified in Neighbourhood Plan
- Potential distant views from high ground within the SDNP
- Characteristic, locally valued (identified in Neighbourhood Plan) long and panoramic views from eastern and southern out of sub-area to the hills of the SDNP and to Chichester Cathedral spire
- 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.
- 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
- Mitigation planting could result in loss of characteristic views and open character of arable farmland

2. Landscape Sensitivity: Medium / low

- Low lying flat coastal plain
- Medium to large scale fields of pasture and arable fields defined by a good hedgerow structure of native hedgerows with oak hedgerow trees, particularly to the north of the railway line. Low boundary loss.
- Semi-enclosed character, more open in the south
- 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
- Shelterbelt around Flat Farm
- Abuts Newells Lane Point and Meadow SSSI to the northeast.
- Low density settlement with some historic farmsteads, cottages and barns and some ribbon development to boundaries. Mixed aged housing with some attractive vernacular cottages
- 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
- Mature trees and hedges in gardens contribute to landscape character
- Tranquillity affected locally by intermittent noise from train line and busy A259 to the south; some suburbanising influences including from train line, A259 and pylons crossing area; and some light spill from residential areas and street lighting along A259
- No PRow cross sub-area however one PRow crosses adjacent to eastern boundary along Drift Lane and the National Cycle Route crosses adjacent to southern boundary along A259

3. Landscape Character Sensitivity: Medium (combines 1 and 2)**4. Wider Landscape Sensitivity: Medium / high**

- Settlement edges are generally well contained by vegetation.
- Provides rural setting to surrounding settlement
- Comprising an area of reasonably well intact 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

5. Overall Landscape Sensitivity: Medium / high (combines 3 and 4)

6. Landscape Value: Medium

- Forms part of the setting to AONB
- Locally valued long and panoramic views from eastern and southern edge to the hills of the SDNP and to Chichester Cathedral spire(identified in Neighbourhood Plan)

7. Landscape Capacity: Medium / low (combines 5 and 6)

<p>Potential effect on key visual characteristics</p> <ul style="list-style-type: none"> • Impact on valued views • Impact on characteristic views to the Chichester Cathedral and towards the hills within the SDNP • Impact on rural character
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Loss of pasture and arable fields, hedgerows, trees and characteristic landscape field patterns • Loss of hedgerow / vegetated character of surrounding roads • Impact on semi-enclosed and more open character
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • Impact on the separation of Nutbourne East and Hambrook from area of significant settlement to the south and east of the character area • Impact on existing pattern of low density settlement within sub-area • Impacts on the rural landscape setting of Hambrook and Nutbourne East
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Retention of all good and moderate quality tree cover and locally distinctive boundary treatments and features • Retention of other vegetated areas where they contribute to landscape and biodiversity value • Retaining legibility and setting of PRow network • Conserve rural character of lanes • Retention of the rural setting of wider AONB

Conclusion and recommendations and potential capacity of sub-area

Sub-area 87 has a medium / low capacity, constrained by its rural character; it's reasonably well intact historic field pattern, characteristic of the wider landscape; its contribution to the rural setting of the settlements of Hambrook and Nutbourne East and their wider separation from settlement to the east; and its contribution to the setting of the AONB. There are views to and across the area from public rights of way and rural lanes. The sub-area offers long reaching panoramic views to the hills within the South Downs National Park and to Chichester Cathedral from along its eastern edge. The sub-area is however influenced by some suburbanising influences including from the train, A259 and pylons crossing area.

It is possible that a small amount of built development may be accommodated within the existing cluster of buildings provided it is informed by further landscape and visual impact assessment and sensitively integrated into the landscape, respecting the historic settlement pattern and locally distinctiveness. Great care would need to be taken to avoid any landscape or visual harm ensuring the separate identities of the settlements are protected and considering valued views.

Sub-area:**88: Nutbourne East Nurseries****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**

Key characteristics and key qualities (West Sussex LCA unless noted):

- Low lying flat open landscape.
- Long views to Chichester Harbour
- Suburban settlement dominates the area.
- Small towns, villages and road crossings hug the tops of inlets to Chichester Harbour.
- Degraded tree and hedgerow framework. A low density of hedgerows and hedgerow trees with occasional shelterbelts.
- Meandering rife and drainage ditches.
- Large-scale arable farming and market gardening.
- Clusters of greenhouses.
- Frequent urban fringe influences of horse paddocks, agricultural and light industry.
- Busy minor and major roads which also serve as bypasses. Minor roads run mainly north-south between the A259 and A27.
- Narrow gaps of open land between Hermitage, Southbourne, Nutbourne and Chidham. The gaps between settlements provide important visual relief to the built up areas, although their landscape character is often poorly defined, with a degraded hedgerow network.
- A few parts of this area retain elements of a smaller-scale, more varied landscape with quiet hamlets and traditional villages enclosed by small pastures.
- Large regular fields, mostly the product of Parliamentary enclosure.
- The rife and ditch systems, together with occasional ponds, are of particular ecological value, supporting an important but fragile population of water voles.
- Hedgerow pattern is fragmented with occasional isolated woods. Linking features assume a greater significance in an otherwise cultivated landscape.
- Pockets of orchards, enclosed coastal grazing marsh and small copses are distinctive features around Nutbourne, Prinsted, Fishbourne and Langstone. (CHAONBLCA)
- Linear historic settlements follow, or are located in close proximity to the Roman Road line of the A259 (CHAONBLCA)
- 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 (CHAONBLCA)

Landscape strategy and key sensitivities and guidelines:

- Conserve the long views to Chichester Harbour

- Create a new large scale tree and hedgerow framework to complement the open, intensively farmed landscape, whilst maintaining important views.
- Maintain and strengthen field boundaries such as hedgerows and shelterbelts.
- Conserve and link existing hedgerows and trees.
- Restore field boundaries through shelter belt planting, especially around horse paddocks.
- Establish landscape management plans for urban edges.
- Encourage conservation and community involvement in urban open spaces and village greens.
- Encourage the creation of new suburban woodlands, preferably with community involvement, for recreation and to link up with existing woodlands to the north.
- Encourage bold tree planting adjacent to roads to enhance both the visual and wildlife value of these areas.
- Restore and strengthen the landscape of the gaps between settlements.
- Encourage landscape enhancements around villages and on their approaches.
- Strengthen the landscape framework and filter the views of the urban edge through planting of woodland, tree and shrub belts and groups. Use these to screen and unify disparate suburban elements, especially along roadside verges, on village edges and around glasshouses.
- Conserve, manage and enhance existing village ponds.
- Encourage and promote land management schemes to increase species-rich grassland areas.
- Farm diversification and garden centres leading to introduction of signs and fencing.
- Changes in transport infrastructure.
- Proximity to Chichester Harbour Area of Outstanding Natural Beauty.

Relevant forces for change/ key issues / threats / opportunities:

- Urban development pressures, especially in the gaps between settlements and on the edge of Chichester.
- Major existing road improvements and the possibility of new ones.
- Introduction of large scale glasshouses with distribution sheds.

Sub-area map:

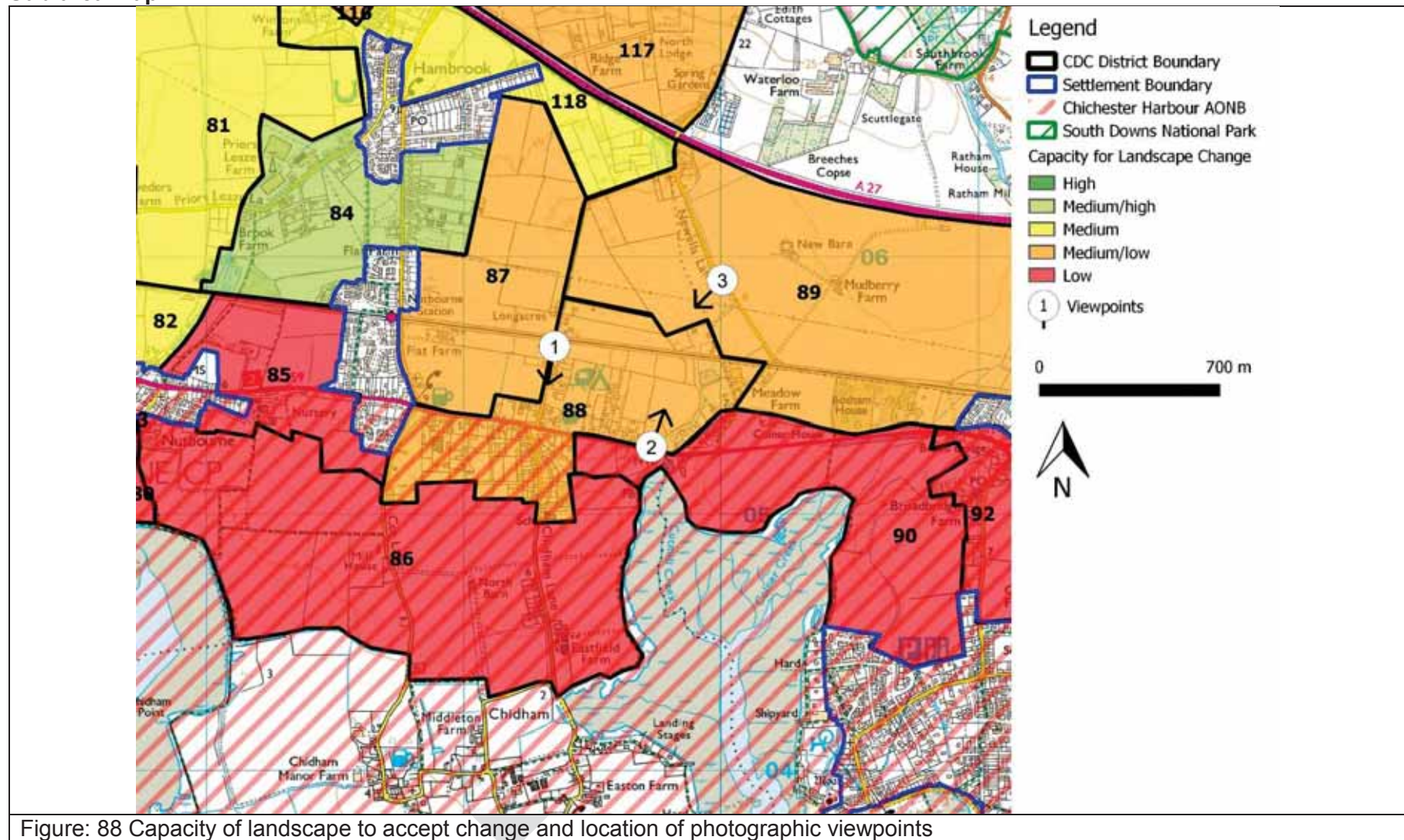


Figure: 88 Capacity of landscape to accept change and location of photographic viewpoints

Sub-area description:

The 88 Nutbourne East Nurseries sub-area is characterised by small scale pasture/grazed fields and low density settlement including horticultural development along lanes on the low lying flat coastal plain. Woodland, trees and hedgerows create an enclosed intimate character.

The sub-area lies to the east of Nutbourne East, with settlement in the sub-area detached from the main settlement. The train line crosses the area in the north. The southern end of the sub-area, south of the A259, falls within The Chichester Harbour AONB and is located at top of the Chidham peninsular close to the Cutmill Creek.

For more detail refer to record sheets.

Photographs:

Photo 1: View along Drift Lane looking south



Photo 2: View from field gate off A259 across enclosed pasture fields



Photo 3: View from Newells Lane looking west across open arable fields (within sub-area 89) to the vegetated edge of low density settlement within sub-area

Please refer to section 3 methodology of the assessment process

1. Visual Sensitivity: Medium / high

- Views from sensitive receptors within the AONB
- Visible in views a few nearby PRowWs including the coastal path within the AONB and from motorists on rural lanes
- Visible in characteristic views from within the AONB across the open landscape of the Chidham peninsula to the south
- Visible in views from a number of properties and some small businesses within area and adjacent to the sub-area at Nutbourne East
- Visible in views from the busy A259 (and National Cycle Route 2) crossing sub-area.
- Visible in views from 'Local Green Spaces' Maybush Copse and The Dell within area
- Sub-area provides a treed backdrop in views from nearby peninsulas and the harbour including users of the harbour e.g. people in sailing boats
- Some parts of the sub-area are well-contained by vegetation with few views in
- Visible in valued views identified in Neighbourhood Plan
- Characteristic views out of the sub-area 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 out of the sub-area from the western edge to West Thorney.
- Views out of the sub-area from the northern edge to the hills of the SDNP
- 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
- The area has a good existing structure of hedgerows and trees on which mitigation planting could build upon
- Mitigation planting could result in loss of characteristic views

2. **Landscape Sensitivity: Medium**

- Low lying flat coastal plain
- Small scale pasture/grazed fields
- Woodland, trees and hedgerows create an enclosed intimate character.
- Poplar shelterbelts and lines of wind sculpted oak along field boundaries.
- Native hedgerows with oak hedgerow trees and some ornamental hedgerows in settlement areas
- Some small blocks of woodland and copses
- Distinctive orchards
- Possible areas of traditional orchard east of Colt Lane and at the Fruit Garden and deciduous woodland identified on the Priority Habitat Inventory
- Sub-area is immediately adjacent to: 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
- 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; and a designed landscape identified on the HLC at the Bosham Inn with parkland trees.
- Low density settlement along lanes in a mostly well treed landscape setting including horticultural development. Mixed aged housing with some attractive vernacular buildings including flint built buildings and area of modern detached and semi-detached properties
- The sub-area lies to the east of Nutbourne East, with settlement in the sub-area detached from the main settlement.
- Sub-area contributes to the setting of 3 Grade II listed buildings along A259 within area
- Tranquillity affected by noise from busy A259 crossing area; some suburbanising influences including from commercial uses within area, the train line and the A259; Some limited light spill from residential areas including street lighting along A259
- Not accessible by PRoW however one PRoW adjoins the area to the north along Drift Lane
- 'The Dell' is designated as 'Local Green Space' for the use of the community in the Chidham and Hambrook Neighbourhood Plan 2015 and falls within the sub-area. Maybush Copse adjacent to the sub-area is also designated as 'Local Green Space'.

3. Landscape Character Sensitivity: Medium / high (combines 1 and 2)

4. **Wider Landscape Sensitivity: Medium / low**

- Settlement edges are well contained by vegetation.
- Contains large amount of existing low density development, although largely inconsistent with main north-south orientation of Nutbourne with the majority of the area detached from main settlement.
- Provides treed backdrop to landscape to the south and channels further south.
- Contains some characteristic pockets of orchards and small copses noted as distinctive features around Nutbourne and contribute to its setting
- Part of wider separation between Bosham and Nutbourne East.

5. Overall Landscape Sensitivity: Medium (combines 3 and 4)

6. **Landscape Value: Medium / high**

- Southern end of sub-area falls within the AONB and northern part form part of its immediate setting
- 3 Grade II listed buildings along A259 fall within the sub-area
- Contains Local Green Space identified in the Chidham and Hambrook Neighbourhood Plan 2015.
- Visible in valued views identified in Neighbourhood Plan

7. Landscape Capacity: Medium / low (combines 5 and 6)

<p>Potential effect on key visual characteristics</p> <ul style="list-style-type: none"> • Impact on valued views • Impact on characteristic views to the harbour and towards the hills within the SDNP • Impact on rural and enclosed character
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Loss of pasture and arable fields, hedgerows, trees and characteristic landscape field patterns • Loss of hedgerow / vegetated character of surrounding roads • Impact on semi-enclosed and more open character
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • Impact on the wider separation between Bosham and Nutbourne East. • Impact on existing pattern of low density settlement within sub-area largely inconsistent with main north-south orientation of Nutbourne with the majority of the area detached from main settlement • Impacts on the rural landscape setting of Nutbourne, notably the characteristic pockets of orchards and small copses • Impact on the well treed landscape settlement setting
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Retention of all good and moderate quality tree cover and locally distinctive boundary treatments and features • Retention of other vegetated areas where they contribute to landscape and biodiversity value • Extending and connecting woodland and copses • Long-term management of woodland, copses and hedgerows • Retaining legibility and setting of PRoW network • Conserve rural character of lanes • Retention of the rural setting of wider AONB

Conclusion and recommendations and potential capacity of sub-area

Sub-area 88 has a medium / low capacity, constrained by its rural character; its characteristic pockets of orchards and small copses noted as distinctive features around Nutbourne and its treed character which contribute to its rural setting and the character of the AONB; its low density settlement pattern largely inconsistent with main north-south orientation of Nutbourne with the majority of the area detached from the main settlement; its contribution to the wider separation of Bosham and Nutbourne East; and the northern end's contribution to the setting of the AONB. There are views to and across the area from public rights of way, rural lanes and the harbour including from the AONB where the sub-area provides a treed backdrop to the landscape and channels to the south. The sub-area offers long reaching panoramic views from its edges to the hills within the South Downs National Park and the harbour to the south. The sub-area is however influenced by some suburbanising influences including from commercial uses within area, the train line and the A259.

It is possible that a small amount of built development may be accommodated within the existing cluster of buildings provided it is informed by further landscape and visual impact assessment and sensitively integrated into the landscape, respecting the historic settlement pattern and locally distinctiveness. Great care would need to be taken to avoid any landscape or visual harm ensuring the separate identities of the settlements are protected and considering valued views and views from the AONB.

Sub-area:**89: Mulberry Farm Coastal Plain****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**

Key characteristics and key qualities (West Sussex LCA unless noted):

- Low lying flat open landscape.
- Long views to the distinctive spire of Chichester Cathedral.
- Suburban settlement dominates the area.
- Small towns, villages and road crossings hug the tops of inlets to Chichester Harbour.
- Degraded tree and hedgerow framework. A low density of hedgerows and hedgerow trees with occasional shelterbelts.
- Meandering rife and drainage ditches.
- Large-scale arable farming and market gardening.
- Clusters of greenhouses.
- Frequent urban fringe influences of horse paddocks, agricultural and light industry.
- Busy minor and major roads which also serve as bypasses. Minor roads run mainly north-south between the A259 and A27.
- The gaps between settlements provide important visual relief to the built up areas, although their landscape character is often poorly defined, with a degraded hedgerow network.
- A few parts of this area retain elements of a smaller-scale, more varied landscape with quiet hamlets and traditional villages enclosed by small pastures.
- Large regular fields, mostly the product of Parliamentary enclosure.
- Semi-natural habitats are scarce due to intensive arable agriculture.
- The rife and ditch systems, together with occasional ponds, are of particular ecological value, supporting an important but fragile population of water voles.
- Fragments of woodland, some of which are ancient.
- Winterbourne chalk streams flow through this area and interact with saline estuaries causing unique conditions.
- Hedgerow pattern is fragmented with occasional isolated woods. Linking features assume a greater significance in an otherwise cultivated landscape.
- Linear historic settlements follow, or are located in close proximity to the Roman Road line of the A259 (CHAONBLCA)

Landscape strategy and key sensitivities and guidelines:

- Conserve the long views to the spire of Chichester Cathedral.
- Create a new large scale tree and hedgerow framework to complement the open, intensively farmed landscape, whilst maintaining important views.
- Maintain and strengthen field boundaries such as hedgerows and shelterbelts.

- Conserve and link existing hedgerows and trees.
- Restore field boundaries through shelter belt planting, especially around horse paddocks.
- Establish landscape management plans for urban edges.
- Encourage conservation and community involvement in urban open spaces and village greens.
- Encourage the creation of new suburban woodlands, preferably with community involvement, for recreation and to link up with existing woodlands to the north.
- Encourage bold tree planting adjacent to roads to enhance both the visual and wildlife value of these areas.
- Restore and strengthen the landscape of the gaps between settlements.
- Encourage landscape enhancements around villages and on their approaches.
- Strengthen the landscape framework and filter the views of the urban edge through planting of woodland, tree and shrub belts and groups. Use these to screen and unify disparate suburban elements, especially along roadside verges, on village edges and around glasshouses.
- Encourage and promote land management schemes to increase species-rich grassland areas.
- Farm diversification and garden centres leading to introduction of signs and fencing.
- Changes in transport infrastructure.
- Proximity to Chichester Harbour Area of Outstanding Natural Beauty.

Relevant forces for change/ key issues / threats / opportunities:

- Urban development pressures, especially in the gaps between settlements and on the edge of Chichester.
- Major existing road improvements and the possibility of new ones.
- Conversion of agricultural buildings to light industrial uses.
- Introduction of large scale glasshouses with distribution sheds.

Sub-area map:

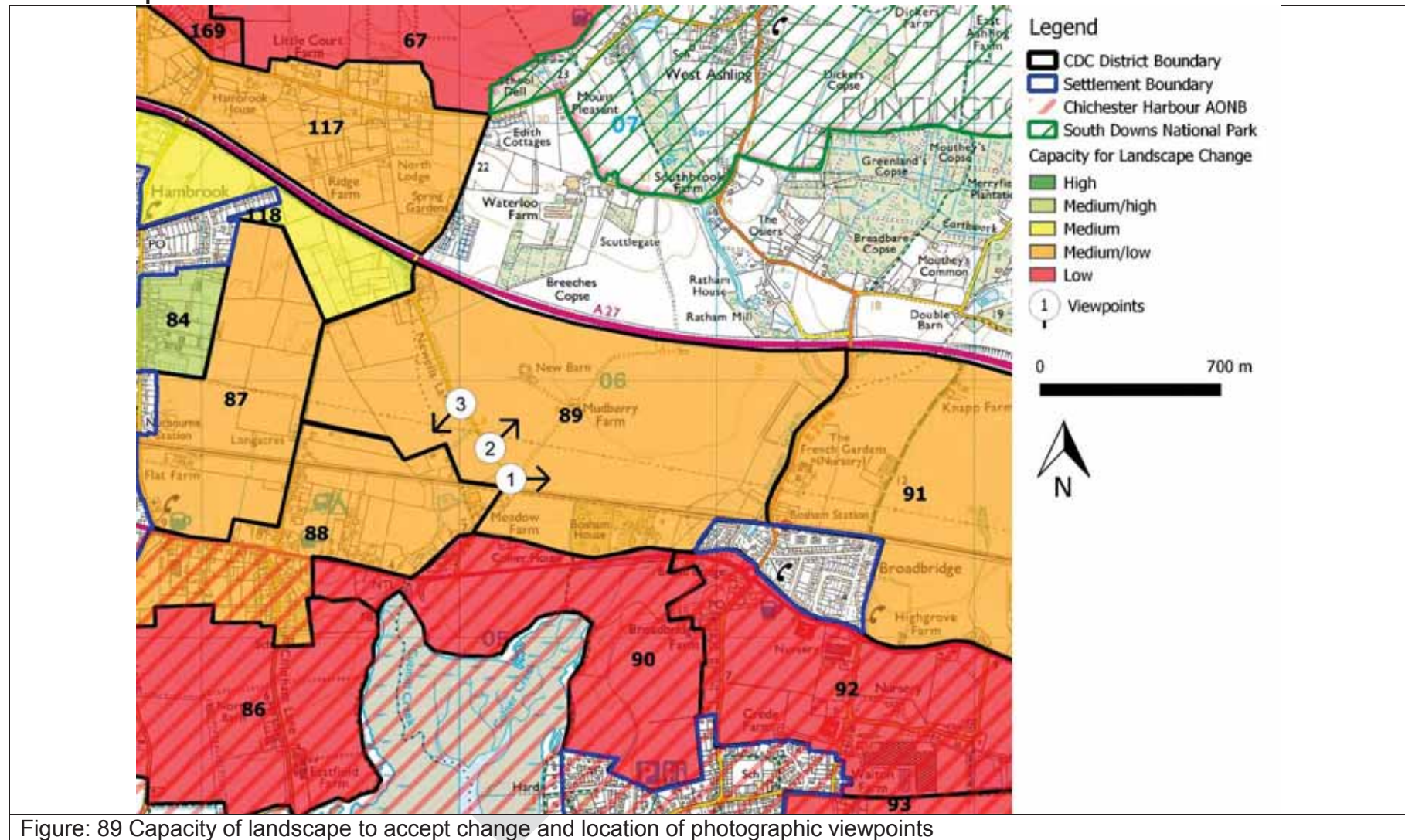


Figure: 89 Capacity of landscape to accept change and location of photographic viewpoints

Sub-area description:

The 89: Mulberry Farm Coastal Plain sub-area is characterised by open and exposed medium to large scale predominantly arable fields with some areas of pasture/grazed fields in the east and west. The sub-area contains scattered farmsteads and some low density settlement to the edges in a mostly well treed landscape setting. The sub-area lies between Broadbridge/Bosham to the east and low density settlement to the west. The train line and pylons cross the area and the A27 bounds the sub-area to the north. The Chichester Harbour AONB lies adjacent to the south, separated from the sub-area some narrow fields, low density settlement and the A259.

For more detail refer to record sheets.

Photographs:

Photo 1: Long and panoramic views from Newells Lane looking north-east across open arable fields within sub-area to the hills of the SDNP



Photo 2: Long and panoramic views from Newells Lane looking north-east across open arable fields within sub-area to the hills of the SDNP including Stoke Clump and Kingley Vale



Photo 3: View from Newells Lane looking west across open arable fields within sub-area to the vegetated edge of low density settlement to the west

Please refer to section 3 methodology of the assessment process

1. Visual Sensitivity: Medium / high

- Visible in long views from PRoW along eastern boundary
- Visible in views from motorists on rural lanes, the train line and A259 (and National Cycle Route 2) adjacent to southern boundary, visibility variable depending on vegetation cover
- Visible in views from a few properties/farms within and adjacent to the sub-area
- Visible in views 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
- Characteristic, locally valued long and panoramic views across area to the hills of the SDNP including Stoke Clump and Kingley Vale and to Chichester Cathedral spire (identified in Neighbourhood Plan)
- Valued view across sub-area 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 (within AONB) particularly from south of the railway.
- Rural area with some suburbanising influences including busy A259 adjacent to south. Adjacent to the AONB with high expectations of scenic beauty.
- 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
- Mitigation planting could result in loss of characteristic views and open character of arable farmland

2. **Landscape Sensitivity: Medium**

- Low lying flat coastal plain
- Open and exposed medium to large scale predominantly arable fields with some with some areas of pasture/grazed fields in the east and west
- Ditches cross the area and Bosham Stream with riverside trees along Bosham Stream runs along eastern boundary of sub-area with mill pond in south-east corner
- Treeline along A27
- Some hedgerows with mature hedgerow trees, copses at edges of sub-area and ornamental hedgerows in settlement areas
- Possible area of Traditional Orchard in west
- Some deciduous woodland in south-east at Bosham House
- 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
- Predominantly fields of modern field amalgamations
- Designed landscape in south-east corner at Bosham House with parkland trees
- Limited amount of built form with some low density settlement to edges in a mostly well treed landscape setting comprising mainly farmsteads and small groups of detached houses of mixed aged
- Tranquillity affected locally by intermittent noise from train line and busy A259 to the south and A27 to north; some suburbanising influences including from train line, A259 and pylons crossing area
- 1 PRoW -adjacent to western boundary along Drift Lane and the National Cycle Route crosses adjacent to southern boundary along A259

3. Landscape Character Sensitivity: Medium / high (combines 1 and 2)

4. **Wider Landscape Sensitivity: Medium**

- Settlement edges are generally well contained by vegetation
- Provides open rural setting to the northwest corner of Broadbridge
- Open, exposed fields largely detached from significant settlement and characteristic of the wider landscape
- 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
5. Overall Landscape Sensitivity: Medium / high (combines 3 and 4)
6. **Landscape Value: Medium**
- Forms part of the setting to AONB
 - Locally valued views into and across the area
7. Landscape Capacity: Medium / low (combines 5 and 6)

<p>Potential effect on key visual characteristics</p> <ul style="list-style-type: none"> • Impact on valued views • Impact on characteristic views to the Chichester Cathedral and towards the hills within the SDNP • Impact on rural character • Potential impact on views from the SDNP and AONB
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Loss of pasture and arable fields, hedgerows, trees and characteristic landscape field patterns • Loss of hedgerow / vegetated character of surrounding roads • Impact on open character
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • Impact on the wider separation of settlements • Impact on existing pattern of low density settlement within sub-area • Impacts on the rural landscape setting of Broadbridge
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Retention of all good and moderate quality tree cover and locally distinctive boundary treatments and features • Retention of other vegetated areas where they contribute to landscape and biodiversity value • Extending and connecting woodland • Long-term management of woodland and hedgerows • Retaining legibility and setting of PRoW network • Conserve rural character of lanes • Retention of the rural setting of the AONB

Conclusion and recommendations and potential capacity of sub-area

Sub-area 89 has a medium / low capacity, constrained by its rural character; the visually sensitive open exposed large scale fields, characteristic of the wider landscape character area; its contribution to the rural setting of Broadbridge and the wider separation from settlement to the west; and its contribution to the setting of the AONB. There are views to and across the area from public rights of way and rural lanes and the sub-area offers long reaching panoramic views to the hills within the South Downs National Park and to Chichester Cathedral, including value views. The sub-area is however influenced by some suburbanising influences including from the train, A259 and pylons crossing area.

It is possible that a small amount of built development may be accommodated within the existing cluster of buildings provided it is informed by further landscape and visual impact assessment and sensitively integrated into the landscape, respecting the historic settlement pattern and locally distinctiveness. Great care would need to be taken to avoid any landscape or visual harm ensuring the separate identities of the settlements are protected and considering valued views.

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Sub-area:**90 Bosham Channel Northwest Coastal Plain****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 (CHAONBLCA): LCT / LCA I G Harbour Islands & Peninsulas / G4 Bosham Peninsula****Key characteristics and key qualities (West Sussex LCA unless noted):**

- Enclosed natural harbours of marine water, tidal mudflats and saltmarsh with small inlets and creeks.
- Contrast with the surrounding open agricultural land.
- Noise of birds, waves and masts.
- Distinctive historic features include oyster beds, earthworks, old sea defences, quays, and boatyards.
- Rich range of habitats at the harbour edges including mudflats, saltmarsh, grazing marsh, reed beds, sand dunes, and shingle banks.
- Areas of unimproved grassland concentrated on their edges.
- Wind-shaped trees and scrub.
- Attractive harbourside settlements and early medieval flint churches such as at Bosham and Pagham.
- Landscapes of great wildlife importance.
- Sea inlets which form the natural harbours of Chichester and Pagham are particularly important for their Roman and earlier prehistoric remains, from a time when sea level may have been up to 6 metres lower than at present.
- Harbours were equally important in medieval times: Bosham features on the Bayeux Tapestry, and at Church Norton, said to be the site of the pre-Conquest Cathedral, an earthwork castle was constructed in early Norman times.
- Early medieval flint churches at Bosham and Pagham.
- Both Chichester and Pagham Harbours are designated as wetlands of international importance under the Ramsar Convention as they attract large flocks of wading birds and wildfowl.
- Mosaic of inter-tidal mud and adjacent habitats of saltmarsh, reed bed, sand dune, shingle bank, grassland and broadleaved semi-natural woodland supports a wide range of species of limited distribution.
- Chichester Harbour is designated an Area of Outstanding Natural Beauty (AONB) and Site of Special Scientific Interest (SSSI) and has therefore been recognised as a landscape of national importance.
- Mostly tranquil, rural character. (CHAONBLCA)
- Picturesque village of Bosham. Flint and brick cottages and houses cluster around the harbourside with the church tower, a well-known local landmark rising above. (CHAONBLCA)
- 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. (CHAONBLCA)

Landscape strategy and key sensitivities and guidelines:

- Maintain key views and vistas around the harbours.
- Maintain the historic character of the area including old oyster beds, historic sea defences, and traditional boatyards.
- Conserve and manage the diverse existing natural landscape features, including mudflats, salt marsh, sand dunes, shingle banks, woodland, rife and ditches.
- Assess options for Harbour coastal management in a comprehensive way, reflecting the dynamic and interdependent processes of coastal erosion and deposition. Where practicable, favour 'softer' coastal management solutions such as coastal retreat or seek sympathetic design of any engineered defences.
- Conserve and enhance the character and setting of the villages.
- Conserve and enhance harbourside wooded settings and avoid the introduction of suburban styles, forms and materials. Carry out a colour and design study for new and existing harbourside buildings.
- Discourage land reclamation.
- Ensure that water related uses are compatible with conservation considerations.
- Restrict visitor access to sensitive areas.
- Encourage farmers to enter into Stewardship Schemes where appropriate.
- Encourage measures to reduce litter.
- Strengthen the existing landscape framework through hedgerow and native tree planting, especially around settlements on Chichester Harbour peninsulas and to the north of Chichester Yacht Basin.
- Encourage the planting of new small woodlands (approximately one hectare or less) and hedgerows behind the water's edge.
- Maintain existing hedgerows and strengthen the wider network through hedgerow restoration.
- Promote the control of growth along the water's edge of alien plants such as Common Cord-grass (*Spartina anglica*), green algae and Sargassum seaweed, which restrict the development of endemic saltmarsh plants.
- Maintain, restore and enhance floodplain woodland and associated species, including native black poplar, where appropriate
- Increasing noise due to traffic and recreational activity eroding tranquillity.
- Inappropriate harbourside development. Settlement character of the area as a whole is mixed, with both traditional harbourside settlements and villages contrasting with more recently developed holiday and residential estates.
- Coastal strand line litter.
- Seasonal and weekend visitor pressure.
- Relationship of views between the harbours and surrounding hinterland.
- Managed retreat of the coastline may be particularly influential in the future, providing opportunities for creation of new coastal and inter-tidal habitats and could result in a more naturally functioning landscape.
- Conserve and enhance the landscape setting of Bosham and Bosham Hoe. (CHAONBLCA)
- Ensure any new harbourside development avoids the loss of trees and hedges and the introduction of suburban styles and materials, and is of an appropriate scale, form, design and colour that responds to landscape setting. (CHAONBLCA)
- Consider opportunities to provide a more continuous coastal path. (CHAONBLCA)

Relevant forces for change/ key issues / threats / opportunities:

- Gradual reduction of the tree and hedgerow cover especially on the Chichester Harbour peninsulas.

- Gradual reduction of bordering grassland and scrub.
- Pressures for harbourside development, particularly the intensification of existing plots and introduction of suburban form, styles and materials.
- Active recreational pressure and seasonal visitor pressure, including marina expansion and development and demand of more water sports facilities.
- Traffic generation resulting in erosion of rural lanes and loss of tranquillity.
- Climate change may increase the risk of storm surges and storminess with associated flooding and consequent impacts on inter-tidal habitats, increasing pressure for possibly insensitive coastal defences.
- Management and possible realignment of sea defences due to predicted sea level rises will have significant implications for landscape over the coming decades.
- Potential pressure for large new glasshouses/farm buildings. (CHAONBLCA)
- Unsympathetic extensions to existing properties, with large areas of reflective glazing. (CHAONBLCA)

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Sub-area map:

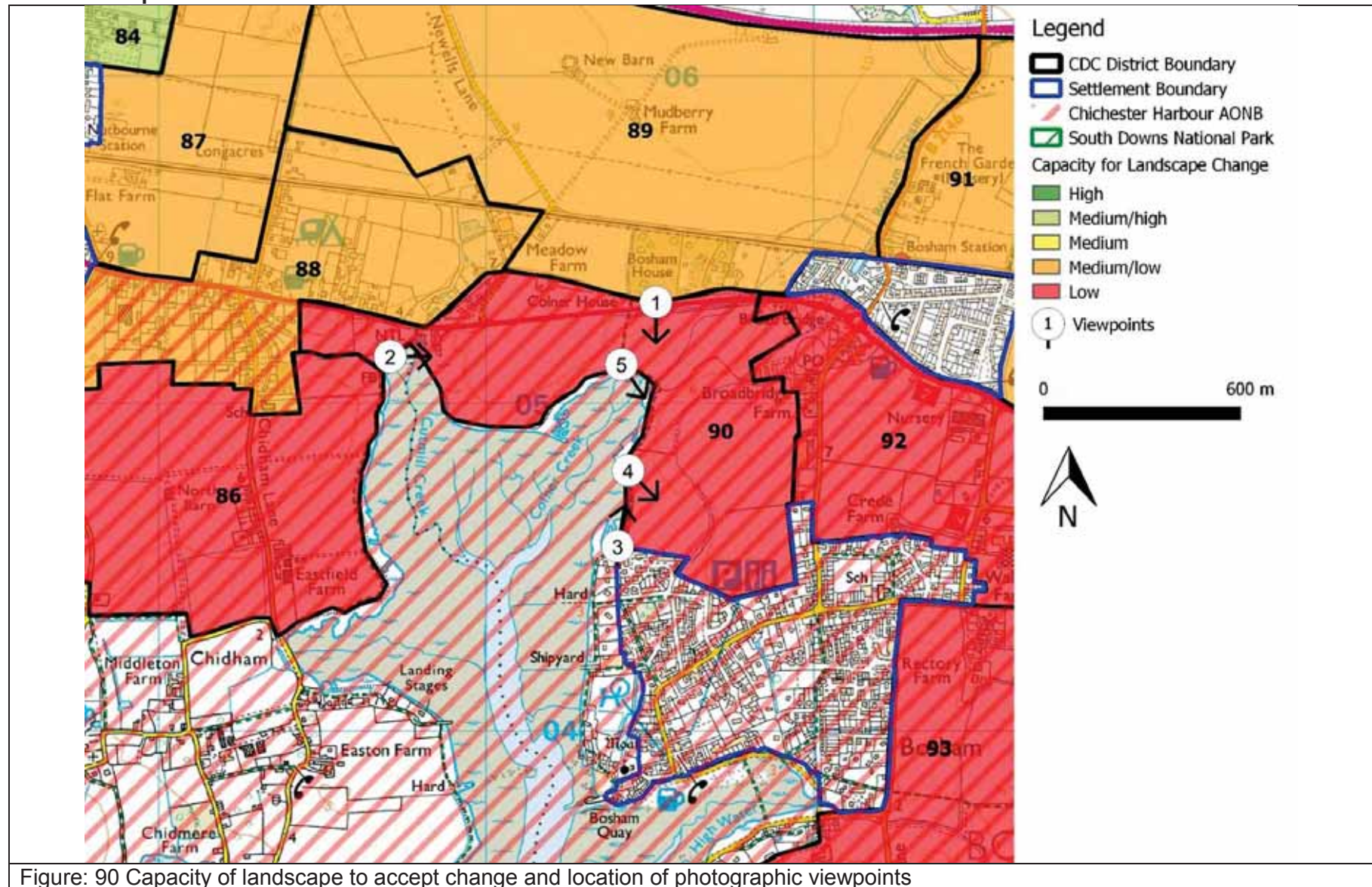


Figure: 90 Capacity of landscape to accept change and location of photographic viewpoints

Sub-area description:

The 90: Bosham Channel Northwest Coastal Plain sub-area falls within the Chichester Harbour AONB and is characterised by predominantly large arable fields stretching down to the estuary with poplar shelterbelts, lines of wind sculpted oak, tamarisk and patches of coastal grassland and wetland along the open coastal edge around Colner and Cutmill Creek. The sub-area contains some low density settlement in the north-west. The sub-area lies between Bosham and Nutbourne and adjoins Bosham's settlement edge on its south-east boundary.

For more detail refer to record sheets.

Photographs:

Photo 1: View looking south from A259 across arable fields to the harbour



Photo 2: View from coastal path looking east across Cutmill Creek and adjoining land within sub-area



Photo 3: View from PRow along close to northern edge of Bosham village looking north across Colner Creek and adjoining land within sub-area

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Photo 4: View from coastal path looking south towards Bosham village across arable field, bound by shelter belts, within sub-area



Photo 5: View from coastal path looking south-east towards Bosham village across Colner Creek and adjoining land and shelter belts within sub-area

Please refer to section 3 methodology of the assessment process

1. Visual Sensitivity: High

- Views from sensitive receptors within the AONB
- Open views from the PRow coastal path along the south-western boundary, crossing area to the north and from the east
- Views from a few properties and businesses from the edges of the sub-area and adjacent including Bosham settlement edge in the south-east
- Views from motorists on rural lanes and the busy A259 crossing area
- Views from cyclists along National Cycle Route 2
- Views from other nearby peninsulas and the harbour
- Visible in valued views identified in Neighbourhood Plan
- Potentially visible in distant views from the SDNP
- Western end of sub-area visible from the edges of the Bosham conservation area

- Characteristic views out of sub-area across Bosham Channel to Bosham Village and the Bosham Peninsula, including to landmark spire of Bosham Church.
- Characteristic panoramic views out of sub-area across the harbour pool and to the hills of the SDNP including to Kingley Vale and Stoke Clump
- Views out of sub-area from a number of valued views identified in the Bosham Neighbourhood Plan
- Strongly rural and tranquil area with high expectations of scenic beauty. Unsettled channel edge, although some detracting influences, e.g. A259. Limited influence from nearby settlement.
- The area is open in character with some existing structure of hedgerows, degraded in places, and treelines on which mitigation planting could build upon
- Mitigation planting could result in loss of characteristic views and predominantly open character. Opportunities to restore lost field boundaries

2. **Landscape Sensitivity: Medium / high**

- Low lying gently sloping landform
- Predominantly large arable fields stretching down to the estuary
- Poplar shelterbelts to south of the sub-area and lines of wind sculpted oak. Tamarisk along harbour edge
- Patches of coastal grassland and wetland along the open coastal edge around Colner and Cutmill Creek.
- Some hedgerows degraded and unmanaged in places
- Adjacent area of estuary to the south is common land and open access land: 'Manorial Waste of the Manors of Bosham'
- Adjacent coastal marsh and mudflats are identified on the Priority Habitat Inventory
- Sub-area is immediately adjacent to: Chichester and Langstone Harbours SPA, Solent Maritime SAC, Chichester Harbour SSSI, Chichester Harbour RAMSAR. Also contains preferred Brent Geese feeding areas.
- The edges to the channels are defined by low earth bank sea defences
- Bosham stream crosses area
- Good historic time depth and associations within the sub-area and its context including 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
- Sub-area comprises informal fieldscapes of modern field amalgamation
- Contributes to wider setting of Bosham conservation nearby to the south which includes the Bosham Church with landmark spire
- Open farmland contributes to setting of 1 Grade II listed buildings in the north-west
- Limited built form within area including some small farmsteads in the north-west and some modern detached properties
- Strong rural and tranquil character, largely free from detracting features, with some road noise experienced locally
- Accessible by coastal path PRow crossing and bounding area

3. Landscape Character Sensitivity: High (combines 1 and 2)

4. **Wider Landscape Sensitivity: High**

- The adjacent settlement edges are reasonably well contained by vegetation with some more open edges
- Unsettled, open channel edge
- 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.
- Contributes to open rural setting of Bosham and Nutbourne
- Contributes to immediate setting to Bosham Channel.
- Contributes the separation between Bosham and Broadbridge and Bosham and Nutbourne.

5. Overall Landscape Sensitivity: High (combines 3 and 4)

6. **Landscape Value: Medium / high**

- Within AONB
- Locally valued views into and across the area
- National Cycle Route 2 crosses area
- Contributes to wider setting of Bosham conservation area and Grade II listed buildings

7. Landscape Capacity: Low (combines 5 and 6)

<p>Potential effect on key visual characteristics</p> <ul style="list-style-type: none"> • Impact on valued views • Impact on characteristic views to the Harbour, towards the hills within the SDNP and to Bosham Church landmark building • Impact on rural character • Impact on views within AONB • Potential impact on views from the SDNP • Impact on views from the edge of Bosham conservation area
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Loss of arable fields, hedgerows, trees, tree belts patches of coastal grassland and wetland and characteristic landscape field patterns • Loss of hedgerow / vegetated character of surrounding roads • Impact on open character • Impact on setting of Bosham Channel • Impact on strong rural and tranquil character • Impact on the integral part the sub-area plays as part of the wider landscape of the AONB • Impact on wider setting of the Bosham conservation area and listed buildings
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • Impact on the separation of settlements • Impact on existing pattern of low density settlement within sub-area • Impacts on the rural landscape setting of Bosham/Broadbridge and Nutbourne
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Retention of all good and moderate quality tree cover and locally distinctive boundary treatments and features • Retention of other vegetated areas where they contribute to landscape and biodiversity value • Long-term management of hedgerows and tree belts • Retaining legibility and setting of PRoW network • Extending coastal path • Conserve rural character of lanes • Retention of the rural character of AONB

Conclusion and recommendations and potential capacity of sub-area

Sub-area 90 has a low capacity, constrained by its rural character; the visually sensitive open large scale fields, characteristic of wider landscape character area; its contribution to the rural setting of the settlements of Bosham, Broadbridge and Nutbourne and their wider separation; its strong rural and tranquil character, largely free from detracting features; and its contribution to the wider AONB landscape including the setting of Bosham Channel. There are views to and across the area from public rights of way, rural lanes and the harbour and the sub-area offers long reaching panoramic views to the hills within the South Downs National Park, across the harbour pool and Manhood Peninsula and to Bosham Church landmark building including value views. The sub-area also contributes to the wider open setting of the Bosham conservation area and listed buildings.

It is possible that a very small amount of built development may be accommodated within the existing cluster of buildings provided it is informed by further landscape and visual impact assessment and sensitively integrated into the landscape, respecting the historic settlement pattern and locally distinctiveness. Great care would need to be taken to avoid any landscape or visual harm ensuring the separate identities of the settlements are protected and considering valued views.

Sub-area:**91: Broadbridge – Fishbourne Coastal Plain****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**

Key characteristics and key qualities (West Sussex LCA unless noted):

- Low lying flat open landscape.
- Long views to the distinctive spire of Chichester Cathedral.
- Suburban settlement dominates the area.
- Small towns, villages and road crossings hug the tops of inlets to Chichester Harbour.
- Degraded tree and hedgerow framework. A low density of hedgerows and hedgerow trees with occasional shelterbelts.
- Meandering rife and drainage ditches.
- Large-scale arable farming and market gardening.
- Clusters of greenhouses.
- Frequent urban fringe influences of horse paddocks, agricultural and light industry.
- Busy minor and major roads which also serve as bypasses. Minor roads run mainly north-south between the A259 and A27.
- The gaps between settlements provide important visual relief to the built up areas, although their landscape character is often poorly defined, with a degraded hedgerow network.
- A few parts of this area retain elements of a smaller-scale, more varied landscape with quiet hamlets and traditional villages enclosed by small pastures.
- Large regular fields, mostly the product of Parliamentary enclosure.
- Semi-natural habitats are scarce due to intensive arable agriculture.
- The rife and ditch systems, together with occasional ponds, are of particular ecological value, supporting an important but fragile population of water voles.
- Fragments of woodland, some of which are ancient.
- Hedgerow pattern is fragmented with occasional isolated woods. Linking features assume a greater significance in an otherwise cultivated landscape.
- Linear historic settlements follow, or are located in close proximity to the Roman Road line of the A259 (CHAONBLCA)

Landscape strategy and key sensitivities and guidelines:

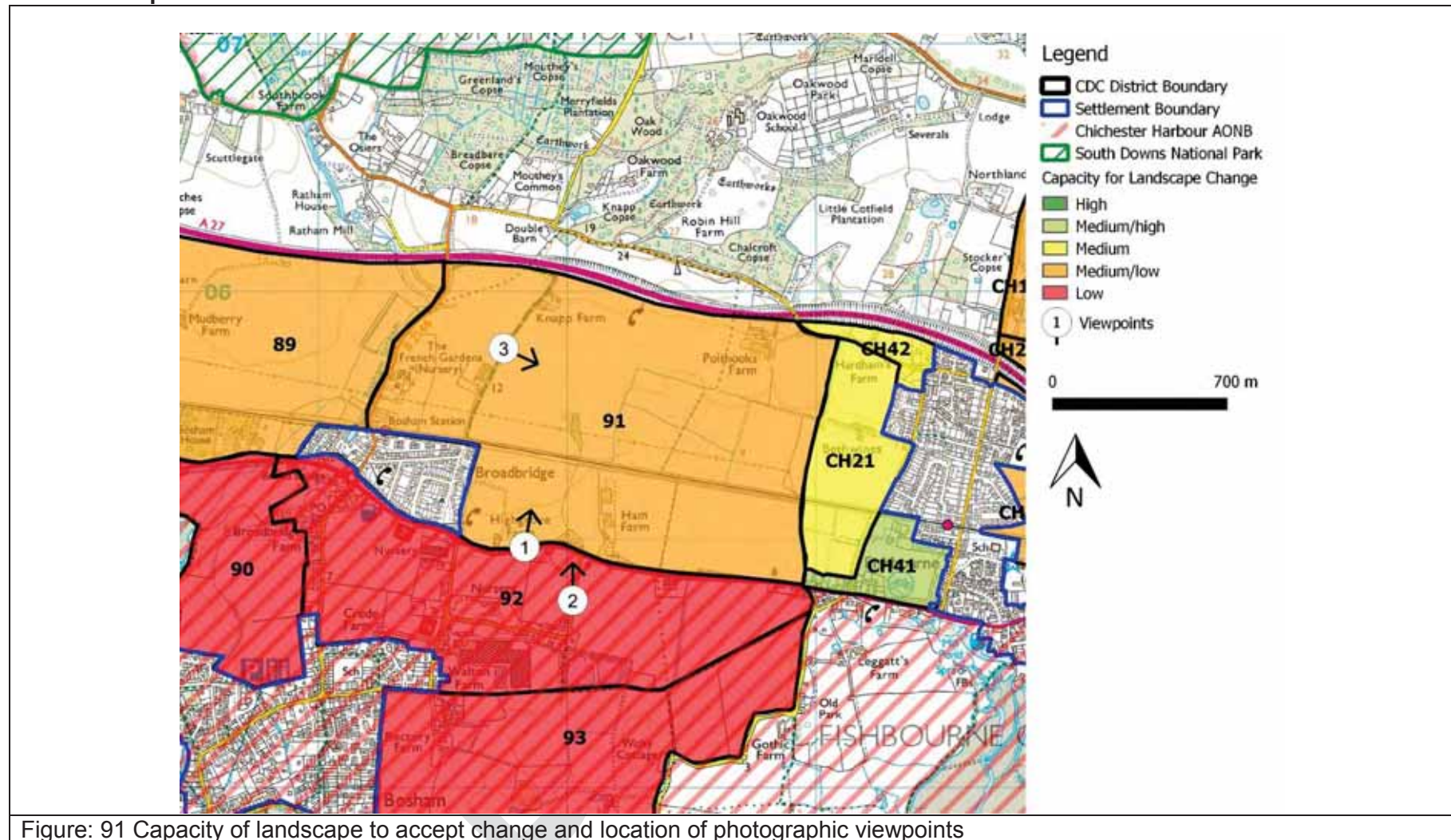
- Conserve the long views to the spire of Chichester Cathedral.
- Create a new large scale tree and hedgerow framework to complement the open, intensively farmed landscape, whilst maintaining important views.
- Maintain and strengthen field boundaries such as hedgerows and shelterbelts.
- Conserve and link existing hedgerows and trees.

- Restore field boundaries through shelter belt planting, especially around horse paddocks.
- Establish landscape management plans for urban edges.
- Encourage conservation and community involvement in urban open spaces and village greens.
- Encourage the creation of new suburban woodlands, preferably with community involvement, for recreation and to link up with existing woodlands to the north.
- Encourage bold tree planting adjacent to roads to enhance both the visual and wildlife value of these areas.
- Restore and strengthen the landscape of the gaps between settlements.
- Encourage landscape enhancements around villages and on their approaches.
- Strengthen the landscape framework and filter the views of the urban edge through planting of woodland, tree and shrub belts and groups. Use these to screen and unify disparate suburban elements, especially along roadside verges, on village edges and around glasshouses.
- Encourage and promote land management schemes to increase species-rich grassland areas.
- Farm diversification and garden centres leading to introduction of signs and fencing.
- Changes in transport infrastructure.
- Proximity to Chichester Harbour Area of Outstanding Natural Beauty.
- Secure landscape improvements, including hedgerow, hedgerow trees and copse planting to the land around Emsworth Marina, and to the A259 corridor between Bosham and Fishbourne. (CHAONBLCA)

Relevant forces for change/ key issues / threats / opportunities:

- Urban development pressures, especially in the gaps between settlements and on the edge of Chichester.
- Major existing road improvements and the possibility of new ones.
- Conversion of agricultural buildings to light industrial uses.
- Introduction of large scale glasshouses with distribution sheds.
- Poor landscape quality of A259 corridor between Bosham and Fishbourne. (CHAONBLCA)

Sub-area map:



Sub-area description:

The 91: Broadbridge – Fishbourne Coastal Plain sub-area is characterised by open and exposed large scale arable fields with some boundary hedges, woodland and small groups of trees. The sub-area contains large farmsteads, typical of the area, and some low density ribbon settlement along the A259. The area forms part of the rural wide gap between the built up areas of Fishbourne and Broadbridge/Bosham. The train line and pylons cross the area. The A27 bounds the sub-area to the north and the A259 bounds the sub-area to the south. The Chichester Harbour AONB lies adjacent to the south, with open intervisibility in places, separated from the sub-area by the A259.

For more detail refer to record sheets.

Photographs:

Photo 1: View looking north-east from A259 across open arable fields towards Fishbourne. The hills within the SDNP visible on skyline



Photo 2: View towards sub-area, Broadbridge and low density settlement along A259 from Chequer Lane (within the AONB) looking north-west. The hills within the SDNP visible on skyline



Photo 3: Priority view to Chichester Cathedral from PRow between Broadbridge and Knapp Farm across sub-area identified in FGoC

Please refer to section 3 methodology of the assessment process

1. Visual Sensitivity: Medium / high

- 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

- Some open intervisibility with the adjacent AONB
- Possible views from the hills within the SDNP to the north
- Views from residents on the western edge of Fishbourne, western and northern edge of Broadbridge and residents of local farms.
- Views from A259 and National Cycle Route 2 open in places and sometimes more restricted by vegetation
- Views from the edge of the Fishbourne conservation area
- Highways planting restricts views from A27
- Some open views from B2146
- Views from the train line crossing area
- Open long views from Clay Lane to north-east and Blackboy Lane to the east
- Views out of sub-area to AONB to the south
- Long views out of sub-area across open arable land with a wooded backdrop to the north
- Views out of sub-area to the ridge within the SDNP including from southern edge
- Rural area and some positive scenic value contributing to rural setting of Fishbourne and Broadbridge although affected by some urbanising elements
- The landscape has an open character with some existing vegetation. Hedgerows, small woods, deciduous copses and shelter belts are characteristic of the area
- Mitigation planting could result in loss of characteristic views and open character of arable farmland. Opportunities to restore lost field boundaries

2. **Landscape Sensitivity: Medium / low**

- Low lying flat coastal plain
- Open and exposed large scale arable fields with some boundary hedges, woodland 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.
- The sub-area contains scattered large farmsteads, typical of the area, and some low density ribbon settlement along the A259
- Some small copses and 1 woodland block in centre of the sub-area identified as deciduous woodland in the Priority Habitat Inventory
- 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
- Areas of Parliamentary enclosure and modern field amalgamation
- Open fields contributes to open setting of Grade II listed buildings to the northeast and southeast.
- 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.
- The area forms part of the rural wide gap between the built up areas of Fishbourne and Broadbridge/Bosham
- Tranquillity affected locally by intermittent noise from train line and busy A259 to the south and A27 to north; some suburbanising influences including from train line, A259 and pylons crossing area

- Accessible by 1 PRoW between Broadbridge and Knapp Farm
3. Landscape Character Sensitivity: Medium (combines 1 and 2)
4. **Wider Landscape Sensitivity: Medium / high**
- The adjacent settlement edges are reasonably well contained by vegetation
 - Provides relatively open approach to Broadbridge/Bosham and Fishbourne, contributing to the settlement's rural setting
 - Large scale rural landscape typical of the wider landscape
 - Sub-area forms the majority of separation between Broadbridge and Fishbourne to the east
 - Characteristic views to the SDNP and Chichester Cathedral spire
5. Overall Landscape Sensitivity: Medium / high (combines 3 and 4)
6. **Landscape Value: Medium**
- Forms part of the setting to AONB
 - Locally valued views into and across the area

7. Landscape Capacity: Medium / low (combines 5 and 6)

<p>Potential effect on key visual characteristics</p> <ul style="list-style-type: none"> • Impact on valued views • Impact on characteristic views to the Chichester Cathedral and towards the hills within the SDNP • Impact on rural character • Impact on views from the AONB • Potential impact on views from the SDNP
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Loss of arable fields, hedgerows, trees, woodland and characteristic landscape field patterns • Loss of hedgerow / vegetated character of surrounding roads • Impact on open and exposed character • Impact on setting of the Fishbourne conservation area and listed buildings
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • Impact on the separation of settlements • Impact on existing pattern of low density settlement within sub-area • Impacts on the rural landscape setting of Broadbridge/Bosham and Fishbourne
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Retention of all good and moderate quality tree cover and locally distinctive boundary treatments and features • Retention of other vegetated areas where they contribute to landscape and biodiversity value • Extending and connecting woodland • Long-term management of woodland and hedgerows • Retaining legibility and setting of PRoW network • Conserve rural character of lanes • Retention of the rural setting of the AONB

Conclusion and recommendations and potential capacity of sub-area

Sub-area 91 has a medium / low capacity, constrained by its rural character; the visually sensitive open exposed large scale fields, characteristic of wider landscape character area; its contribution to the rural setting of the settlements of Broadbridge/Bosham and Fishbourne and their separation; and its contribution to the open setting of the AONB within open intervisibility in places. There are views to and across the area from public rights of way and rural lanes and the sub-area offers long reaching panoramic views to the hills within the South Downs National Park and to the Chichester Cathedral, including value views. The sub-area also contributes to the open setting of the Fishbourne conservation area and listed buildings. The sub-area is however influenced by some suburbanising influences including from the train, A259 and pylons crossing area.

It is possible that some built development may be accommodated within the existing cluster of buildings and potentially to the north of Broadbridge provided it is informed by further landscape and visual impact assessment and sensitively integrated into the landscape, respecting the historic settlement pattern and locally distinctiveness. Great care would need to be taken to avoid any landscape or visual harm ensuring the separate identities of the settlements are protected and considering valued views.

Sub-area:**92: Bosham – Broadbridge Coastal Plain**

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 (CHAONBLCA): LCT / LCA I G Harbour Islands & Peninsulas / G4 Bosham Peninsula (southern part); H Lower Coastal Plain / H1 Havant to Chichester Coastal Plain (northern part)

Key characteristics and key qualities (West Sussex LCA unless noted):

LCA SC5:

- Low lying flat open landscape.
- Long views to the distinctive spire of Chichester Cathedral.
- Suburban settlement dominates the area.
- Small towns, villages and road crossings hug the tops of inlets to Chichester Harbour.
- Degraded tree and hedgerow framework. A low density of hedgerows and hedgerow trees with occasional shelterbelts.
- Meandering rife and drainage ditches.
- Large-scale arable farming and market gardening.
- Clusters of greenhouses.
- Frequent urban fringe influences of horse paddocks, agricultural and light industry.
- Busy minor and major roads which also serve as bypasses. Minor roads run mainly north-south between the A259 and A27.
- The gaps between settlements provide important visual relief to the built up areas, although their landscape character is often poorly defined, with a degraded hedgerow network.
- A few parts of this area retain elements of a smaller-scale, more varied landscape with quiet hamlets and traditional villages enclosed by small pastures.
- Large regular fields, mostly the product of Parliamentary enclosure.
- Semi-natural habitats are scarce due to intensive arable agriculture.
- The rife and ditch systems, together with occasional ponds, are of particular ecological value, supporting an important but fragile population of water voles.
- Fragments of woodland, some of which are ancient.
- Hedgerow pattern is fragmented with occasional isolated woods. Linking features assume a greater significance in an otherwise cultivated landscape.
- Linear historic settlements follow, or are located in close proximity to the Roman Road line of the A259 (CHAONBLCA)
- Concentration of nurseries, market gardening and glasshouses east of Bosham. (CHAONBLCA)
- Mostly tranquil, rural character. (CHAONBLCA)
- 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. (CHAONBLCA)

Additional from LCA SC3:

- Attractive harbourside settlements and early medieval flint churches such as at Bosham and Pagham.
- Harbours were equally important in medieval times: Bosham features on the Bayeux Tapestry, and at Church Norton, said to be the site of the pre-Conquest Cathedral, an earthwork castle was constructed in early Norman times.
- Early medieval flint churches at Bosham and Pagham.

Landscape strategy and key sensitivities and guidelines:

- Conserve the long views to the spire of Chichester Cathedral.
- Create a new large scale tree and hedgerow framework to complement the open, intensively farmed landscape, whilst maintaining important views.
- Maintain and strengthen field boundaries such as hedgerows and shelterbelts.
- Conserve and link existing hedgerows and trees.
- Restore field boundaries through shelter belt planting, especially around horse paddocks.
- Establish landscape management plans for urban edges.
- Encourage conservation and community involvement in urban open spaces and village greens.
- Encourage the creation of new suburban woodlands, preferably with community involvement, for recreation and to link up with existing woodlands to the north.
- Encourage bold tree planting adjacent to roads to enhance both the visual and wildlife value of these areas.
- Restore and strengthen the landscape of the gaps between settlements.
- Encourage landscape enhancements around villages and on their approaches.
- Strengthen the landscape framework and filter the views of the urban edge through planting of woodland, tree and shrub belts and groups. Use these to screen and unify disparate suburban elements, especially along roadside verges, on village edges and around glasshouses.
- Encourage and promote land management schemes to increase species-rich grassland areas.
- Farm diversification and garden centres leading to introduction of signs and fencing.
- Changes in transport infrastructure.
- Proximity to Chichester Harbour Area of Outstanding Natural Beauty.
- Secure landscape improvements, including hedgerow, hedgerow trees and copse planting to the land around Emsworth Marina, and to the A259 corridor between Bosham and Fishbourne. (CHAONBLCA)

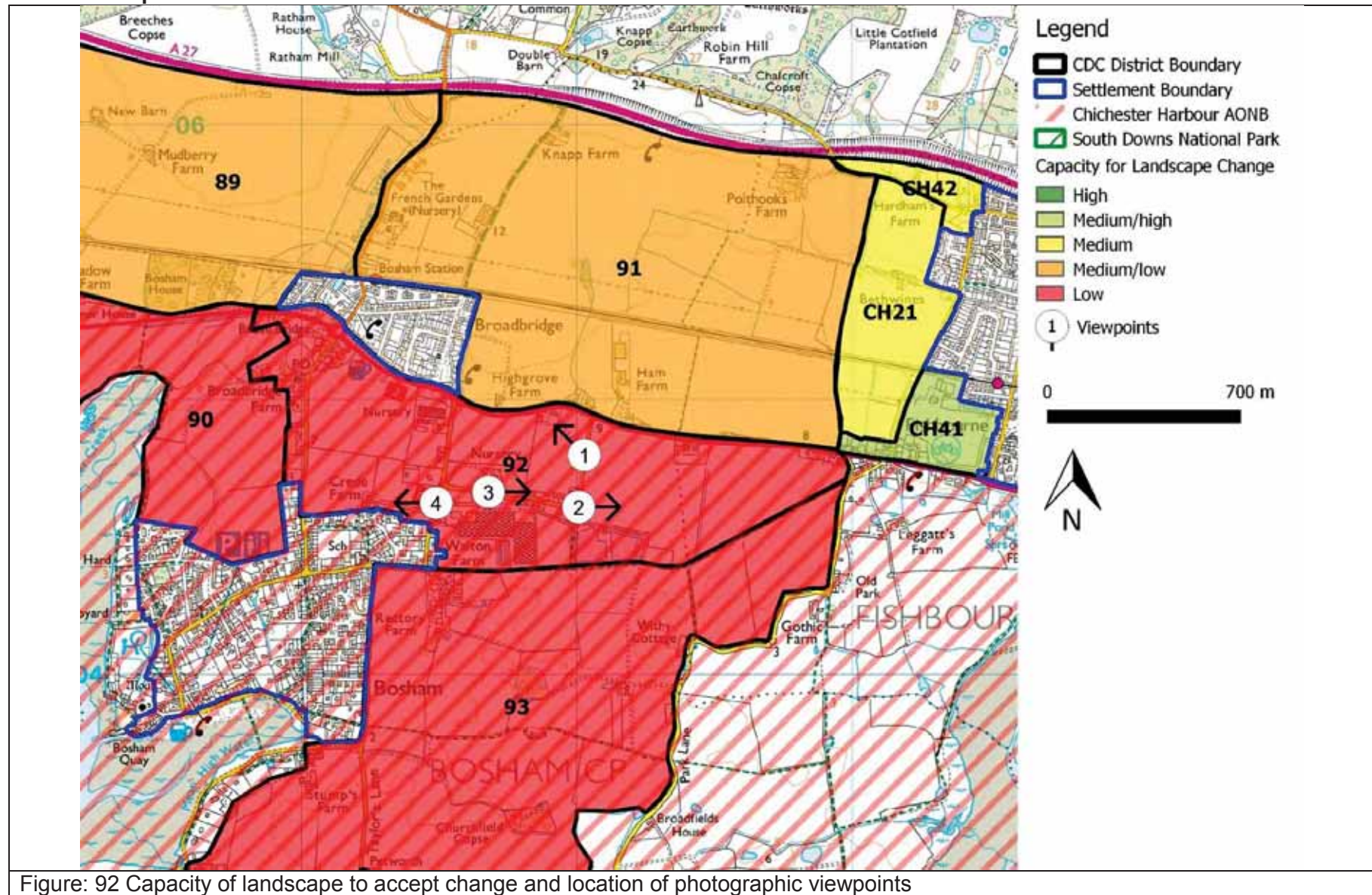
Relevant forces for change/ key issues / threats / opportunities:

- Urban development pressures, especially in the gaps between settlements and on the edge of Chichester.
- Major existing road improvements and the possibility of new ones.
- Conversion of agricultural buildings to light industrial uses.

- Introduction of large scale glasshouses with distribution sheds.
- Poor landscape quality of A259 corridor between Bosham and Fishbourne. (CHAONBLCA)

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Sub-area map:



Sub-area description:

The 92: Bosham – Broadbridge Coastal Plain sub-area falls within the Chichester Harbour AONB and is characterised by open large scale arable fields and with some small pasture/grazed fields around the settlement edges. Areas of enclosure provided by hedgerows, tree belts and copses. The sub-area contains some low density settlement along lanes and includes farmsteads and glasshouses to the east of Bosham. The area forms part of the rural wide gap between the built up areas of Fishbourne and Broadbridge/Bosham and Broadbridge and Bosham. The A259 bounds the sub-area to the north.

For more detail refer to record sheets.

Photographs:

Photo 1: View over the sub-area from Chequer Lane (within the AONB) looking north-west across open fields towards Broadbridge and low density settlement along A259



Photo 2: View over the sub-area from Chequer Lane (within the AONB) looking east across open fields. Fishbourne village is screened by successive layer of vegetation

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Photo 3: View along Chequer Lane with houses set back from the road in generous plots.



Photo 4: View from Walton Lane looking west over farmland bound by shelter belts

Please refer to section 3 methodology of the assessment process

1. Visual Sensitivity: Medium / high

- Views from sensitive receptors within the AONB
- Open views from the PRow crossing and bounding area in the south
- Possible distant views from the hills within the SDNP to the north
- Open views from motorists on rural lanes, the A259 and National Cycle Route 2 along sub-area's northern boundary
- Views from a number of properties/farms and businesses 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 the Bosham Neighbourhood Plan to the hills within the SDNP
- Views out of sub-area to Chichester Cathedral spire and to the hills of the SDNP including valued views identified in Neighbourhood Plan to the hills within the SDNP from northern edge along A259
- Views out of sub-area to Bosham Channel to the west, with intervisibility between the two through gaps in intervening vegetation along the western edge of the character area only
- Rural area within AONB with high expectations of scenic beauty. Some influence from nearby settlement and A259.

- The area is open in character with some existing structure of hedgerows, degraded in places, and treelines on which mitigation planting could build upon
- Mitigation planting could result in loss of characteristic views and predominantly open character. Opportunities to restore lost field boundaries

2. **Landscape Sensitivity: Medium**

- Low lying gently sloping landform
- Open large scale arable fields and with some small pasture/grazed fields around the settlement edges
- Areas of enclosure provided by hedgerows, tree belts and copses
- The sub-area contains some low density settlement along lanes and includes farmsteads, nurseries, garden centre with glasshouses to the east of Bosham. Some attractive farm buildings and cottages and some modern infill
- The area forms part of the rural wide gap between the built up areas of Fishbourne and Broadbridge/Bosham and Broadbridge and Bosham.
- Water features include reservoirs in south associated with Walton Farm, garden ponds and ditches
- Poplar and evergreen shelterbelts
- Some significant hedgerows although a number have been lost particularly in the centre of the area
- 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
- Good historic time depth and associations within the sub-area and its context including 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; predominantly Parliamentary fields; sunken lanes.
- Small part of eastern end within Fishbourne conservation area; 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).
- Open farmland contributes to setting of 1 Grade II listed buildings in the north-east and 2 Grade II listed buildings in the south-west
- Mature trees and hedges in gardens contribute to landscape character
- Tranquillity affected locally busy A259 to the north; some suburbanising influences including from settlement and roads, artificial landform around reservoirs although not widely visible, and incongruent evergreen shelterbelts
- Accessible by PRow along southern edge

3. Landscape Character Sensitivity: Medium / high (combines 1 and 2)

4. Wider Landscape Sensitivity: Medium / high

- The adjacent settlement edges area reasonably well contained by vegetation with some more open edges
- 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.
- Contributes to the rural setting of the adjacent settlements of Bosham, Broadbridge and Fishbourne.
- Contributes to wider separation of Bosham, Broadbridge 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.

5. Overall Landscape Sensitivity: Medium / high (combines 3 and 4)**6. Landscape Value: Medium / high**

- Within AONB
- Locally valued views into and across the area
- National Cycle Route 2 crosses area
- Setting of Fishbourne conservation area and Grade II listed buildings

7. Landscape Capacity: Low (combines 5 and 6)

<p>Potential effect on key visual characteristics</p> <ul style="list-style-type: none"> • Impact on valued views • Impact on characteristic views to the Chichester Cathedral and towards the hills within the SDNP • Impact on rural character • Impact on views within AONB • Potential impact on views from the SDNP
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Loss of arable and pasture fields, hedgerows, trees, copses and characteristic landscape field patterns • Loss of hedgerow / vegetated character of surrounding roads • Impact on open and semi-enclosed character • Impact on setting of the Fishbourne conservation area and listed buildings
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • Impact on the separation of settlements • Impact on existing pattern of low density settlement within sub-area • Impacts on the rural landscape setting of Broadbridge/Bosham and Fishbourne
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Retention of all good and moderate quality tree cover and locally distinctive boundary treatments and features • Retention of other vegetated areas where they contribute to landscape and biodiversity value • Extending and connecting woodland • Long-term management of woodland and hedgerows • Retaining legibility and setting of PRoW network • Conserve rural character of lanes • Retention of the rural character of AONB

Conclusion and recommendations and potential capacity of sub-area

Sub-area 92 has a low capacity, constrained by its rural character; the visually sensitive open large scale fields, characteristic of wider landscape character area; its contribution to the rural setting of the settlements of Broadbridge/Bosham and Fishbourne and their separation; and its contribution to the wider AONB landscape including the setting of Bosham Channel to the west. There are views to and across the area from public rights of way and rural lanes and the sub-area offers long reaching panoramic views to the hills within the South Downs National Park and to the Chichester Cathedral, including value views. The sub-area also contributes to the open setting of the Fishbourne conservation area and listed buildings. The sub-area is however influenced by some suburbanising influences including A259 to the north.

It is possible that a very small amount of built development may be accommodated within the existing cluster of buildings provided it is informed by further landscape and visual impact assessment and sensitively integrated into the landscape, respecting the historic settlement pattern and locally distinctiveness. Great care would need to be taken to avoid any landscape or visual harm ensuring the separate identities of the settlements are protected and considering valued views.

Sub-area:**93 Bosham Southeast Coastal Plain****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 (CHAONBLCA): LCT / LCA I G Harbour Islands & Peninsulas / G4 Bosham Peninsula****Key characteristics and key qualities (West Sussex LCA unless noted):**

- Enclosed natural harbours of marine water, tidal mudflats and saltmarsh with small inlets and creeks.
- Localised presence of woodland, for example, Old Park Wood, Bosham and Church Norton Wood.
- Noise of birds, waves and masts.
- Wind-shaped trees and scrub.
- Attractive harbourside settlements and early medieval flint churches such as at Bosham and Pagham.
- Landscapes of great wildlife importance.
- Sea inlets which form the natural harbours of Chichester and Pagham are particularly important for their Roman and earlier prehistoric remains, from a time when sea level may have been up to 6 metres lower than at present.
- Harbours were equally important in medieval times: Bosham features on the Bayeux Tapestry, and at Church Norton, said to be the site of the pre-Conquest Cathedral, an earthwork castle was constructed in early Norman times.
- Early medieval flint churches at Bosham and Pagham.
- Harbourside field patterns mainly the result of 18th and 19th century Parliamentary Enclosure.
- Both Chichester and Pagham Harbours are designated as wetlands of international importance under the Ramsar Convention as they attract large flocks of wading birds and wildfowl.
- Mosaic of inter-tidal mud and adjacent habitats of saltmarsh, reed bed, sand dune, shingle bank, grassland and broadleaved semi-natural woodland supports a wide range of species of limited distribution.
- Chichester Harbour is designated an Area of Outstanding Natural Beauty (AONB) and Site of Special Scientific Interest (SSSI) and has therefore been recognised as a landscape of national importance.
- Occasional oak woodlands extending to the shoreline, for example, Old Park Wood, Bosham
- Concentration of nurseries, market gardening and glasshouses east of Bosham. (CHAONBLCA)
- Mostly tranquil, rural character. (CHAONBLCA)
- Picturesque village of Bosham. Flint and brick cottages and houses cluster around the harbourside with the church tower, a well-known local landmark rising above. (CHAONBLCA)
- 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. (CHAONBLCA)

Landscape strategy and key sensitivities and guidelines:

- Maintain key views and vistas around the harbours.
- Conserve and manage the diverse existing natural landscape features, including mudflats, salt marsh, sand dunes, shingle banks, woodland, rife and ditches.
- Assess options for Harbour coastal management in a comprehensive way, reflecting the dynamic and interdependent processes of coastal erosion and deposition. Where practicable, favour 'softer' coastal management solutions such as coastal retreat or seek sympathetic design of any engineered defences.
- Conserve and enhance the character and setting of the villages.
- Conserve and enhance harbourside wooded settings and avoid the introduction of suburban styles, forms and materials. Carry out a colour and design study for new and existing harbourside buildings.
- Encourage farmers to enter into Stewardship Schemes where appropriate.
- Encourage measures to reduce litter.
- Strengthen the existing landscape framework through hedgerow and native tree planting, especially around settlements on Chichester Harbour peninsulas
- Encourage the planting of new small woodlands (approximately one hectare or less) and hedgerows behind the water's edge.
- Maintain existing hedgerows and strengthen the wider network through hedgerow restoration.
- Maintain, restore and enhance floodplain woodland and associated species, including native black poplar, where appropriate
- Increasing noise due to traffic and recreational activity eroding tranquillity.
- Inappropriate harbourside development. Settlement character of the area as a whole is mixed, with both traditional harbourside settlements and villages contrasting with more recently developed holiday and residential estates.
- Seasonal and weekend visitor pressure.
- Relationship of views between the harbours and surrounding hinterland.
- Managed retreat of the coastline may be particularly influential in the future, providing opportunities for creation of new coastal and inter-tidal habitats and could result in a more naturally functioning landscape.
- Conserve and enhance the landscape setting of Bosham and Bosham Hoe. (CHAONBLCA)
- Ensure any new harbourside development avoids the loss of trees and hedges and the introduction of suburban styles and materials, and is of an appropriate scale, form, design and colour that responds to landscape setting. (CHAONBLCA)
- Consider opportunities to provide a more continuous coastal path. (CHAONBLCA)

Relevant forces for change/ key issues / threats / opportunities:

- Gradual reduction of the tree and hedgerow cover especially on the Chichester Harbour peninsulas.
- Gradual reduction of bordering grassland and scrub.
- Pressures for harbourside development, particularly the intensification of existing plots and introduction of suburban form, styles and materials.
- Active recreational pressure and seasonal visitor pressure, including marina expansion and development and demand of more water sports facilities.
- Traffic generation resulting in erosion of rural lanes and loss of tranquillity.
- Climate change may increase the risk of storm surges and storminess with associated flooding and consequent impacts on inter-tidal habitats, increasing pressure for possibly insensitive coastal defences.

- Management and possible realignment of sea defences due to predicted sea level rises will have significant implications for landscape over the coming decades.
- Unsympathetic extensions to existing properties, with large areas of reflective glazing. (CHAONBLCA)
- Traffic in Bosham village associated with large numbers of tourists. (CHAONBLCA)
- Potential pressure for large new glasshouses/farm buildings. (CHAONBLCA)

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Sub-area map:

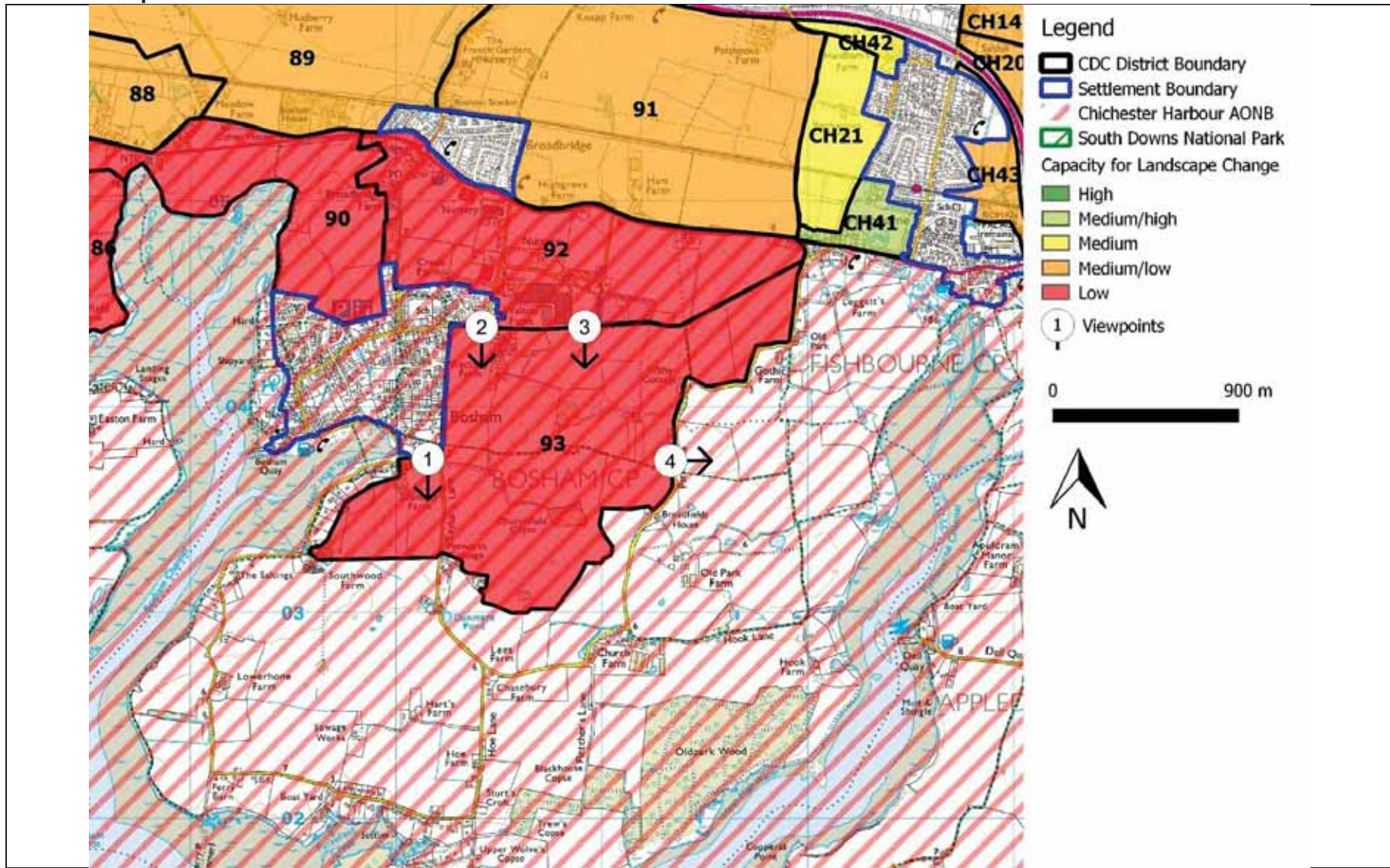


Figure: 93 Capacity of landscape to accept change and location of photographic viewpoints

Sub-area description:

The 93: Bosham Southeast Coastal Plain sub-area falls within the Chichester Harbour AONB and is characterised by open large scale arable fields and with some small pasture/grazed fields. Areas of enclosure provided by hedgerows, tree belts, woodland and copses. The sub-area contains some low density settlement along lanes largely farmsteads and cottages. The sub-area lies to the south and east of Bosham, adjoining the settlement edge on its western boundary. The western end of the sub-area lies close to the Harbour edge and is surrounded to the east and south by open arable fields.

For more detail refer to record sheets.

Photographs:

Photo 1: View from Stumps lane looking west across open arable field adjacent to the harbour edge



Photo 2: Long view from Walton Lane across open arable farmland with Rectory Farm visible



Photo 3: Long view from PRow south-east of Walton Farm across open arable farmland



Photo 4: Long view from Old Park Lane looking east across open arable farmland with Chichester Cathedral spire visible

Please refer to section 3 methodology of the assessment process

1. Visual Sensitivity: High

- Views from sensitive receptors within the AONB and visiting popular Bosham village
- Open views from the PRow crossing and bounding area
- Views from motorists on rural lanes and the National Cycle Route 2 in north-west corner, with visibility variable depending on vegetation
- Views from 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
- Long views out of sub-area to Chichester Cathedral spire and nave and long views to hills of the SDNP
- Views to Bosham church spire
- Valued views across sub-area identified in Neighbourhood Plan

- Views out of sub-area Bosham Channel to the west limited by built form and vegetation
- Views towards the Fishbourne Channel to the east limited by vegetation
- Rural area within AONB with high expectations of scenic beauty. Remote and tranquil around the majority of the sub-area
- 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
- Mitigation planting could result in loss of characteristic views and predominantly open character. Opportunities to restore lost field boundaries

2. **Landscape Sensitivity: Medium / high**

- Low lying gently sloping landform
- Open large scale arable fields and with some small pasture/grazed fields.
- Areas of enclosure provided by hedgerows, tree belts, woodland and copses.
- The sub-area contains some low density settlement largely along lanes largely farmsteads and cottages.
- Some significant lengths of continuous hedgerow. High boundary loss recorded for majority of the character area.
- Characteristic poplar shelterbelts
- Contains several small blocks of woodland and copses including a block of Semi-Natural Ancient Woodland within area and 'Deciduous woodland' identified on the Priority Habitat Inventory
- Adjacent to coastal saltmarsh and mudflats
- Adjacent area of estuary to the east is common land and open access land: 'Manorial Waste of the Manors of Bosham'
- Nearby to ecological designations within the Harbour
- Good historic time depth and associations within the sub-area and its context including 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; some Parliamentary fields; sunken lanes.
- Part of wider landscape setting comprising farmland, hedgerows and trees lines the nearby Fishbourne and Bosham conservation areas
- Open farmland contributes to setting a number of Grade II listed buildings within and adjacent to area
- Predominantly tranquil largely free from detracting features
- Accessible by PRoW crossing and bounding area

3. Landscape Character Sensitivity: High (combines 1 and 2)

4. Wider Landscape Sensitivity: Medium / high

- The adjacent settlement edges are reasonably well contained by vegetation with some more open edges along Taylor's Lane and Walton Lane
- Provides open rural setting to the east of Bosham and south-west of Fishbourne
- Largely rural landscape, characteristic of the wider landscape with limited settlement.
- Contributes to setting of the Bosham Channel
- Contributes to wider separation between Bosham and Fishbourne.

5. Overall Landscape Sensitivity: High (combines 3 and 4)**6. Landscape Value: Medium / high**

- Within AONB
- Locally valued views into and across the area
- National Cycle Route 2 crosses area
- Contributes to wider setting of Fishbourne and Bosham conservation area and Grade II listed buildings
- Contains 1 block of Semi-Natural Ancient Woodland

7. Landscape Capacity: Low (combines 5 and 6)

<p>Potential effect on key visual characteristics</p> <ul style="list-style-type: none"> • Impact on valued views • Impact on characteristic views to the Chichester Cathedral and towards the hills within the SDNP • Impact on rural character • Impact on views within AONB • Potential impact on views from the SDNP
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Loss of arable and pasture fields, hedgerows, trees, copses, woodland and characteristic landscape field patterns • Loss of hedgerow / vegetated character of surrounding roads • Impact on open and semi-enclosed character • Impact on setting of Bosham Channel • Impact on wider setting of the Fishbourne and Bosham conservation area and listed buildings
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • Impact on the separation of settlements • Impact on existing pattern of low density settlement within sub-area • Impacts on the rural landscape setting of Bosham and Fishbourne
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Retention of all good and moderate quality tree cover and locally distinctive boundary treatments and features • Retention of other vegetated areas where they contribute to landscape and biodiversity value • Extending and connecting woodland • Long-term management of woodland and hedgerows • Retaining legibility and setting of PRow network • Conserve rural character of lanes • Retention of the rural character of AONB

Conclusion and recommendations and potential capacity of sub-area

Sub-area 93 has a low capacity, constrained by its rural character; the visually sensitive open large scale fields, characteristic of wider landscape character area; its contribution to the rural setting of the settlements of Bosham and Fishbourne and their wider separation; its predominantly tranquil largely free from detracting features; and its contribution to the wider AONB landscape including the setting of Bosham Channel. There are views to and across the area from public rights of way and rural lanes and the sub-area offers long reaching panoramic views to the hills within the South Downs National Park and to the Chichester Cathedral, including value views. The sub-area also contributes to the wider open setting of the Fishbourne and Bosham conservation areas and listed buildings.

It is possible that a very small amount of built development may be accommodated within the existing cluster of buildings provided it is informed by further landscape and visual impact assessment and sensitively integrated into the landscape, respecting the historic settlement pattern and locally distinctiveness. Great care would need to be taken to avoid any landscape or visual harm ensuring the separate identities of the settlements are protected and considering valued views.

Sub-area: 110: Westbourne Common Footslopes

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

Key characteristics, features and biodiversity (West Sussex LCA unless noted):

- Low lying flat open landscape.
Small towns, villages and road crossings hug the tops of inlets to Chichester Harbour.
- Degraded tree and hedgerow framework. A low density of hedgerows and hedgerow trees with occasional shelterbelts.
- Winterbourne chalk streams flow through this area.
- Frequent urban fringe influences of horse paddocks, agricultural and light industry.
- Busy minor and major roads which also serve as bypasses. Minor roads run mainly north-south between the A259 and A27.
- A few parts of this area retain elements of a smaller-scale, more varied landscape with quiet hamlets and traditional villages enclosed by small pastures.
- Inlets, small waterways and ditches.
- Large regular fields, mostly the product of Parliamentary enclosure.
- The rife and ditch systems, together with occasional ponds, are of particular ecological value, supporting an important but fragile population of water voles.
- Fragments of woodland, some of which are ancient.
- Winterbourne chalk streams flow through this area and interact with saline estuaries causing unique conditions.
- Occasional species-rich meadows along rifes.
- Hedgerow pattern is fragmented with occasional isolated woods. Linking features assume a greater significance in an otherwise cultivated landscape.
- A transitional landscape.
- Clear views to the higher ground of the Downs to the north.
- A good cover of woodland and trees, with a high percentage of ancient woodland.
- Mainly gently undulating farmland enclosed by woods with numerous hedgerows.
- Pattern of small to medium sized pastures, arable fields, livestock farming and market gardening.
- Winterbourne chalk streams emanate from this area.
- Wealth of historic landscape features including historic parklands, many ancient woodlands and earthworks.
- Area is well settled with scattered pattern of rural villages and farmsteads, including traditional flint village centres such as Boxgrove.
- Suburban fringes with high commuter populations and small commercial sites such as at Halnaker.
- Leafy or wooded settlements.
- Winding hedged or wooded lanes.
- Mix of small, medium and large-sized fields with mainly straight Parliamentary enclosure boundaries. Some earlier, irregular assarts.
- Remnant semi-natural broadleaved woodlands, interconnecting hedgerows and trackways provide important habitats for wildlife.

- A large proportion of the woodland cover is ancient. Some of these are also Sites of Nature Conservation Importance (SNCI), such as at The Valdoe, Slindon Bottom, Binsted Wood, Rewell Wood and Tortington Common. Typical tree species include oak, ash, beech, elm and sweet chestnut.
- A few significant patches of unimproved or semi-improved neutral grassland and meadows.
- Stream valleys, both ephemeral and permanent, add to the nature conservation interest.

Landscape strategy and key sensitivities and guidelines:

- Create a new large-scale tree and hedgerow framework to complement the open, intensively farmed landscape, whilst maintaining important views.
- Maintain and strengthen field boundaries such as hedgerows and shelterbelts.
- Conserve and link existing hedgerows and trees.
- Restore field boundaries through shelter belt planting, especially around horse paddocks.
- Establish landscape management plans for urban edges.
- Encourage conservation and community involvement in urban open spaces and village greens.
- Encourage the creation of new suburban woodlands, preferably with community involvement, for recreation and to link up with existing woodlands to the north.
- Encourage bold tree planting adjacent to roads to enhance both the visual and wildlife value of these areas.
- Restore and strengthen the landscape of the gaps between settlements.
- Encourage landscape enhancements around villages and on their approaches.
- Strengthen the landscape framework and filter the views of the urban edge through planting of woodland, tree and shrub belts and groups. Use these to screen and unify disparate suburban elements, especially along roadside verges, on village edges and around glasshouses.
- Maintain and enhance the landscape and biodiversity of rife, waterways and inlets.
- Encourage and promote land management schemes to increase species-rich grassland areas.
- Farm diversification and garden centres leading to introduction of signs and fencing.
- Changes in transport infrastructure.
- Conserve the undeveloped rural character of the area.
- Maintain and enhance the historic character of the area including earthworks, historic field patterns and historic parks.
- Conserve and manage distinctive habitats including meadows, heathland, chalk grassland, stream sides and woodland.
- Promote management of existing woodland, especially where under pressure from gravel working or urban fringe development.
- Conserve and enhance the character and setting of small villages and hamlets.
- Promote good management of important village and roadside trees. Plant new tree features in villages.
- Encourage careful woodland design to screen new housing and other visually intrusive landscape elements, for example, pig farms, communication aerials.
- Consider the cumulative impact on landscape character of small developments and land use change.
- Avoid the introduction of suburban styles and materials.
- Ensure any new development is well integrated into the wider landscape. Use new woodland and hedgerow planting as appropriate.
- Conserve ancient semi-natural woodland as an historical, landscape and wildlife feature.
- Encourage good management of existing woodland and tree groups, including planting up edge areas.
- Conserve hedgerows and allow for the growth of hedgerow trees.

- Conserve and enhance the stream side vegetation along the River Ems in the west.
- Plant small tree groups on the eastern boundary of Binsted valley to screen glasshouses and traffic movement on its margins.
- Suburban expansion pressures from the urban fringes.
- Inappropriate or visually intrusive road improvements.
- Erosion of historic character due to changes in farming practices.
- Expansion of horse paddocks.

Relevant forces for change / key issues / threats / opportunities:

- Urban development pressures, especially in the gaps between settlements and on the edge of Chichester.
- Major existing road improvements and the possibility of new ones.
- Conversion of agricultural buildings to light industrial uses.
- Introduction of large-scale glasshouses with distribution sheds.
- Climate change may increase the risk of storm surges associated with flooding, with consequences for land currently adjacent to inter-tidal landscapes and habitats, increasing pressure for possibly insensitive coastal defences.
- Management and possible realignment of sea defences, due to predicted sea level rises, will have significant implications for landscape over the coming decades
- Potential development pressure from the extension of existing settlements.
- Lack of woodland management resulting in a decline in the structure and condition of existing woodlands.
- Increased recreational activities, for example associated with horse-riding and golf courses.

Sub-area map:

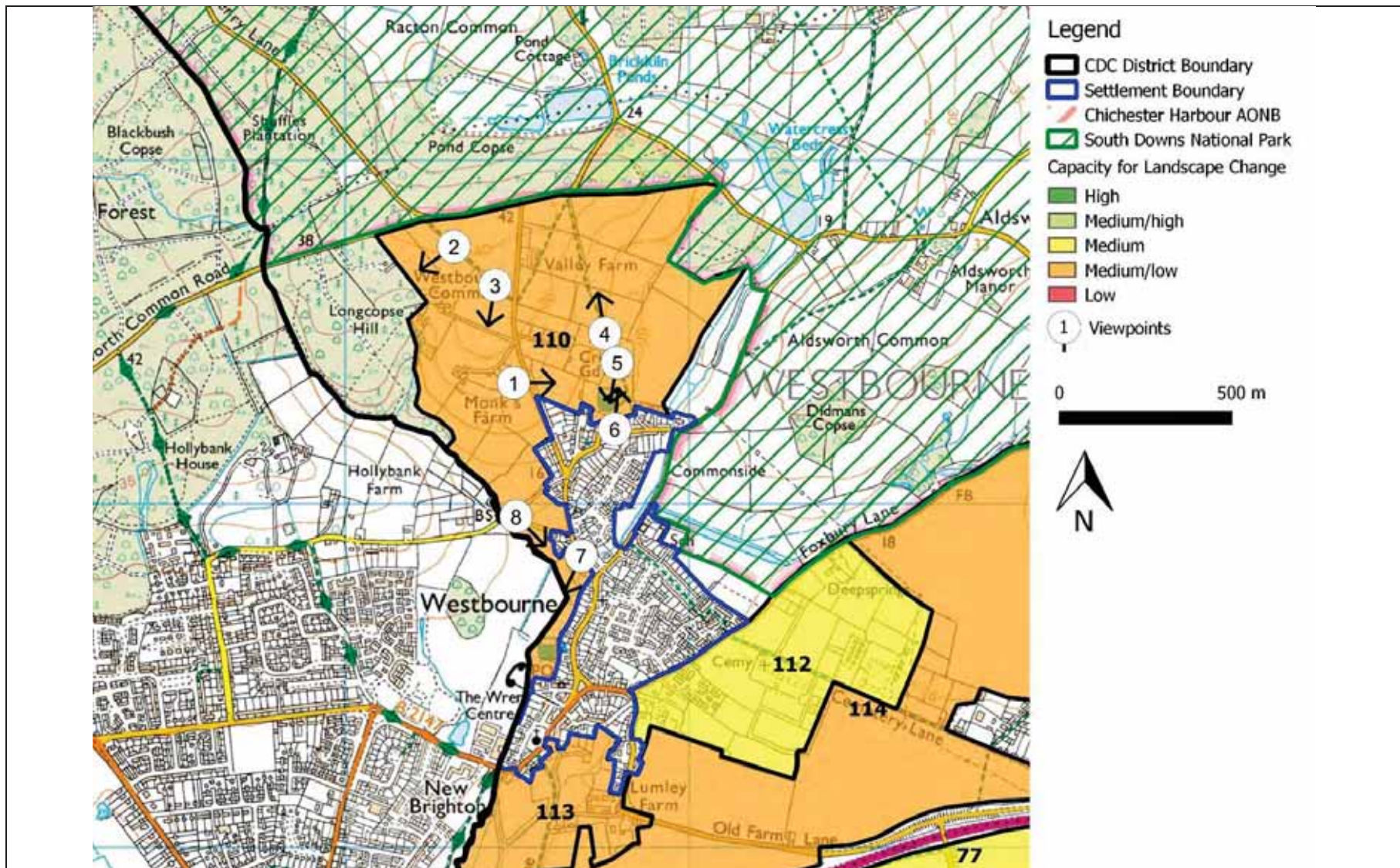


Figure: 110 Capacity of landscape to accept change and location of photographic viewpoints

Sub-area description:

Sub-area 110 is located on the northern side of Westbourne, leading up a slope to the boundary of the South Downs National Park. This sub-area is characterised by large fields of pasture used for horse and sheep grazing, a recreation ground including a play area and a cricket pitch. Further to the south this sub-area aligns along the edge of the River Ems, which is characterised by large gardens and small fields. There is a good framework of hedgerows to the south east of Monk's Hill, while further up the slope to the north east the fields become larger and more open with post and rail fencing prevailing as field boundaries. There also a number of isolated farmsteads, which are characterised by a cluster of buildings of varying styles and quality. The recreation ground, cricket pitch and adjacent fields leading down to the edge of Westbourne are also a Site of Nature Conservation Interest (SNCI). From the Cricketers Pub (on the northern edge of Westbourne) there are long views up to the wooded boundary of the SDNP. Within the sub-area there are also views across to the east and north east to areas within the SDNP and also views down to the church spire of Saint John the Baptist Church within Westbourne.

Photographs:

Photo 1: View across recreation ground within sub-area to SDNP and wooded horizons



Photo 2: View across sub-area to Longcopse Hill (woodland)



Photo 3: View south across sub-area with the church spire at Saint John the Baptist visible (centre of photo) and wooded horizons beyond



Photo 4: View from PRow ascending slope up to the wooded horizon within the SDNP

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Photo 5: View across sub-area towards The Cricketers pub on the northern edge of Westbourne



Photo 6: View from edge of Westbourne (adjacent The Cricketers) out across sub-area and also SNCI

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Photo 7: View from North Street down to the River Ems demarcated within landscape by line of trees and also part of the Westbourne Conservation Area



Photo 8: View across sub-area to settlement edge set below adjacent tree belt

Please refer to section 3 methodology of the assessment process

1. Visual Sensitivity: Medium/high

- Elevated landscape with long views from the north down across sub-area
- View across sub-area to the east and north east to areas within the SDNP
- Long views from the south across sub-area up to boundary of the SDNP on northern edge
- Views down to Westbourne and Saint John the Baptist church spire visible above the tree line
- The Cricketers pub has an open view towards the cricket field set within the adjacent sub-area
- Visitors of the adjacent SDNP would have expectation for high scenic quality
- 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
- Some inter-visibility with River Emms to the east

2. Landscape Sensitivity: Medium/high

- Part of the valley side sloping down towards the River Ems, southern area around the River Ems within flood zone
- Mainly pasture used for sheep and horse grazing and a recreation field and cricket pitch
- Poor quality agricultural buildings detract from visual quality
- Soil quality includes Grade 3 (good to moderate) and Grade 4 (poor)
- Contains a SNCI
- To the west of Monk's Hill, a grid of hedgerows with hedgerow trees is evident. Further hedgerows with trees exist around the recreation ground and cricket field
- Within northern section the landscape character is more open with larger fields and post and rail fencing
- Contains part of Westbourne Conservation Area
- Monks Farmhouse: Grade II: Set in an open agricultural landscape
- A number of adjacent Ancient and Semi-Natural Woodland at Three Corner Piece, on the north eastern corner, Gunter's Copse and on the western periphery Longcopse Hill
- Contains part of the Strategic Wildlife Corridor
- Strong relationship with The Cricketers pub and cricket field
- Enclosed treed landscape adjacent River Ems

3. Landscape Character Sensitivity: Medium/high (combines 1 and 2)**4. Wider Landscape Sensitivity: Medium/high**

- Connects to the north, west and east with continuous open countryside
- The residential edge (Commonside) is visible from the adjacent section of the sub-area
- New development off Longcopse Lane is well contained
- The area is largely typical of the wider LCA

5. Overall Landscape Sensitivity: Medium/high (combines 3 and 4)**6. Landscape Value: Medium**

- Mainly semi-open arable fields with some pasture fields, which forms part of a larger area of open countryside
- Located adjacent a Conservation Area
- Contains a SNCI
- Part of Strategic Wildlife Corridor
- Provides an open setting for adjacent listed buildings
- Some pockets of a robust vegetation framework with mature trees

7. Landscape Capacity: Medium/low (combines 5 and 6)

<p>Potential effect on key visual characteristics</p> <ul style="list-style-type: none"> • Loss of open rural views from PRow and views across sub-area to SDNP and areas within • Loss of open views down to the River Emms • Loss of open views out from the northern edge of Westbourne, in particular the Cricketers Pub • Loss of views down towards the church spire of Saint John the Baptist • Visual impact on rural lanes and views out towards surrounding countryside
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Loss of hedgerows and trees of value • Loss of small patchwork of fields and field hedgerows on periphery of Westbourne • Loss of SSCI • Increased traffic on small lanes and increased noise levels • Loss of rural open character on northern edge of Westbourne • Loss of open rural setting for listed buildings • Loss of part of a Conservation Area • Harm and loss of part of the Strategic Wildlife Corridor • Loss of tranquil character
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • Loss of open rural setting for Westbourne and the River Emms • Loss of views from The Cricketers Pub out over adjacent open landscape • Loss of small-scale field landscape character adjacent settlement boundary • Loss of part of a Conservation area and its open setting
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Retention of the rural open setting of Westbourne and the River Emms • Retention of hedgerows and all good and moderate quality tree cover • Retention of other vegetated areas where they contribute to landscape and biodiversity value • Restore lost field boundaries and connecting woodland • Retaining legibility and setting of PRow network and create additional links • Conserve rural character of lanes

Conclusion and recommendations and potential capacity of sub-area

Sub-area 110 has a medium/low capacity, constrained by its open rural landscape character, proximity to the SDNP, part of Westbourne Conservation Area and containing a SNCI. This sub-area forms part of the wider countryside to the east, west and north and provides an open undeveloped setting for the SDNP and the northern edge of Westbourne.

Although it has a capacity of medium/low, there may be potential for a small amount of development adjacent the settlement boundary west of Monk's Hill and potentially south of Long Copse Lane provided it is informed by further landscape and visual impact assessment and sensitively integrated into the landscape, although great care would need to be taken to avoid any landscape or visual harm and to ensure the separate identities of Westbourne and settlement within the Borough of Havant are retained. The design and layout of both potential areas would need to include a new settlement edge and consider its impact on the adjacent open countryside. It is not recommended that development takes place within other parts of the sub-area.

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Sub-area: 112: Westbourne Western Settlement edge

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 Landscape Type: Chalk Valley systems: LCA Emms Valley

LCA SC 5 Southbourne Coastal Plain (small part of southern section of sub-area)

Key characteristics, features and biodiversity (West Sussex LCA unless noted):

- Low lying flat open landscape.
- Degraded tree and hedgerow framework. A low density of hedgerows and hedgerow trees with occasional shelterbelts.
- Frequent urban fringe influences of horse paddocks, agricultural and light industry.
- Busy minor and major roads which also serve as bypasses. Minor roads run mainly north-south between the A259 and A27.
- Large regular fields, mostly the product of Parliamentary enclosure.
- Fragments of woodland, some of which are ancient.
- Hedgerow pattern is fragmented with occasional isolated woods. Linking features assume a greater significance in an otherwise cultivated landscape.

Landscape strategy and key sensitivities and guidelines:

- Create a new large-scale tree and hedgerow framework to complement the open, intensively farmed landscape, whilst maintaining important views.
- Maintain and strengthen field boundaries such as hedgerows and shelterbelts.
- Conserve and link existing hedgerows and trees.
- Restore field boundaries through shelter belt planting, especially around horse paddocks.
- Establish landscape management plans for urban edges.
- Encourage conservation and community involvement in urban open spaces and village greens.
- Encourage the creation of new suburban woodlands, preferably with community involvement, for recreation and to link up with existing woodlands to the north.
- Encourage bold tree planting adjacent to roads to enhance both the visual and wildlife value of these areas.
- Encourage landscape enhancements around villages and on their approaches.
- Strengthen the landscape framework and filter the views of the urban edge through planting of woodland, tree and shrub belts and groups. Use these to screen and unify disparate suburban elements, especially along roadside verges, on village edges and around glasshouses.
- Encourage and promote land management schemes to increase species-rich grassland areas.
- Farm diversification and garden centres leading to introduction of signs and fencing.
- Derelict glasshouses and agricultural holdings.
- Managed retreat of the coastline may be particularly influential in the future, providing opportunities for creation of new coastal and inter-tidal habitats and could result in a more naturally functioning landscape.

Relevant forces for change / key issues / threats / opportunities:

- Urban development pressures, especially in the gaps between settlements and on the edge of Chichester.
- Major existing road improvements and the possibility of new ones.
- Conversion of agricultural buildings to light industrial uses.
- Introduction of large-scale glasshouses with distribution sheds.
- Climate change may increase the risk of storm surges associated with flooding, with consequences for land currently adjacent to inter-tidal landscapes and habitats, increasing pressure for possibly insensitive coastal defences.
- Management and possible realignment of sea defences, due to predicted sea level rises, will have significant implications for landscape over the coming decades

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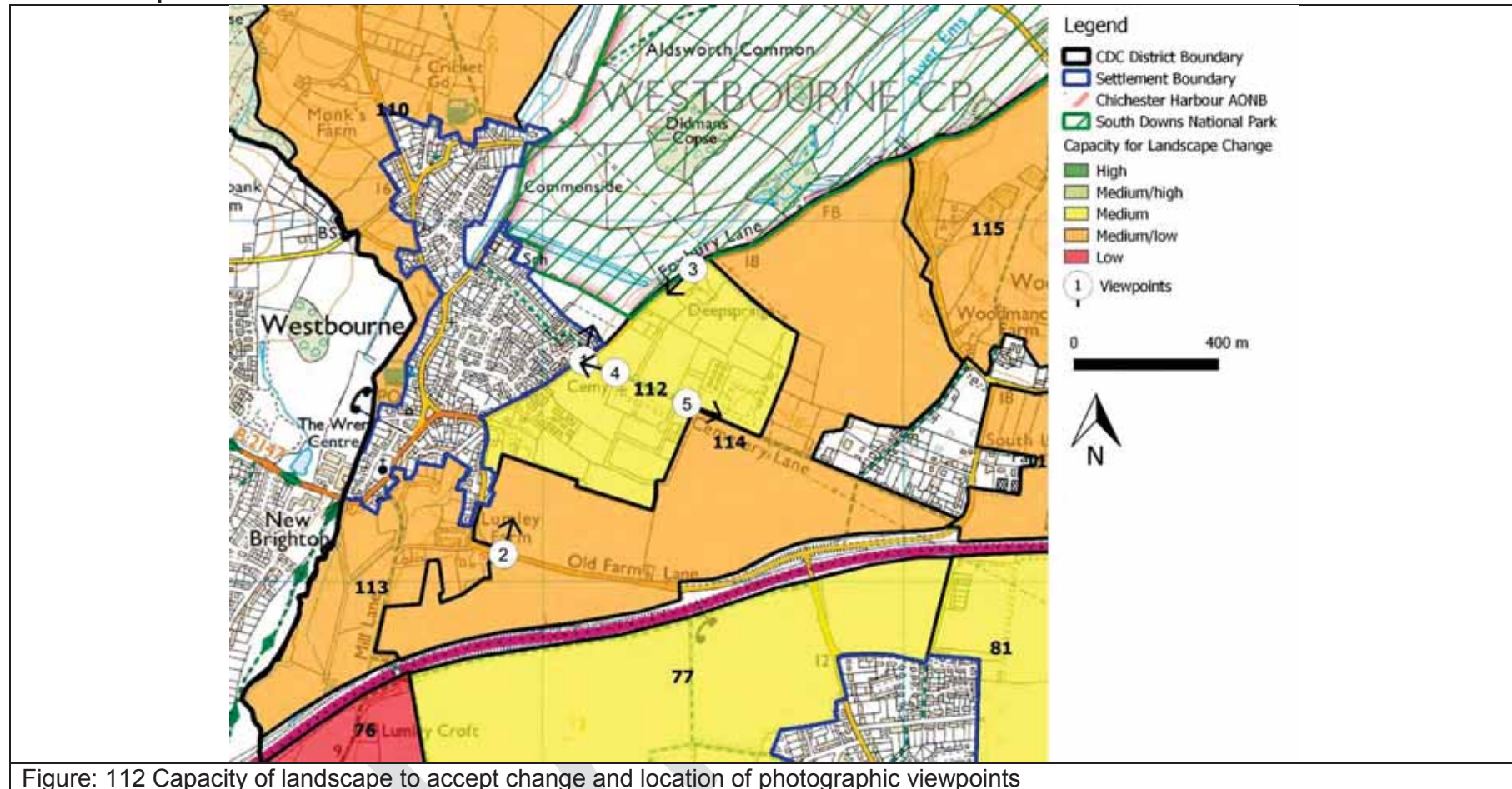
Sub-area map:

Figure: 112 Capacity of landscape to accept change and location of photographic viewpoints

Sub-area description:

Sub-area 112 is located adjacent the north eastern side of Westbourne, with also part of its northern boundary adjacent the South Downs National Park. Additionally, it also includes part of Westbourne Conservation Area (to the south) characterised by large gardens with mature trees. The sub-area mainly comprises of a patchwork of small hedged fields of grass with other areas including the cemetery, large detached properties set within mature gardens, a mobile home site, compounds with horse stabling and the new areas of housing on the southern edge of and border with Westbourne. Across the sub-area is a framework of field hedgerows and some post and wire boundaries, within the hedgerows particularly to the south there are a number of mature trees which are visible from the surrounding area. The area does have a slight sub-urban character with the visibility of the adjacent settlement edge and the mix of land uses.

Photographs:



Photo 1: View north across sub-area towards SDNP. The row of evergreens screens a collection of buildings



Photo 2: View across from Old Farm Lane to southern edge of sub-area, demarcated within landscape with a mixed row of mature trees. The property in the centre is set within Westbourne Conservation Area



Photo 3: View along Foxbury Lane on northern boundary showing church spire at Saint John the Baptist visible (centre of photo)



Photo 4: View looking back across sub-area to Foxbury Lane and settlement edge beyond

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Photo 5: View across cemetery, with overhead power lines visible located within adjacent sub-area 114

Please refer to section 3 methodology of the assessment process

1. Visual Sensitivity: Medium/low

- Cemetery Lane provides views across sub-area to the north with the hills in the background visible as part of SDNP
- Limited views from adjacent roadside (Foxbury Lane) due to mature roadside vegetation
- Mature vegetated edge of Conservation Area limits inter-visibility with sub-area
- Overhead pylons are visually intrusive from adjacent sub-area
- Mobile home site largely screened from adjacent PRoW/Cemetery Lane
- Visitors visiting the adjacent SDNP would have expectation for high scenic quality
- From the adjacent Foxbury Lane there are views down to the church spire at Saint John the Baptist
- Views from the Cemetery Local Green Space

2. Landscape Sensitivity: Medium

- Gently sloping in a southerly direction
- Mixed land uses creating a patchwork of paddocks/grass fields, cemetery, large detached set in mature grounds, an area of high-density terraces, stable compounds and a mobile home site

- Framework of hedgerows with some good mature trees within gardens and on field boundaries
- Small woodland copses within grounds of large detached properties
- Soil quality Grade 1 (excellent)
- Gardens within southern area contain mature trees visible from surrounding area
- Conifer hedgerows within the northern section seem alien within landscape and also block views to adjacent SDNP
- Adjacent SDNP
- A mix of different types of residential development often isolated from each other
- Three Grade II listed buildings within southern section
- PRoW a long Cemetery Lane
- Contains some landscape features as described within the LCA
- Cemetery Local Green Space falls within sub-area

3. Landscape Character Sensitivity: Medium/low (combines 1 and 2)

4. **Wider Landscape Sensitivity: Medium**

- The residential/settlement edge (Lark Way off Foxbury Lane) is visible from the adjacent west section of the sub-area
- New development (Lingfield Close) south of Foxbury Lane is well contained by mature trees and hedgerows
- North, east and south of sub-area is open countryside

5. Overall Landscape Sensitivity: Medium (combines 3 and 4)

6. **Landscape Value: Medium**

- Provides open setting for listed buildings within Conservation Area
- Part of a Conservation Area and provides an open rural setting for the Conservation Area
- Contains some good quality robust hedgerows with mature trees and small woodland copses
- Contains a PRoW
- Adjacent SDNP

7. Landscape Capacity: Medium (combines 5 and 6)

<p>Potential effect on key visual characteristics</p> <ul style="list-style-type: none"> • Loss of open rural views from PRoW and views across sub-area to SDNP • Loss of views down towards the church spire of Saint John the Baptist • Visual impact on rural lanes and views out towards surrounding countryside • Loss of views to wooded character of Conservation Area • Loss of views from the Cemetery Local Green Space which falls within sub-area
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Loss of hedgerows and trees of value • Loss of small patchwork of fields and field hedgerows on periphery of Westbourne • Increased traffic on small lanes and increased noise levels • Loss of rural open character on eastern edge of Westbourne • Loss of open rural setting for listed buildings • Loss of tranquil character • Loss of area of Conservation Area
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • Loss of open rural setting for Westbourne and Conservation Area • Loss of small-scale field landscape character adjacent settlement boundary
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Retention of the open rural setting for Conservation Area • Retention of hedgerows and all good and moderate quality tree cover • Retention of other vegetated areas where they contribute to landscape and biodiversity value • Restore lost field boundaries and connecting woodland • Retaining legibility and setting of PRoW network and create additional links • Conserve rural character of lanes and roadside hedgerows • Retain open setting for adjacent SDNP

Conclusion and recommendations and potential capacity of sub-area

Sub-area 112 has a medium capacity, due to its semi-rural landscape character which contain a number of sub-urban landscape features. Nonetheless, it does partly align adjacent the boundary of the SDNP. This sub-area also forms part of the wider countryside to the north, east and south, includes part of the adjacent Westbourne Conservation Area with a number of listed buildings and includes the Cemetery Local Green Space.

There may be potential for a small amount of development adjacent the settlement boundary off Foxbury Lane provided it is informed by further landscape and visual impact assessment and sensitively integrated into the landscape. The design and layout would also need to include a new planted settlement edge, which should link and enhance the surrounding vegetation framework of hedgerows and mature trees, which will mitigate the visual impact on the adjacent open countryside. Additionally, new footpath access across to the existing PRow along Cemetery Lane may also be provided. It is not recommended that development takes place within other parts of the sub-area.

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Sub-area: 113: Westbourne – Emsworth Upper Coastal Plain**West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA SC5: Southbourne Coastal Plain
Chichester District Landscape Capacity Study Extension 2011 (CDLCSE): Zone 12**

Key characteristics, features and biodiversity (West Sussex LCA unless noted):

- Low lying flat open landscape.
- Meandering rifes and drainage ditches.
- Winterbourne chalk streams flow through this area.
- Frequent urban fringe influences of horse paddocks, agricultural and light industry.
- Busy minor and major roads which also serve as bypasses. Minor roads run mainly north-south between the A259 and A27.
- Narrow gaps of open land between Hermitage, Southbourne, Nutbourne and Chidham. The gaps between settlements provide important visual relief to the built-up areas, although their landscape character is often poorly defined, with a degraded hedgerow network.
- A few parts of this area retain elements of a smaller-scale, more varied landscape with quiet hamlets and traditional villages enclosed by small pastures.
- Inlets, small waterways and ditches.
- Large regular fields, mostly the product of Parliamentary enclosure.
- Medieval churches at Fishbourne and Westbourne.
- Watermills (post medieval - medieval) located around the small waterways and inlets feeding into Chichester Harbour, at Fishbourne, Nutbourne, Westbourne, Lumley and Ratham.
- The rife and ditch systems, together with occasional ponds, are of particular ecological value, supporting an important but fragile population of water voles.
- Winterbourne chalk streams flow through this area and interact with saline estuaries causing unique conditions.
- Occasional species-rich meadows along rifes.

Landscape strategy and key sensitivities and guidelines:

- Maintain and strengthen field boundaries such as hedgerows and shelterbelts.
- Conserve and link existing hedgerows and trees.
- Restore field boundaries through shelter belt planting, especially around horse paddocks.
- Establish landscape management plans for urban edges.
- Encourage conservation and community involvement in urban open spaces and village greens.
- Encourage the creation of new suburban woodlands, preferably with community involvement, for recreation and to link up with existing woodlands to the north.
- Restore and strengthen the landscape of the gaps between settlements.
- Encourage landscape enhancements around villages and on their approaches.
- Strengthen the landscape framework and filter the views of the urban edge through planting of woodland, tree and shrub belts and groups. Use these to screen and unify disparate suburban elements, especially along roadside verges, on village edges and around glasshouses.
- Maintain and enhance the landscape and biodiversity of rifes, waterways and inlets.
- Encourage and promote land management schemes to increase species-rich grassland areas.

Relevant forces for change / key issues / threats / opportunities:

- Urban development pressures, especially in the gaps between settlements and on the edge of Chichester.
- Major existing road improvements and the possibility of new ones.
- Conversion of agricultural buildings to light industrial uses.
- Introduction of large-scale glasshouses with distribution sheds.
- Climate change may increase the risk of storm surges associated with flooding, with consequences for land currently adjacent to inter-tidal landscapes and habitats, increasing pressure for possibly insensitive coastal defences.
- Management and possible realignment of sea defences, due to predicted sea level rises, will have significant implications for landscape over the coming decades

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Sub-area map:

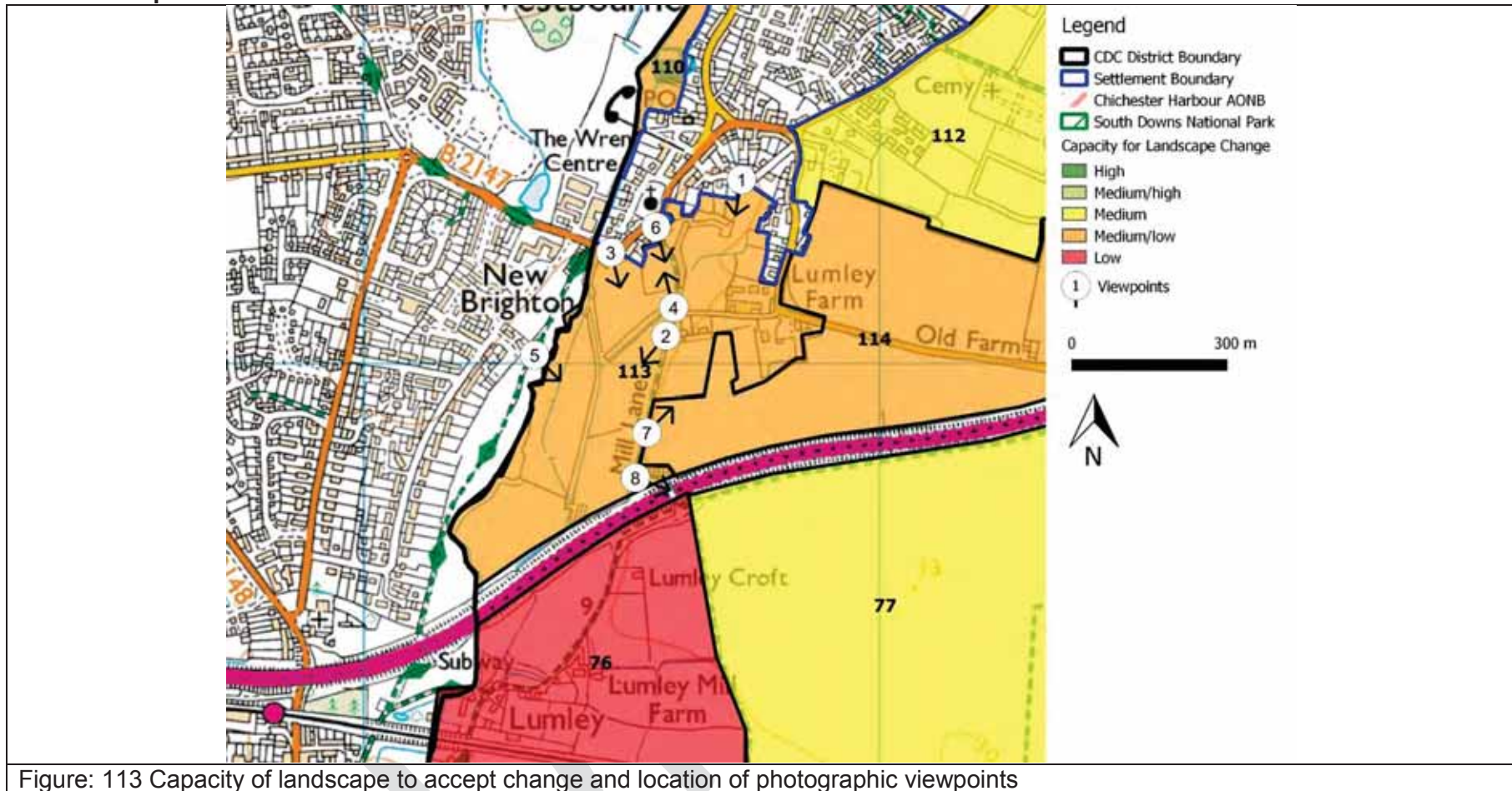


Figure: 113 Capacity of landscape to accept change and location of photographic viewpoints

Sub-area description:

Sub-area 113 is located on the southern edge of Westbourne, to the east of the River Ems which also demarcates the District’s western boundary. This sub-area is also partly within the Westbourne Conservation Area. The sub-area contains the River Ems and a number of its side tributaries or leats, it is also part floodplain grazing marsh. There are a limited range of views into and across this sub-area due to the small-scale framework of pasture fields, with hedgerow boundaries and gardens with mature trees; however, there are still some framed views south from the B2147 (Westbourne Road) and New Road into the sub-area allowing inter-visibility with the built environment of Westbourne.

For more detail refer to record sheets.

Photographs:



Photo 1: View from New Road across sub-area. There are some views but many are restricted by mature trees and hedgerows, a feature of the Conservation Area



Photo 2: View from Mill Lane (PRoW) looking west across sub-area towards the River Ems demarcated within landscape by a row of mature trees



Photo 3: View from B2147 looking out across sub-area



Photo 4: View looking across sub-area back to settlement edge and buildings on the B2147

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Photo 5: View from opposite side of River Ems looking back into sub-area



Photo 6: View along PRow within sub-area and Conservation Area

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Photo 7: View through field gateway from edge of sub-area looking north east, with some glimpsed views to the wooded slopes of the adjacent SDNP just about visible



Photo 8: View out of sub-area to adjacent sub-area 114 with mature A27 roadside planting enclosing field to the right

Please refer to section 3 methodology of the assessment process

1. Visual Sensitivity: Medium/high

- From Mill Lane (PRoW) there are some framed views across sub-area between overgrown streamside trees and shrubs, partly restricted at northern end due to the dense adjacent trees and woodland
- At the southern end of Westbourne there are a range of views south, however many are limited or framed by mature trees and hedgerows
- Sub-area provides an immediate contrast from the built environment of Westbourne with water features and contained local rural views

2. Landscape Sensitivity: Medium/high

- Contains sections of small fields, large gardens within Westbourne Conservation Area
- Lower river valley landscape with a network of streams feeding into central channel of the River Ems
- Mainly within flood zone, with eastern area adjacent Whitechimney Row not

- Large pond in northern section (watercress)
- Established vegetation framework characterised by fields adjacent the River Ems and small paddocks/fields and gardens on the periphery of Westbourne
- Northern section contains small woodland copses and mature trees softening the settlement edge
- Poor Quality soils (Grade 4)
- Some poor-quality field boundaries degrade the landscape character of the area
- Contains semi-detached, large detached, cottages and converted barns which forms part of the southern edge of Westbourne
- 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
- Accessible by PRoW adjacent stream, providing attractive riverside walk
- Part of a Strategic Wildlife Corridor
- A27 forms boundary at southern end, or though not visible within landscape, it does adversely affect noise levels
- The open character of the sub-area contributes to the rural setting of adjacent listed buildings within the Conservation Area
- Priority habitat includes areas of coastal and floodplain grazing marsh
- Contains landscape features of value within LCA

3. Landscape Character Sensitivity: Medium/high (combines 1 and 2)

4. **Wider Landscape Sensitivity: Medium/high**

- The adjacent settlement edge of Westbourne is well vegetated, reducing the visual impact of its buildings on the sub -area
- Sub-area connects to the open landscape to the west, with similar open river meadow landscape character and to the east

5. Overall Landscape Sensitivity: Medium/ high (combines 3 and 4)

6. **Landscape Value: Medium**

- Provides open setting for a Grade I listed building (Church) to the north
- Contains Grade II cottage, which also provides an open setting for
- Forms part of a Conservation Area and provides open rural setting for Conservation Area and adjacent listed buildings
- Contains PRoW, which allows easy access for local walkers
- Contains an area identified as priority habitat of coastal and floodplain grazing marsh
- Contains a number of mature trees of value
- Identified within Westbourne Neighbourhood Plan as a 'Green corridor'

7. Landscape Capacity: Medium/low (combines 5 and 6)

<p>Potential effect on key visual characteristics</p> <ul style="list-style-type: none"> • Loss of open rural views from PRoW • Visual impact on rural lanes and views out towards surrounding countryside
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Loss of hedgerows and trees of value • Loss of small patchwork of fields and field hedgerows on periphery of Westbourne • Increased traffic on small lanes and increased noise levels • Loss of rural open character on southern edge of Westbourne and adjacent the river Ems • Loss of open rural setting for listed buildings
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • Loss of open rural setting for Westbourne and Conservation Area • Loss of open undeveloped areas adjacent listed buildings in particular the Grade I listed church • Loss of open setting for Grade II listed buildings • Loss of riverside walk • Loss of small-scale field landscape character and lowland riverside character adjacent settlement boundary
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Retention of the open undeveloped character of the Conservation Area • Retention of the open rural setting for Conservation Area • Retention of the open setting of listed buildings • Retention of hedgerows and all good and moderate quality tree cover • Retention of other vegetated areas where they contribute to landscape and biodiversity value • Restore lost field boundaries and connecting woodland • Retaining legibility and setting of PRoW network and create additional links • Conserve rural character of lanes and roadside hedgerows

Conclusion and recommendations and potential capacity of sub-area

Sub-area 113 has a medium/low capacity, constrained by its open rural landscape character, part of and the proximity to Westbourne Conservation Area. This sub-area contrasts with the adjacent built settlement edge with an intimate riverside landscape character, of small fields, mature trees all creating a soft established southern edge to Westbourne. The sub-area can also be easily accessed by a PRoW and is also visible from another PRoW further to the west. Additionally, the open character provides an open setting to the Grade I listed Church and other Grade II listed buildings within the Conservation Area. The draft submission of the Westbourne Neighbourhood Plan has also identified the area as a Green Corridor. For all of these reasons it is not recommended that development takes place within any part of this sub-area. However, building conversions may be accommodated if their design is informed by further landscape and visual impact assessment and sensitively integrated into the landscape, respecting the historic settlement pattern and local character.

Sub-area: 114: Westbourne – Woodmancote Upper Coastal Plain**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 Landscape Type: Chalk Valley systems: LCA Ems Valley
Adjacent South Downs National Park LCT: Chalk Valley Systems and LCA: Ems Valley****Key characteristics, features and biodiversity (West Sussex LCA unless noted):**

- Low lying flat open landscape.
- Small towns, villages and road crossings hug the tops of inlets to Chichester Harbour.
- Degraded tree and hedgerow framework. A low density of hedgerows and hedgerow trees with occasional shelterbelts.
- Meandering rifes and drainage ditches.
- Large-scale arable farming and market gardening.
- Winterbourne chalk streams flow through this area.
- Frequent urban fringe influences of horse paddocks, agricultural and light industry.
- Busy minor and major roads which also serve as bypasses. Minor roads run mainly north-south between the A259 and A27.
- A few parts of this area retain elements of a smaller-scale, more varied landscape with quiet hamlets and traditional villages enclosed by small pastures.
- Inlets, small waterways and ditches.
- Few visible prehistoric monuments, apart from crop marks.
- Large regular fields, mostly the product of Parliamentary enclosure.
- Semi-natural habitats are scarce due to intensive arable agriculture.
- Fragments of woodland, some of which are ancient.
- Occasional species-rich meadows along rifes.
- Hedgerow pattern is fragmented with occasional isolated woods. Linking features assume a greater significance in an otherwise cultivated landscape.

Landscape strategy and key sensitivities and guidelines:

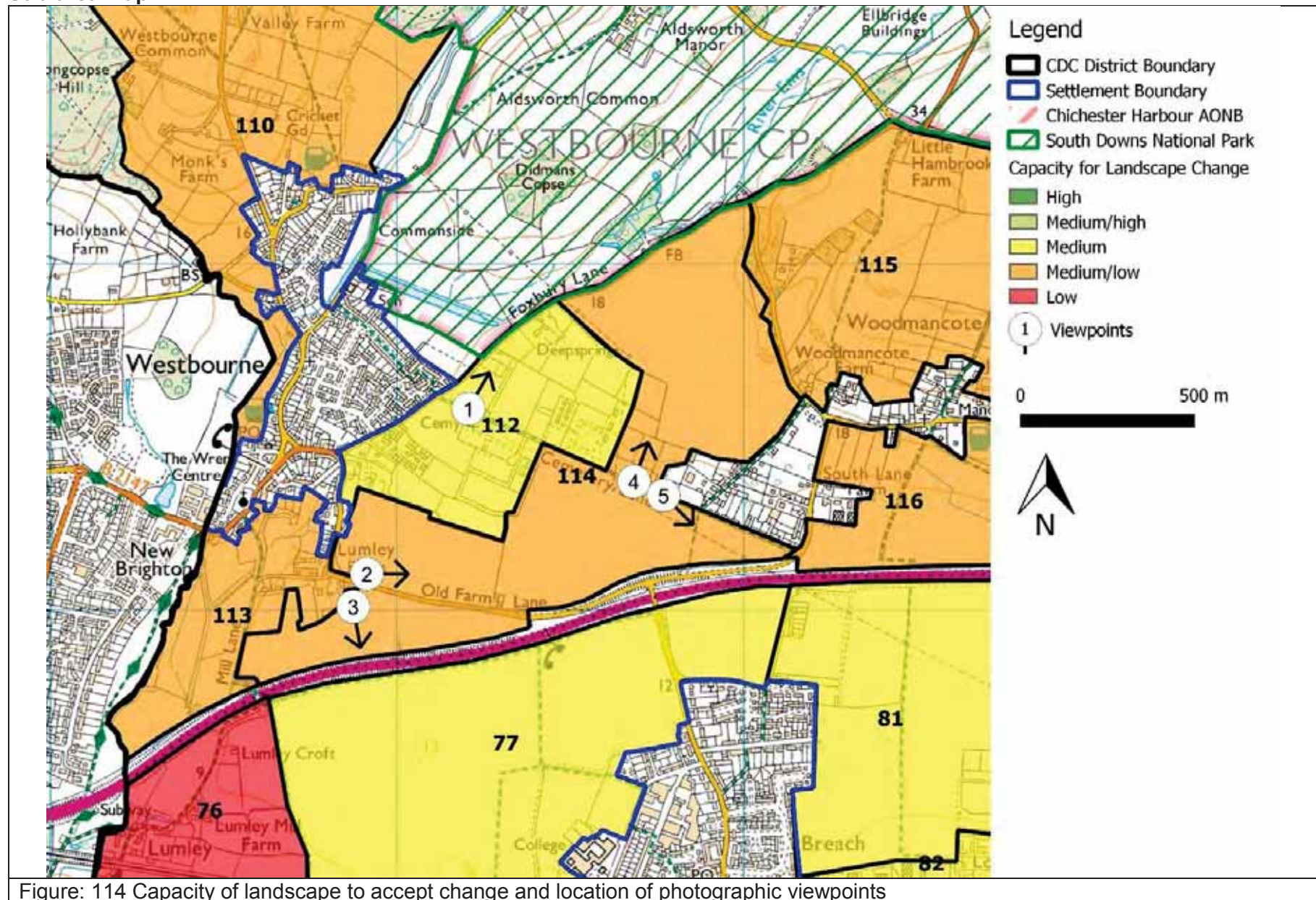
- Create a new large-scale tree and hedgerow framework to complement the open, intensively farmed landscape, whilst maintaining important views.
- Maintain and strengthen field boundaries such as hedgerows and shelterbelts.
- Conserve and link existing hedgerows and trees.
- Restore field boundaries through shelter belt planting, especially around horse paddocks.
- Establish landscape management plans for urban edges.
- Encourage conservation and community involvement in urban open spaces and village greens.
- Encourage the creation of new suburban woodlands, preferably with community involvement, for recreation and to link up with existing woodlands to the north.
- Encourage bold tree planting adjacent to roads to enhance both the visual and wildlife value of these areas.

- Restore and strengthen the landscape of the gaps between settlements.
- Encourage landscape enhancements around villages and on their approaches.
- Strengthen the landscape framework and filter the views of the urban edge through planting of woodland, tree and shrub belts and groups. Use these to screen and unify disparate suburban elements, especially along roadside verges, on village edges and around glasshouses.
- Conserve, manage and enhance existing village ponds.
- Maintain and enhance the landscape and biodiversity of rivers, waterways and inlets.
- Encourage and promote land management schemes to increase species-rich grassland areas.
- Farm diversification and garden centres leading to introduction of signs and fencing.
- Derelict glasshouses and agricultural holdings.
- Changes in transport infrastructure.
- Managed retreat of the coastline may be particularly influential in the future, providing opportunities for creation of new coastal and inter-tidal habitats and could result in a more naturally functioning landscape.

Relevant forces for change / key issues / threats / opportunities:

- Major existing road improvements and the possibility of new ones.
- Conversion of agricultural buildings to light industrial uses.
- Introduction of large-scale glasshouses with distribution sheds.
- Climate change may increase the risk of storm surges associated with flooding, with consequences for land currently adjacent to inter-tidal landscapes and habitats, increasing pressure for possibly insensitive coastal defences.
- Management and possible realignment of sea defences, due to predicted sea level rises, will have significant implications for landscape over the coming decades

Sub-area map:



Sub-area description:

Sub-area 114 is located partly on the eastern edge of Westbourne, with part of its northern edge adjacent the SDNP and southern edge adjacent the well treed A27 route corridor. The eastern edge which connects to Westbourne is also covered by the Westbourne Conservation Area. The sub-area is characterised by large open arable fields, which also contain large steel pylons with overhead wires. Within the central section there is a PRow which transects the area along Cemetery Lane, also north of Cemetery Lane is a large grass field. Approaching Westbourne from the east along Old Farm Road, there are open views of the settlement edge, where the landscape character of the sub-area provides a contrasting open rural setting.

For more detail refer to record sheets.

Photographs:

Photo 1: View from Old Farm Lane across to boundary of sub-area demarcated by buildings on eastern edge of Westbourne on Whitechimney Row



Photo 2: View from raised path on Old Farm Road, views are screened further north by a robust roadside hedgerow



Photo 3: View across open arable to southern border demarcated by A27 roadside planting



Photo 4: View from Cemetery Lane (PRoW) under overhead pylons looking north across the sub-area to the woodland on Woodmancote Lane and open fields within the SDNP to the left



Photo 5: View looking south across an open arable landscape within sub-area, where the overhead pylons partially dominate. Detached property on Old Farm Lane visible within centre of picture



Photo 6: View through field gateway from edge of sub-area looking north east, with some glimpsed views to the wooded slopes of the adjacent SDNP just about visible

Photo 8: View into sub-area, with mature A27 roadside planting enclosing field to the right

Please refer to section 3 methodology of the assessment process

1. Visual Sensitivity: Medium/high

- Large detached properties (Whitechimney Row) to the east are orientated to overlook sub-area
- Long open views from Whitechimney Row across sub-area
- A number of roads align along the periphery of this sub-area, where robust hedgerows limit inter-visibility
- Views out from Cemetery Lane to the north and south across sub-area
- Views out to Racton Monument (Grade II listed) a folly within the SDNP
- Long views across to hills within SDNP
- Rural character with high expectations of scenic quality due to proximity of SDNP and Westbourne Conservation Area

2. Landscape Sensitivity: Medium

- Gently sloping landform, from northern edge down to southern edge. The sub-area forms part of the upper coastal plateau
- Mix of soil quality with areas of Grade 1 (excellent) and Grade 3 (good to moderate)
- Westbourne Conservation Area to the west
- Sub-area provides open setting for a listed building on the eastern edge of Westbourne
- Landcover mainly large arable fields, one field of grassland and cluster of small detached properties
- A small number of mature field trees located within the south western section
- Robust roadside hedgerows
- A27 with well-established roadside trees creates southern boundary
- Flint and bricks walls are a feature of the Conservation Area
- Sub-area adjacent Var Cottage Wood an Ancient and Semi-natural woodland on the northern border
- An open landscape with some long views towards the SDNP

3. Landscape Character Sensitivity: Medium/high (combines 1 and 2)**4. Wider Landscape Sensitivity: Medium/high**

- Sub-area forms part of the wider undeveloped rural area to the north and south
- Forms rural setting of Woodmancote
- Part of the open setting of the adjacent SDNP

5. Overall Landscape Sensitivity: Medium/high (combines 3 and 4)**6. Landscape Value: Medium**

- Provides open setting for a listed building
- Forms an open undeveloped rural setting for the adjacent SDNP
- Contains PRoW
- Provides open setting for the eastern edge of Westbourne and part of the Westbourne Conservation Area

7. Landscape Capacity: Medium/low (combines 5 and 6)

<p>Potential effect on key visual characteristics</p> <ul style="list-style-type: none"> • Loss of open rural views from PRoW • Loss of open rural views from adjacent Conservation Area • Visual impact on rural lanes and views out towards surrounding countryside • Loss of open setting of adjacent SDNP
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Loss of hedgerows and trees of value • Loss of open setting of adjacent Ancient woodland • Loss of rural setting for Conservation Area • Loss of open arable landscape • Loss of open rural setting for PRoW • Increased traffic on small lanes and increased noise levels • Loss of rural open character on eastern edge of Westbourne • Loss of open rural setting for listed building
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • Loss of open rural setting for Westbourne and Conservation Area • Loss of open undeveloped areas adjacent listed building • Loss of gateways into Westbourne
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Retention of the open rural setting for Conservation Area • Retention of hedgerows and all good and moderate quality tree cover • Retention of other vegetated areas where they contribute to landscape and biodiversity value • Restore lost field boundaries and connecting woodland • Retaining legibility and setting of PRoW network and create additional links • Conserve rural character of lanes and roadside hedgerows • Retain open setting for adjacent Ancient woodland - Var Cottage Woodland

Conclusion and recommendations and potential capacity of sub-area

Sub-area 114 has a medium/low capacity, constrained by its open rural landscape character and the proximity to Westbourne Conservation Area. This sub-area contrasts with the adjacent built settlement of Westbourne with a large-scale open landscape character dominated by large arable fields. This open landscape forms part of the setting for the properties along Whitechimney Row, which also forms an entrance into the settlement. To the north, the sub-area also forms an open setting for the adjacent SDNP and an area of Ancient woodland. The southern edge is formed by the robust roadside planting of the A27, which also screens the road from the sub-area.

For the reasons listed, it is not recommended that development takes place within this sub-area.

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Sub-area: 115: Woodmancote Footslopes**West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA SC 6/7/8 Ashlings, Halnaker and Fontwell 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**

Key characteristics, features and biodiversity (West Sussex LCA unless noted):

- A transitional landscape.
- Clear views to the higher ground of the Downs to the north.
- A good cover of woodland and trees, with a high percentage of ancient woodland.
- Mainly gently undulating farmland enclosed by woods with numerous hedgerows.
- Pattern of small to medium sized pastures, arable fields, livestock farming and market gardening.
- Winterbourne chalk streams emanate from this area.
- Wealth of historic landscape features including historic parklands, many ancient woodlands and earthworks.
- Area is well settled with scattered pattern of rural villages and farmsteads, including traditional flint village centres such as Boxgrove.
- Leafy or wooded settlements.
- Winding hedged or wooded lanes.
- Large scale gravel workings.
- Mix of small, medium and large-sized fields with mainly straight Parliamentary enclosure boundaries. Some earlier, irregular assarts.
- Remnant semi-natural broadleaved woodlands, interconnecting hedgerows and trackways provide important habitats for wildlife.
- A large proportion of the woodland cover is ancient.
- A few significant patches of unimproved or semi-improved neutral grassland and meadows.
- The "disturbed" gravel working environment has considerable nature conservation potential.
- Stream valleys, both ephemeral and permanent, add to the nature conservation interest.
- Improved pasture is common and there is a significant area of unimproved grassland near Woodmancote.

Landscape strategy and key sensitivities and guidelines:

- Conserve the undeveloped rural character of the area.
- Maintain and enhance the historic character of the area including earthworks, historic field patterns and historic parks.
- Conserve and manage distinctive habitats including meadows, heathland, chalk grassland, stream sides and woodland.
- Seek, where appropriate, the restoration of gravel workings to grassland, woodland and scrub habitats, including restoration of field edges and hedgerows.
- Promote management of existing woodland, especially where under pressure from gravel working or urban fringe development.
- Conserve and enhance the character and setting of small villages and hamlets.
- Promote good management of important village and roadside trees. Plant new tree features in villages.
- Encourage careful woodland design to screen new housing and other visually intrusive landscape elements, for example, pig farms, communication aerials.

- Consider the cumulative impact on landscape character of small developments and land use change.
- Avoid the introduction of suburban styles and materials.
- Ensure any new development is well integrated into the wider landscape. Use new woodland and hedgerow planting as appropriate.
- Conserve ancient semi-natural woodland as an historical, landscape and wildlife feature.
- Encourage good management of existing woodland and tree groups, including planting up edge areas.
- Conserve hedgerows and allow for the growth of hedgerow trees.
- Conserve and enhance the stream side vegetation along the River Ems in the west.
- Suburban expansion pressures from the urban fringes.
- Visual intrusion of gravel workings. Can be substantially visible from adjacent higher ground.
- Inappropriate or visually intrusive road improvements.
- Erosion of historic character due to changes in farming practices.
- Expansion of horse paddocks.

Relevant forces for change / key issues / threats / opportunities:

- Potential development pressure from the extension of existing settlements.
- Workings associated with gravel extraction.
- Lack of woodland management resulting in a decline in the structure and condition of existing woodlands.
- Increased recreational activities, for example associated with horse-riding and golf courses.
- Major existing road improvements along the A27 trunk road and the possibility of new ones.

Sub-area map:

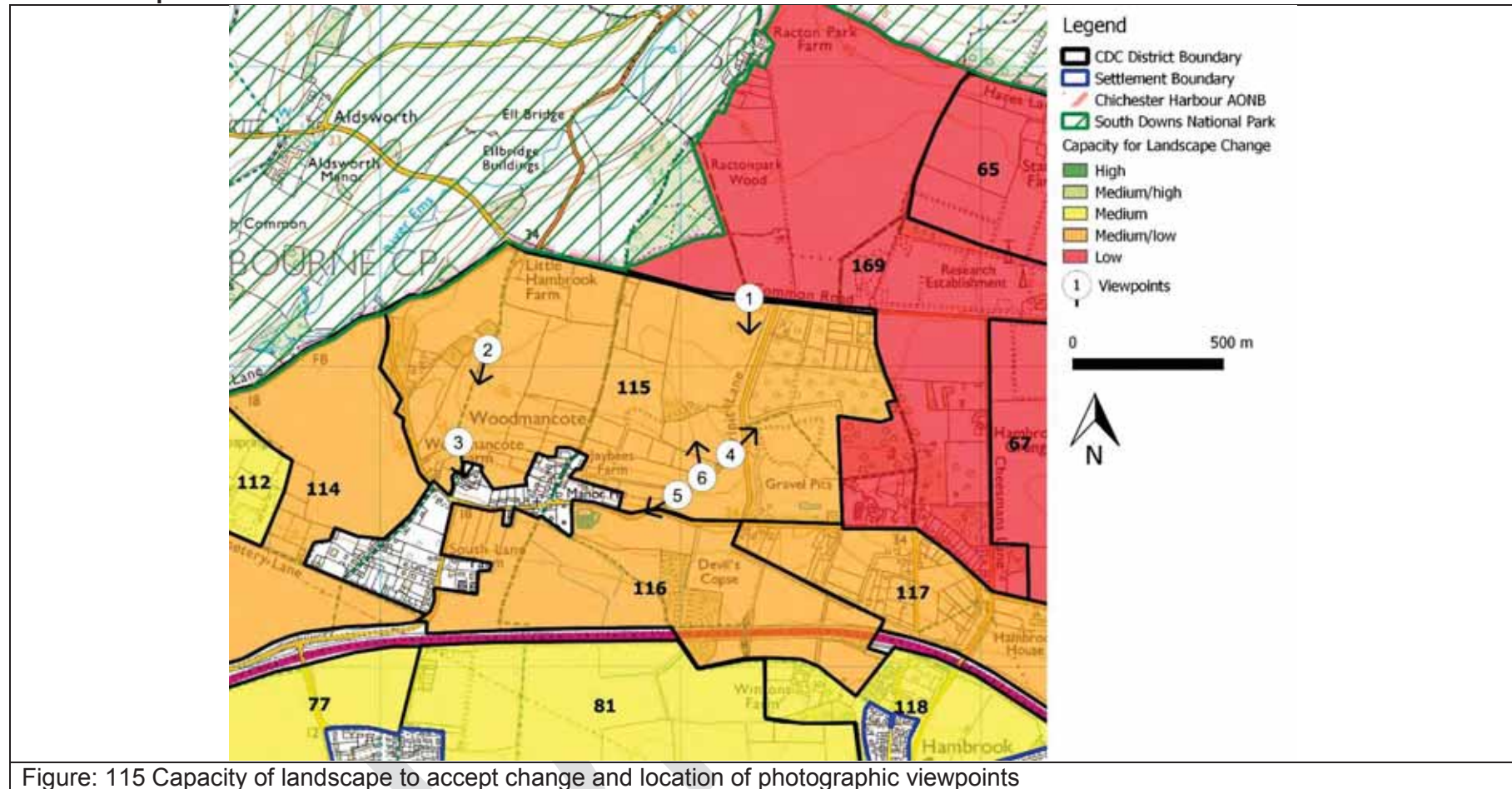


Figure: 115 Capacity of landscape to accept change and location of photographic viewpoints

Sub-area description:

Sub-area 115 is located on the northern edge of the small village of Woodmancote extending across to Common Road and the southern boundary of the SDNP. The area is characterised to the west by a patchwork of small pasture fields, some with good hedgerows. Further to the east the area becomes more open with an area of horse paddocks with post and rail boundaries. Within the far eastern section the ground has been disturbed with gravel extraction which is now partly restored leaving an area of rough grassland, scrub and small trees. Within the north-eastern section is an area of tree planting, small paddocks with an area of mobile homes. The sub-area is well served by PRow, which extend into a wider surrounding network.

For more detail refer to record sheets.

Photographs:



Photo 1: View from Common Road south across sub-area t



Photo 2: View from PRow south across sub-area to coastal plain

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Photo 3: View across sub-area from PRow back to established northern edge of Woodmancote



Photo 4: Elevated view from PRow looking eastwards to the quarry, semi screened by mature surrounding trees

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Photo 5: View from PRow back towards Woodmancote



Photo 6: View northwards across sub-area dominated by horse grazing

Please refer to section 3 methodology of the assessment process

1. Visual Sensitivity: Medium/high

- Long views from the northern section southwards down to the coastal plain and further northwards into the adjacent SDNP
- Visitors visiting the sub-area would have expectation for high scenic quality due to its proximity to the SDNP
- Good coverage of PRow allowing a range of views across sub-area and back towards Woodmancote
- Limited views from adjacent roads due to roadside hedgerows, woodland copses and also roads often set within slight cutting

2. Landscape Sensitivity: High

- Sloping landform, from northern edge down to southern edge.
- The sub-area forms part of the upper coastal plateau
- Land cover is mainly pasture/horse grazing, with an area of rough grassland to the north, a quarry to the east and a number of small traveller's compounds accessed off Common Road
- Mix of soil quality Grade 3 (good to moderate)
- Contains named small woodland copses including Var Cottage Wood an Ancient and Semi-natural woodland

- Robust framework of hedges within western section and around Woodmancote
 - Northern edge of Woodmancote contains Parliamentary Enclosures
 - PRoW provide further links into adjacent SDNP
 - Built form includes isolated residential and farmsteads and small clusters of mobile homes and caravans
 - Sub-area provides rural setting for Grade II listed Woodmancote Farm
 - Priority habitat Inventory - deciduous woodland: three woodlands throughout sub-area
3. Landscape Character Sensitivity: High (combines 1 and 2)
4. **Wider Landscape Sensitivity: Medium/High**
- Sub-area forms part of the wider undeveloped rural area to the north, east, south and west
 - Limited influence on the sub-area from the built form of Woodmancote
5. Overall Landscape Sensitivity: High (combines 3 and 4)
6. **Landscape Value: Medium**
- Provides open setting for a listed building
 - Forms an open undeveloped rural setting for the adjacent SDNP
 - Contains a number PRoW which provide good access across sub-area and also form part of a wider network
 - Provides open rural setting for Woodmancote

7. Landscape Capacity: Low (combines 5 and 6)

<p>Potential effect on key visual characteristics</p> <ul style="list-style-type: none"> • Loss of open rural views from PRoW • Loss of open rural views from adjacent Woodmancote • Visual impact on rural lanes and views out towards surrounding countryside • Loss of open setting of adjacent SDNP
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Loss of hedgerows and trees of value • Loss of woodlands • Loss of open setting of Ancient woodland • Loss of overall rural character of area • Loss of open rural setting for PRoW • Increased traffic on small lanes and increased noise levels • Loss of rural open character on eastern edge of Woodmancote • Loss of open rural setting for listed building
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • Loss of open rural setting for Woodmancote • Loss of patchwork of small fields on northern periphery • Loss of open undeveloped areas adjacent listed building
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Retention of the open rural setting for Woodmancote, with its periphery character of small hedged fields • Retention of hedgerows and all good and moderate quality tree cover • Retention of other vegetated areas where they contribute to landscape and biodiversity value • Restore lost field boundaries and connecting woodland • Retaining legibility and setting of PRoW network and create additional links • Conserve rural character of lanes and roadside hedgerows • Retain open setting for adjacent Ancient woodland - Var Cottage Woodland

Conclusion and recommendations and potential capacity of sub-area

Sub-area 115 has a low capacity, constrained by its open rural landscape character and the proximity to the SDNP. The sub-area contains a robust framework of hedgerows and small woodlands which contribute to the rural setting of the village of Woodmancote. Additionally, the sub-area is well served by PRow which provide a range of views across the undeveloped landscape, southwards to the coastal plateau and into the adjacent SDNP.

Although the small-scale framework of hedgerows and fields on the northern edge of Woodmancote may provide potential housing sites as well as opportunities for mitigation planting to build on, this patchwork of small field also contributes to the rural character and setting of the village as can be viewed from the number of PRow. It is not recommended that any development takes place within this sub-area. However, building conversions may be accommodated if their design is informed by further landscape and visual impact assessment and sensitively integrated into the landscape, respecting the historic settlement pattern and local character

Sub-area: 116: Woodmancote – Hambrook Footslopes**West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA SC5: Southbourne Coastal Plain****Chichester District Landscape Capacity Study Extension 2011 (CDLCSE): Zone 12**

Key characteristics, features and biodiversity (West Sussex LCA unless noted):

- Low lying flat open landscape.
- Degraded tree and hedgerow framework. A low density of hedgerows and hedgerow trees with occasional shelterbelts.
- Meandering rife and drainage ditches.
- Large-scale arable farming and market gardening.
- Frequent urban fringe influences of horse paddocks, agricultural and light industry.
- Busy minor and major roads which also serve as bypasses. Minor roads run mainly north-south between the A259 and A27.
- A few parts of this area retain elements of a smaller-scale, more varied landscape with quiet hamlets and traditional villages enclosed by small pastures.
- Large regular fields, mostly the product of Parliamentary enclosure.
- Semi-natural habitats are scarce due to intensive arable agriculture.
- The rife and ditch systems, together with occasional ponds, are of particular ecological value, supporting an important but fragile population of water voles.
- Fragments of woodland, some of which are ancient.
- Hedgerow pattern is fragmented with occasional isolated woods. Linking features assume a greater significance in an otherwise cultivated landscape.

Landscape strategy and key sensitivities and guidelines:

- Create a new large-scale tree and hedgerow framework to complement the open, intensively farmed landscape, whilst maintaining important views.
- Maintain and strengthen field boundaries such as hedgerows and shelterbelts.
- Conserve and link existing hedgerows and trees.
- Restore field boundaries through shelter belt planting, especially around horse paddocks.
- Establish landscape management plans for urban edges.
- Encourage conservation and community involvement in urban open spaces and village greens.
- Encourage the creation of new suburban woodlands, preferably with community involvement, for recreation and to link up with existing woodlands to the north.
- Encourage bold tree planting adjacent to roads to enhance both the visual and wildlife value of these areas.
- Restore and strengthen the landscape of the gaps between settlements.
- Encourage landscape enhancements around villages and on their approaches.
- Strengthen the landscape framework and filter the views of the urban edge through planting of woodland, tree and shrub belts and groups. Use these to screen and unify disparate suburban elements, especially along roadside verges, on village edges and around glasshouses.
- Maintain and enhance the landscape and biodiversity of rife, waterways and inlets.

- Encourage and promote land management schemes to increase species-rich grassland areas.
- Changes in transport infrastructure.

Relevant forces for change / key issues / threats / opportunities:

- Urban development pressures, especially in the gaps between settlements and on the edge of Chichester.
- Major existing road improvements and the possibility of new ones.
- Conversion of agricultural buildings to light industrial uses.
- Introduction of large-scale glasshouses with distribution sheds.
- Climate change may increase the risk of storm surges associated with flooding, with consequences for land currently adjacent to inter-tidal landscapes and habitats, increasing pressure for possibly insensitive coastal defences.
- Management and possible realignment of sea defences, due to predicted sea level rises, will have significant implications for landscape over the coming decades

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Sub-area description:

Sub-area 116 is located on the southern edge of the small village of Woodmancote, extending across to the south and partly straddling the A27, which is demarcated within the landscape by robust roadside tree planting. The area consists of mainly large open arable fields bounded by open field ditches, with a smaller area of grass fields further to the west and to the east, a number of tree belts provide field boundaries for a few medium sized pasture fields. Within the eastern section is Devil's Copse an Ancient and Semi Natural woodland, which further extends across the A27. There are two PRow which provide links to the south, with the eastern PRow continuing with a bridge across the A27 to Hambrook.

For more detail refer to record sheets.

Photographs:

Photo1: View from PRow looking south across sub-area characterised by large open arable fields, bounded by field ditches. View is enclosed by the roadside planting adjacent the A27



Photo 2: View from PRoW across sub-area looking back towards Woodmancote. An isolated field tree provides a feature



Photo 3: Open Views from western corner of South Lane looking across sub-area to the left. Sub-area is partly surrounded by quiet rural lanes



Photo 4: View from junction of Woodmancote Lane with South Lane looking across sub-area. Post and wire allow open views across the landscape



Photo 5: View from PRow looking east towards Devil's Copse along old field boundary demarcated by line of mature oak trees



Photo 6: View from outside sub-area adjacent watercress beds looking towards sub-area, which is heavily screened by a robust hedgerow

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Photo 7: View from Woodmancote Lane through gap in roadside hedgerow across to Devil's Copse



Photo 8: View from Woodmancote through roadside hedgerow across sub-area to A27 roadside planting and beyond

Please refer to section 3 methodology of the assessment process

1. Visual Sensitivity: Medium/high

- Long open views from two PRoW across sub-area to Devil's Copse and the roadside planting of the A27
- From the north (slightly elevated) there are views across the sub-area to the south to wooded horizons beyond the A27
- View to the southern edge of Woodmancote village, which is raw in places
- Some views through roadside hedgerows and posts and wire fencing from adjacent roads
- Devil's Copse forms local landmark
- Southern section of sub-area is visually separated by the roadside planting of the A27

2. Landscape Sensitivity: Medium

- Slightly sloping landform, from northern edge down to southern edge.
- Land cover is a mainly arable with some pasture fields
- The arable fields have mainly open field ditches as boundaries, with the odd isolated mature tree
- Mix of soil quality Grade 2 (good) to Grade 3 (good to moderate)

- A27 enclosed by robust roadside tree planting
 - Only built form is a field stable on southern edge
 - Good accessibility, with PRow extending beyond sub-area, as well as into the SDNP to the north
 - Devil's Copse is an Ancient and Semi-Natural Woodland
 - Newell House: Grade II: Located beyond the southern boundary of the sub-area, which the adjacent open landscape character of the sub-area contributes to its rural setting
 - Priority Habitat includes a deciduous woodland: Devil's Copse
3. Landscape Character Sensitivity: Medium/high (combines 1 and 2)
4. **Wider Landscape Sensitivity: Medium/High**
- Sub-area forms part of the wider undeveloped rural area to the east, south and west
 - Slight raw southern edge of Woodmancote is visible from adjacent sub-area
5. Overall Landscape Sensitivity: Medium/high (combines 3 and 4)
6. **Landscape Value: Medium**
- Provides open rural setting for Woodmancote
 - Provides open setting for a listed building
 - Contains a Ancient and Semi-Natural Woodland
 - Contains a number of PRow

7. Landscape Capacity: Medium/low (combines 5 and 6)

<p>Potential effect on key visual characteristics</p> <ul style="list-style-type: none"> • Loss of open rural views from PRow • Loss of open rural views from adjacent Woodmancote • Visual impact on rural lanes and views out towards surrounding countryside
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Loss of hedgerows and trees of value • Loss of tree belts • Loss of Ancient and Semi-Natural Woodland and setting • Loss of field ditches • Loss of overall rural character of area • Loss of open rural setting for PRow • Increased traffic on small lanes and increased noise levels • Loss of rural open character on southern edge of Woodmancote • Loss of open rural setting for listed building
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • Loss of open rural setting for Woodmancote
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Retention of the open rural setting for Woodmancote • Retention of hedgerows and trees and all good and moderate quality tree cover • Retention of other vegetated areas where they contribute to landscape and biodiversity value • Restore lost field boundaries and connecting woodland • Retaining legibility and setting of PRow network and create additional links • Conserve rural character of lanes and roadside hedgerows • Retain open setting for adjacent Ancient woodland – Devil's Copse • Retain open rural setting for listed building

Conclusion and recommendations and potential capacity of sub-area

Sub-area 116 has a medium/low capacity, largely constrained by its open rural landscape character. The sub-area has a strong rural character. Even though this sub-area straddles the A27, the road is sufficiently screened within the landscape and is not a visual detractor. The sub-area contains a number of PRow, where rural views across the sub-area can be appreciated. However, the southern edge of Woodmancote is less established compared to the northern edge of Woodmancote, which is why it has been given this medium/low grading.

There might be some opportunity for a very small-scale development on the southern edge of Woodmancote, due to its slightly raw edge character and the fact that a new settlement edge might be an improvement for the overall rural character of Woodmancote. Any proposals must be informed by further landscape and visual impact assessment and sensitively integrated into the landscape, respecting the historic settlement pattern and local distinctiveness, although great care would need to be taken to avoid any landscape or visual harm.

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Sub-area: 117: Hambrook Northern Footslopes**West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA SC6: Southbourne Coastal Plain****Chichester District Landscape Capacity Study Extension 2011 (CDLCSE): Zone 12**

Key characteristics, features and biodiversity (West Sussex LCA unless noted):

- A transitional landscape.
- Clear views to the higher ground of the Downs to the north.
- A good cover of woodland and trees, with a high percentage of ancient woodland.
- Mainly gently undulating farmland enclosed by woods with numerous hedgerows.
- Pattern of small to medium sized pastures, arable fields, livestock farming and market gardening.
- Winterbourne chalk streams emanate from this area.
- Wealth of historic landscape features including historic parklands, many ancient woodlands and earthworks.
- Area is well settled with scattered pattern of rural villages and farmsteads, including traditional flint village centres such as Boxgrove.
- Leafy or wooded settlements.
- Winding hedged or wooded lanes.
- Mix of small, medium and large-sized fields with mainly straight Parliamentary enclosure boundaries. Some earlier, irregular assarts.
- Remnant semi-natural broadleaved woodlands, interconnecting hedgerows and trackways provide important habitats for wildlife.
- A large proportion of the woodland cover is ancient. Some of these are also Sites of Nature Conservation Importance (SNCI), such as at The Valdoe, Slindon Bottom, Binsted Wood, Rewell Wood and Tortington Common. Typical tree species include oak, ash, beech, elm and sweet chestnut.
- A few significant patches of unimproved or semi-improved neutral grassland and meadows.
- Pockets of remnant heathland in glades and woodland rides associated with Tortington Common and Binsted Woods (SNCI).
- Stream valleys, both ephemeral and permanent, add to the nature conservation interest.
- Improved pasture is common and there is a significant area of unimproved grassland near Woodmancote.

Landscape strategy and key sensitivities and guidelines:

- Conserve the undeveloped rural character of the area.
- Maintain and enhance the historic character of the area including earthworks, historic field patterns and historic parks.
- Conserve and manage distinctive habitats including meadows, heathland, chalk grassland, stream sides and woodland.
- Seek, where appropriate, the restoration of gravel workings to grassland, woodland and scrub habitats, including restoration of field edges and hedgerows.
- Promote management of existing woodland, especially where under pressure from gravel working or urban fringe development.
- Conserve and enhance the character and setting of small villages and hamlets.
- Promote good management of important village and roadside trees. Plant new tree features in villages.
- Encourage careful woodland design to screen new housing and other visually intrusive landscape elements, for example, pig farms, communication aerials.
- Consider the cumulative impact on landscape character of small developments and land use change.

- Avoid the introduction of suburban styles and materials.
- Ensure any new development is well integrated into the wider landscape. Use new woodland and hedgerow planting as appropriate.
- Conserve ancient semi-natural woodland as an historical, landscape and wildlife feature.
- Encourage good management of existing woodland and tree groups, including planting up edge areas.
- Conserve hedgerows and allow for the growth of hedgerow trees.
- Suburban expansion pressures from the urban fringes.
- Visual intrusion of gravel workings. Can be substantially visible from adjacent higher ground.
- Inappropriate or visually intrusive road improvements.
- Erosion of historic character due to changes in farming practices.
- Expansion of horse paddocks.

Relevant forces for change / key issues / threats / opportunities:

- Potential development pressure from the extension of existing settlements.
- Workings associated with gravel extraction.
- Lack of woodland management resulting in a decline in the structure and condition of existing woodlands.
- Increased recreational activities, for example associated with horse-riding and golf courses.
- Major existing road improvements along the A27 trunk road and the possibility of new ones.

Sub-area map:

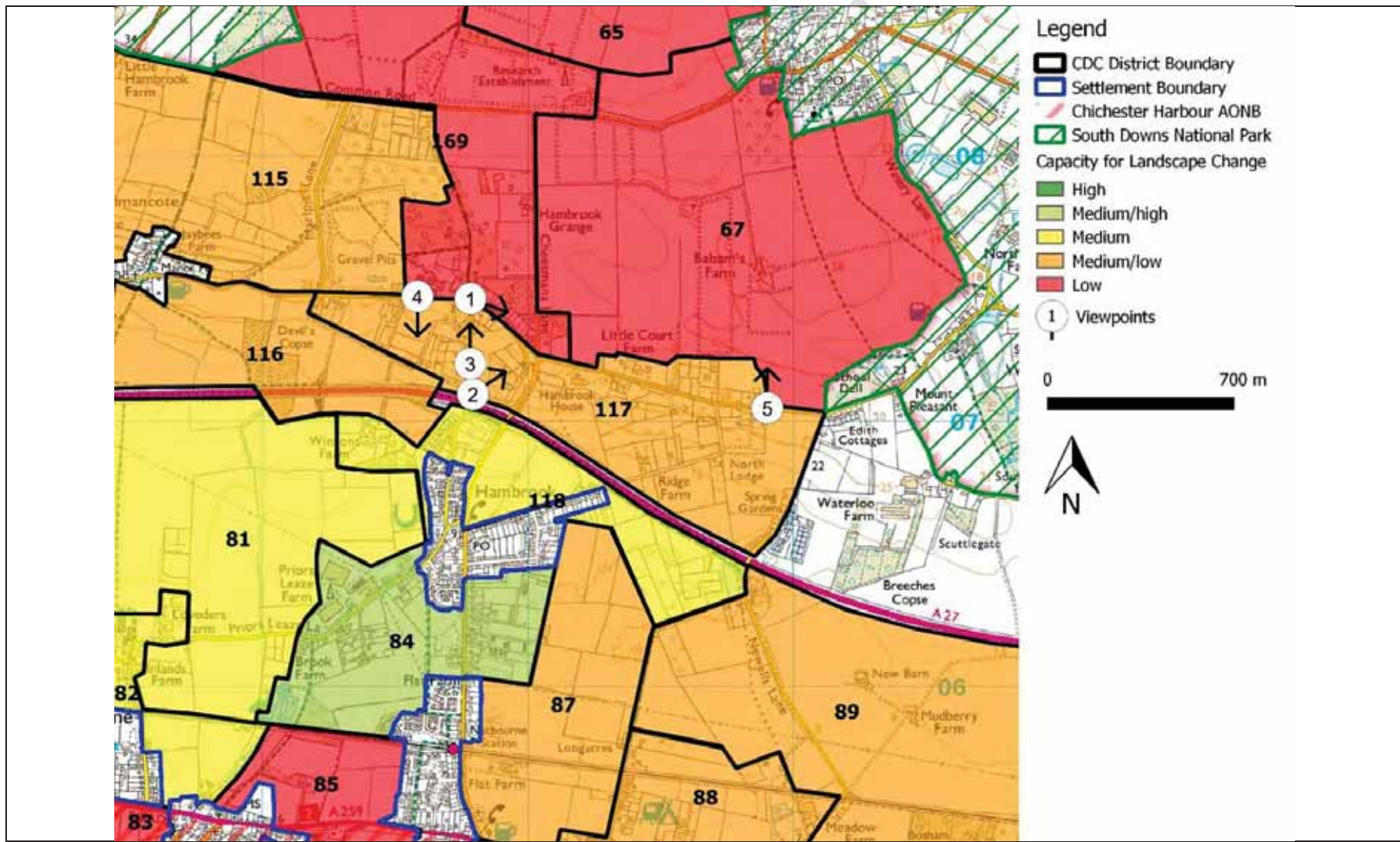


Figure: 117 Capacity of landscape to accept change and location of photographic viewpoints

Sub-area description:

Sub-area 117 is located on the northern edge of the A27, extending northwards across gently upwardly sloping ground to Woodmancote Lane and West Ashling Road and slightly beyond. The area is a patchwork of fields of pasture, paddocks, parkland, large detached properties set in mature grounds and mobile home sites. The sub-area also has an established framework of hedgerows, mixed garden boundaries, woodland copses, groups of parkland trees and other isolated trees. Although there is only one PRoW, the area is also crossed by a number of country lanes which provides some views across the sub-area.

For more detail refer to record sheets.

Photographs:

Photo1: View from west Ashling Road looking east into and across sub-area



Photo 2: View from gateway into an area of paddocks with post and rail boundaries further enclosed by a boundary of mature trees



Photo 3: View along Hambrook Hill Lane, enclosed by mature boundary hedgerows



Photo 4: View from Woodmancote Lane looking south west across open paddocks to wooded horizons

Photo 5: View north out of sub-area towards the hills within the SDNP

Please refer to section 3 methodology of the assessment process

1. Visual Sensitivity: Medium/high

- Long open views from northern boundary northwards to the hills within SDNP
- Long views south across A27 towards coastline
- Limited views from network of local roads and lanes, due to robust hedgerow and mature tree framework

2. Landscape Sensitivity: Medium/high

- Slightly sloping landform, from northern edge down to southern edge.
- Mixed rural land uses set within a framework of mature hedgerows, tree belts and small woodland copses which form the boundaries for fields of pasture/paddocks, mature gardens, parkland, large detached residential properties, mobile home sites and the occasional business unit
- Mix of soil quality is Grade 3 (good to moderate)
- A27 enclosed by robust roadside tree planting on southern edge
- Priority habitats include good quality semi-improved grassland, deciduous Woodland and traditional orchards
- Part of a Strategic Wildlife Corridor
- An area of Low-density intermittent development, with short sections of ribbon development including detached, detached with paddocks, set along a grid of country lanes and roads
- Built forms includes a number of large detached properties, a large mixed-use mobile home site, stables and farmsteads characterised by modern barns
- The Lodge of Hambrook House, West Ashling: Grade II: Set within an undeveloped rural landscape of small fields and woodlands
- Mature trees, garden hedges and open areas of grassland cover a large proportion of this sub-area, providing an important contribution to the established well treed landscape character

3. Landscape Character Sensitivity: Medium/high (combines 1 and 2)

4. Wider Landscape Sensitivity: High

- Sub-area forms part of the wider undeveloped rural area to the north, east, south and west
- Not connected to any settlement

5. Overall Landscape Sensitivity: High (combines 3 and 4)

6. Landscape Value: Medium

- Provides open setting for listed building
- Established vegetation network with hedgerows, woodland belts and woodlands
- Part of a Strategic Wildlife Corridor

7. Landscape Capacity: Medium/Low (combines 5 and 6)

<p>Potential effect on key visual characteristics</p> <ul style="list-style-type: none"> • Loss of open rural views • Loss of open rural views from the north down across the south • Visual impact on rural lanes and views out towards surrounding countryside
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Loss of hedgerows and trees of value • Loss of tree belts • Loss of woodlands • Loss of parkland • Loss of orchards • Loss of overall rural character of area • Loss of open rural setting for PRoW • Increased traffic on small lanes and increased noise levels • Loss of open rural setting for listed building
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • N/A
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Retention of the open rural setting • Retention of hedgerows and trees and all good and moderate quality tree cover • Retention of areas of parkland and orchards • Retain open views south across undeveloped fields • Retain open views north towards the hills of the SDNP • Retention of other vegetated areas where they contribute to landscape and biodiversity value • Restore lost field boundaries and connecting woodland • Retaining legibility and setting of PRoW network and create additional links • Conserve rural character of lanes and roadside hedgerows • Retain open rural setting for listed building

Conclusion and recommendations and potential capacity of sub-area

Sub-area 117 has a medium/low capacity, largely constrained by its open and established rural landscape character and isolated location away from any settlement. The sub-area has a strong rural and in places remote character. Even though its southern boundary is formed by the A27, the road is sufficiently screened within the landscape. The sub-area contains a number of rural roads and lanes, characterised by mature trees and native hedgerows, which within the southern section create an enclosed intimate character. This contrasts with the northern section, where there are some open areas which provide long open views further to the south. From the edge of the northern section, there are also views up to the local hills within the SDNP, with subsequent long views back from the SDNP to the northern edge of this sub-area. The sub-area is also within a proposed Strategic Wildlife Corridor.

Overall areas of new development would not be suitable within this sub-area, although in places it has a low-density residential character. Potential areas of new housing would change the balance and impact on the area's established rural character. Granting that, building conversions may be accommodated if their design is informed by further landscape and visual impact assessment and sensitively integrated into the landscape, respecting the historic settlement pattern and local character.

Sub-area:**118: Hambrook Upper Coastal Plan****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****Key characteristics and key qualities (West Sussex LCA unless noted):**

- Low lying flat open landscape.
- Suburban settlement dominates the area.
- Small towns, villages and road crossings hug the tops of inlets to Chichester Harbour.
- Degraded tree and hedgerow framework. A low density of hedgerows and hedgerow trees with occasional shelterbelts.
- Meandering rife and drainage ditches.
- Large-scale arable farming and market gardening.
- Clusters of greenhouses.
- Frequent urban fringe influences of horse paddocks, agricultural and light industry.
- Busy minor and major roads which also serve as bypasses. Minor roads run mainly north-south between the A259 and A27.
- Narrow gaps of open land between Hermitage, Southbourne, Nutbourne and Chidham. The gaps between settlements provide important visual relief to the built up areas, although their landscape character is often poorly defined, with a degraded hedgerow network.
- A few parts of this area retain elements of a smaller-scale, more varied landscape with quiet hamlets and traditional villages enclosed by small pastures.
- Large regular fields, mostly the product of Parliamentary enclosure.
- Semi-natural habitats are scarce due to intensive arable agriculture.
- The rife and ditch systems, together with occasional ponds, are of particular ecological value, supporting an important but fragile population of water voles.
- Fragments of woodland, some of which are ancient.
- Hedgerow pattern is fragmented with occasional isolated woods. Linking features assume a greater significance in an otherwise cultivated landscape.
- Linear historic settlements follow, or are located in close proximity to the Roman Road line of the A259 (CHAONBLCA)
- Dense urban development of Havant, Chichester, Emsworth and Southbourne (CHAONBLCA)

Landscape strategy and key sensitivities and guidelines:

- Create a new large scale tree and hedgerow framework to complement the open, intensively farmed landscape, whilst maintaining important views.
- Maintain and strengthen field boundaries such as hedgerows and shelterbelts.
- Conserve and link existing hedgerows and trees.
- Restore field boundaries through shelter belt planting, especially around horse paddocks.

- Establish landscape management plans for urban edges.
- Encourage conservation and community involvement in urban open spaces and village greens.
- Encourage the creation of new suburban woodlands, preferably with community involvement, for recreation and to link up with existing woodlands to the north.
- Encourage bold tree planting adjacent to roads to enhance both the visual and wildlife value of these areas.
- Restore and strengthen the landscape of the gaps between settlements.
- Encourage landscape enhancements around villages and on their approaches.
- Strengthen the landscape framework and filter the views of the urban edge through planting of woodland, tree and shrub belts and groups. Use these to screen and unify disparate suburban elements, especially along roadside verges, on village edges and around glasshouses.
- Conserve, manage and enhance existing village ponds.
- Encourage and promote land management schemes to increase species-rich grassland areas.
- Farm diversification and garden centres leading to introduction of signs and fencing.
- Changes in transport infrastructure.
- Proximity to Chichester Harbour Area of Outstanding Natural Beauty.

Relevant forces for change/ key issues / threats / opportunities:

- Urban development pressures, especially in the gaps between settlements and on the edge of Chichester.
- Major existing road improvements and the possibility of new ones.
- Introduction of large scale glasshouses with distribution sheds.

Sub-area map:

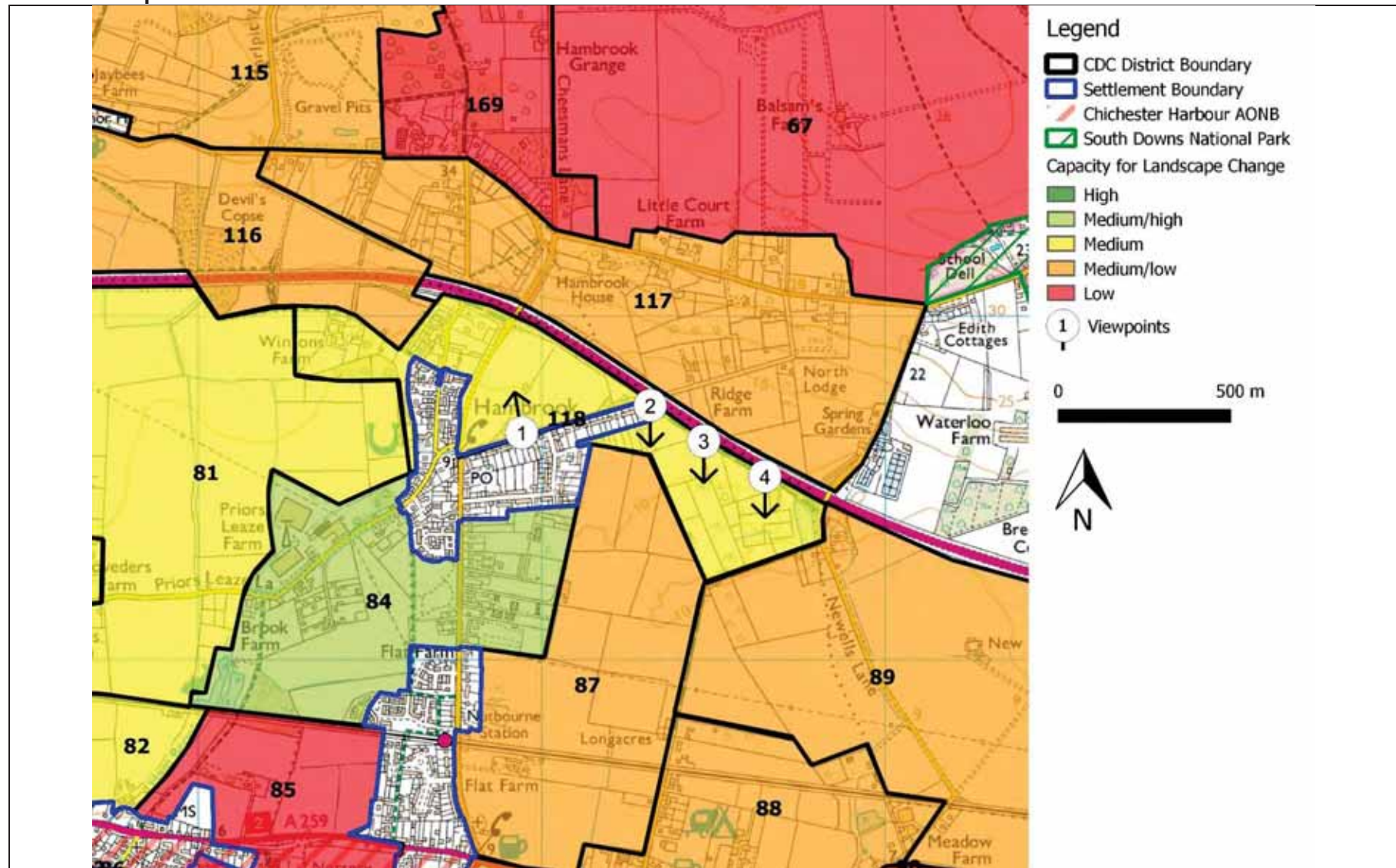


Figure: 118 Capacity of landscape to accept change and location of photographic viewpoints

Sub-area description:

The 118 Hambrook Upper Coastal Plan sub-area is characterised by medium to small scale pasture/grazed fields a low lying flat coastal plain with a good hedgerow structure of native hedgerows with mature oak hedgerow trees, copses, woodland in the west and wooded strips along A27. The sub-area contains some low density settlement in the east and west including some historic dispersed farmsteads. The sub-area forms a gap between Hambrook and the A27 which forms the sub-area's northern boundary. The Chichester Harbour AONB lies further to the south, separated from the sub-area by fields, the train line, settlement and the A259.

For more detail refer to record sheets.

Photographs:

Photo 1: View across pasture field within sub-area looking north from Scant Road W



Photo 2: View from PRow adjacent to the A27 looking south across paddocks within sub-area



Photo 3: View from PRow adjacent to the A27 looking south across paddocks and to agricultural buildings within sub-area



Photo 4: View from PRow adjacent to the A27 looking south across paddocks and field shelters within sub-area

Please refer to section 3 methodology of the assessment process

1. Visual Sensitivity: Medium

- Visible in views from PRow's bounding area in the east and west
- Visible in views from motorists on rural lanes
- Visible in views from a few properties/farms within and adjacent and with to the sub-area
- Views out of sub-area across pasture/grazed fields bound by hedgerows with mature oak trees
- 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.
- The area has a good existing structure of hedgerows and trees on which mitigation planting could build upon
- Appropriate mitigation planting would be compatible

2. Landscape Sensitivity: Medium

- Low lying flat coastal plain
- Medium to small scale pasture/grazed fields

- Enclosure provided by a good hedgerow structure of native hedgerows with mature oak hedgerow trees, copses, woodland in the west and wooded strips along A27.
 - The sub-area contains some low density settlement in the east and west including some historic dispersed farmsteads.
 - The sub-area forms a gap between Hambrook and the A27 which forms the sub-area's northern boundary.
 - Water meadows in the west
 - Good quality semi-improved grassland in east identified in the Priority Habitat Inventory
 - 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
 - Sub-area comprises an area of Parliamentary enclosure which appears reasonably well intact
 - The sub-area is adjacent to local Historic Parkscape to the north
 - Mixed built form of mixed aged housing with some attractive vernacular cottages, barns and field shelters mobile homes in east
 - Tranquillity affected by road noise from A27 and locally from Broad Road; some suburbanising influences associated with equestrian uses and mobile homes in east; and some light spill from residential areas and street lighting
 - Accessible by PRoWs bounding area in the east and west
3. Landscape Character Sensitivity: Medium (combines 1 and 2)
4. **Wider Landscape Sensitivity: Medium**
- Settlement edges are generally well contained by vegetation reducing the influence of the adjacent settlement
 - Part of the rural setting to Hambrook, separating the settlement from the A27 to the north
 - Much of the sub-area is inconsistent with main north-south orientation of Hambrook's settlement pattern
 - Eastern end of character area is removed from the main settlement of Hambrook.
 - Sub-area forms the start of wider rural area to the east
5. Overall Landscape Sensitivity: Medium (combines 3 and 4)
6. **Landscape Value: Medium**
- Contributes to the open setting of 1 Grade II listed building in west
 - Small area of Semi-Natural Ancient Woodland in west
 - Newells Lane Pond and Meadows SNCI at eastern end

7. Landscape Capacity: Medium (combines 5 and 6)

<p>Potential effect on key visual characteristics</p> <ul style="list-style-type: none"> • Impact on views across pasture/grazed fields • Impact on rural character
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Loss of pasture/grazed fields, hedgerows, trees, woodland, copses and landscape field patterns • Loss of hedgerow / vegetated character of surrounding roads • Impact on enclosed character • Impact part of the setting of listed buildings • Impact on ecological value of sub-area
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • Impact on the rural setting of Hambrook including its separation from the A27 • Impact on existing pattern of low density settlement within sub-area
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Retention of all good and moderate quality tree cover, woodland and copses and locally distinctive boundary treatments and features • Retention of other vegetated areas where they contribute to landscape and biodiversity value • Extending and connecting woodland • Long-term management of woodland and hedgerows • Retaining legibility and setting of PRoW network • Conserve rural character of lanes • Retention of the rural setting of listed buildings

Conclusion and recommendations and potential capacity of sub-area

Sub-area 118 has a medium capacity, constrained by its rural character and its contribution to the rural setting of Hambrook. The sub-area also contributes to the open setting of a 1 Grade II listed in the west and contains ecologically valued areas. There are views to and across the area from public rights of way and rural lanes and the sub-area offers views out of sub-area across pasture/grazed fields bound by hedgerows with mature oak trees. The sub-area is however also influenced by some suburbanising influences including those associated with equestrian uses and mobile homes in east and from the A27.

It is possible that some built development may be accommodated on the edges of Hambrook where it would have a strong relationship with the existing settlement edge, provided it is informed by further landscape and visual impact assessment and sensitively integrated into the landscape, respecting the historic settlement pattern and locally distinctiveness. Great care would need to be taken to avoid any landscape or visual harm and to protect the rural setting of Hambrook.

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Sub-area: 122: Tangmere Western Upper Coastal Plain**West Sussex County Council Landscape Character Assessment (WSCCLCA) LCA SC9 Chichester to Yapton Coastal Plain**

Key characteristics and key qualities (West Sussex LCA unless noted):

- Low lying flat open landscape.
- A low density of hedgerows and hedgerow trees with occasional shelterbelts.
- Large-scale arable farming and market gardening. Extensive farms with both traditional and modern farm buildings and silos.
- Large farmsteads along roads, and on dead-end tracks.
- Long views to the Downs.
- The relatively open character of much of the area allows long views so that village church towers are important landmarks in views.
- Frequent urban fringe influences of horse paddocks, light industry and disused airfields, with busy minor and major roads.
- The urban fringes associated with Bognor are particularly obvious, with sporadic urban development in suburban settlements of Tangmere, Barnham, Yapton, and Westergate.
- Few trees or hedgerows, partly as a result of Dutch elm disease, from the 1970s and the Great Storm of 1987 and overall high quality agricultural land, although, where they do exist, they form prominent features.
- Important medieval churches with spires which distinguish this otherwise flat landscape.
- Large regular fields, mostly the product of Parliamentary enclosure.
- Disused airfields, such as at Tangmere and Yapton.
- Semi-natural habitats are scarce due to intensive arable agriculture.

Landscape strategy and key sensitivities and guidelines:

- Key views to the South Downs.
- Fragmentation and loss of hedgerows and connections between hedgerow and woodland.
- Replacement of mature treescape.
- Development on settlement edges of Bognor and suburban settlements of Tangmere, Barnham, Yapton and Westergate.
- Loss of distinction between different settlements due to urban expansion.
- Changes in transport infrastructure due to urban development pressures.
- Maintain and strengthen field boundaries such as hedgerows and shelterbelts.
- Link up existing remnant hedgerows and tree lines to re-establish coherent field boundaries and wildlife corridors.
- Encourage a full tree survey of the area with a view to conserving and managing existing feature tree groups and individuals.
- Encourage and promote land management schemes to increase species rich grassland areas.
- Promote management and establishment of grassland regimes of grazing, hay cutting and silage.
- Restore and strengthen the landscape of the gaps between settlements.
- Encourage landscape enhancements around villages and on their approaches.
- Establish new vegetation features by the planting of hedgerows and tree clumps in field corners and along roadsides, especially those approaching settlements.
- Encourage bold tree planting associated with large agricultural buildings, glasshouses and industrial buildings to attempt to assimilate them into the landscape more satisfactorily.

- Restrict extensive areas of tree planting to poorer quality agricultural land.
- Maintain, restore and enhance floodplain woodland and associated species, including native black poplar, where appropriate.

Relevant forces for change / threats / opportunities:

- Urban development pressures, especially in the gaps between settlements and on the edge of Chichester.
- Loss of tree and hedgerow cover from agricultural intensification since World War II.

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Sub-area map:

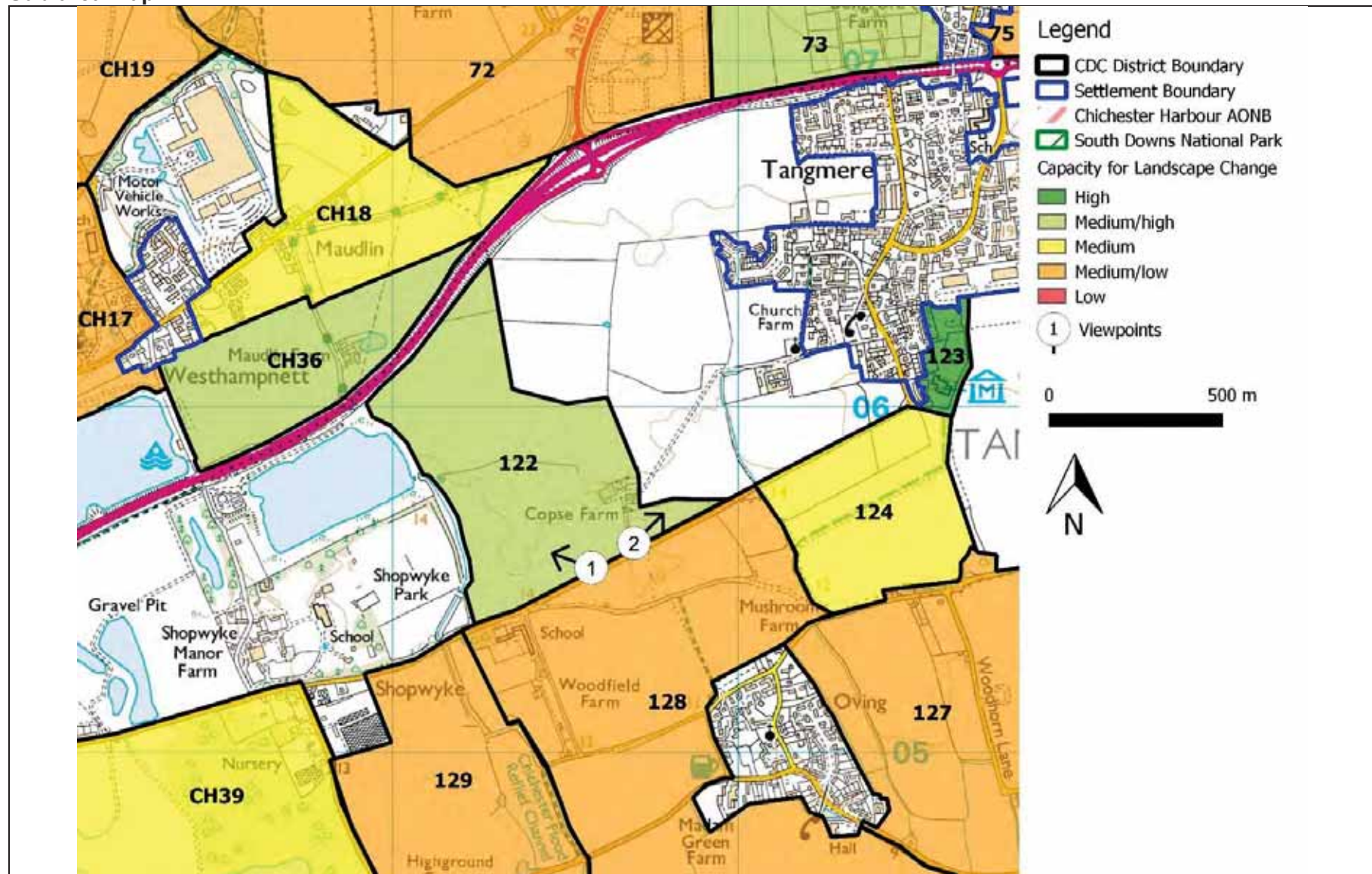


Figure: 122 Capacity of landscape to accept change and location of photographic viewpoints

Sub-area description:

Sub-area 122 is irregular in shape and is bounded to the north by the A27 and to the south by Tangmere Road. The western boundary is formed by Shopwyke Park, Chichester Flood Relief Channel and the former gravel pits and the eastern boundary follows field boundaries.

For more detail refer to record sheets.

Photographs:

Photo 1: Panorama west across sub-area from Tangmere Road. Chichester Cathedral spire is visible through vegetation and there are long views to the South Downs.

	<p><i>Photo required ?</i></p>
<p><i>Photo 2: View north-east from Tangmere Road across sub-area and Tangmere Strategic Housing Location towards Tangmere and the South Downs. Spire of St Andrew's Church, Tangmere is visible amongst vegetation.</i></p>	<p><i>Photo 3: (new photo required)</i></p>

Please refer to section 3 methodology of the assessment process

1. Visual Sensitivity: Medium

- Long panoramic views to SDNP including Halnaker Mill
- Views into the sub-area from the edge of Tangmere and forthcoming Tangmere Strategic Development Location
- Views into the area from Copse Farm and Westbourne House School playing fields
- Possible intervisibility with Shopwhyke Park
- Few residents but Tangmere Strategic Development Location would increase this
- Views to St Andrew's Church, Tangmere
- Limited opportunities for mitigation without interrupting key views
- Generally well-screened from busy A27

2. Landscape Sensitivity: Medium/low

- Classified as predominantly Grade 1 agricultural land (some Grade 3 in middle of sub-area)
- Chichester Flood Relief Channel lies along western boundary
- Arable field
- Few trees or hedgerows
- A27 is busy and noisy
- Contributes to setting of Grade II East Lodge

3. Landscape Character Sensitivity: Medium/low (combines 1 and 2)**4. Wider Landscape Sensitivity: Medium**

- A generally open landscape although influenced busy A27 and nearby settlement (including proposed Tangmere Strategic Development Location)
- Good visual connection to downs to the north and wider landscape to south
- The area is largely typical of the wider LCAs

5. Overall Landscape Sensitivity: Medium (combines 3 and 4)**6. Landscape Value: Medium/low**

- Forms part of setting of Grade II listed building
- No PRow
- No landscape designations

7. Landscape Capacity: Medium/high (combines 5 and 6)

<p>Potential effect on key visual characteristics</p> <ul style="list-style-type: none"> • Impact on sensitive receptors within SDNP • Interruption of key views to cathedral and church spires and South Downs
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Erosion of setting of Grade II East Lodge • Loss of Grade 1 soils
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • Further loss of historic nucleated form of Tangmere
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Retention of all good and moderate quality tree cover and locally distinctive boundary treatments and features • Retention of other vegetated areas where they contribute to landscape and biodiversity value. • Tree and hedgerow planting to strengthen field boundaries and the landscape between settlements and create wildlife corridors where this will not result in loss of key views. • Create additional PRoW links • Opportunities to mitigate effect of intrusive elements such as A27 where this does not result in loss of key views.

Conclusion and recommendations and potential capacity of sub-area

Sub-area 122 has a medium/high capacity assuming the delivery of Tangmere Strategic Development Location. It is influenced by the adjacent A27 but still retains a largely rural character. There are views from the settlement edge (and would possibly be from Tangmere Strategic Development Location) and from local roads including views to the Chichester Cathedral spire and spire of St Andrew's Church in Tangmere. There are panoramic views to the South Downs including Halnaker Windmill.

It is possible that some further development may be accommodated adjacent to the proposed Tangmere Strategic Development Location, once it is delivered, or around existing clusters of built form provided it is informed by further landscape and visual impact assessment and sensitively integrated into the landscape although great care would need to be taken to avoid any landscape or visual harm. Particular care would be needed to protect the setting of listed buildings and key views. Any development should respect the aspirations of the Tangmere Neighbourhood Plan (policy 10) with regard to retaining key views of church spires and Halnaker Windmill.

Sub-area: 123.1: Tangmere South and Eastern Edge (West)**West Sussex County Council Landscape Character Assessment (WSCCLCA) LCA SC9 Chichester to Yapton Coastal Plain, SC7 Hainaker Upper Coastal Plain;**

Key characteristics and key qualities (West Sussex LCA unless noted):

- Low lying flat open landscape.
- A low density of hedgerows and hedgerow trees with occasional shelterbelts.
- Large-scale arable farming and market gardening. Extensive farms with both traditional and modern farm buildings and silos.
- Clusters of glasshouses.
- Long views to the Downs.
- The relatively open character of much of the area allows long views so that village church towers are important landmarks in views.
- Frequent urban fringe influences of horse paddocks, light industry and disused airfields, with busy minor and major roads.
- The urban fringes associated with Bognor are particularly obvious, with sporadic urban development in suburban settlements of Tangmere, Barnham, Yapton, and Westergate.
- Few trees or hedgerows, partly as a result of Dutch elm disease, from the 1970s and the Great Storm of 1987 and overall high quality agricultural land, although, where they do exist, they form prominent features.
- Light industry in the countryside at Ford and Tangmere.
- Disused airfields, such as at Tangmere and Yapton.
- Semi-natural habitats are scarce due to intensive arable agriculture.

Landscape strategy and key sensitivities and guidelines:

- Key views to the South Downs.
- Fragmentation and loss of hedgerows and connections between hedgerow and woodland.
- Replacement of mature treescape.
- Changes in drainage patterns.
- Industry in the countryside associated with horticulture and light industry, resulting in large clusters of glasshouses and industrial buildings.
- Development on settlement edges of Bognor and suburban settlements of Tangmere, Barnham, Yapton and Westergate.
- Create a new, large scale tree and hedgerow framework which complements the open intensively farmed landscape, whilst maintaining significant views of Chichester Cathedral, the South Downs and local features.
- Maintain and strengthen field boundaries such as hedgerows and shelterbelts.
- Link up existing remnant hedgerows and tree lines to re-establish coherent field boundaries and wildlife corridors.
- Encourage a full tree survey of the area with a view to conserving and managing existing feature tree groups and individuals.
- Encourage landscape enhancements around villages and on their approaches.
- Establish new vegetation features by the planting of hedgerows and tree clumps in field corners and along roadsides, especially those approaching settlements.
- Encourage the production of a colour and design study for new and existing agricultural and industrial buildings.

- Encourage bold tree planting associated with large agricultural buildings, glasshouses and industrial buildings to attempt to assimilate them into the landscape more satisfactorily.
- Restrict extensive areas of tree planting to poorer quality agricultural land.

Relevant forces for change / threats / opportunities:

- Urban development pressures, especially in the gaps between settlements and on the edge of Chichester.
- Major road improvements.
- Loss of mature elm trees in the 1970's and 1980's due to Dutch elm disease.
- Loss of tree and hedgerow cover from agricultural intensification since World War II.
- Introduction of large scale industrial buildings and glasshouses with distribution sheds.

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Sub-area map:

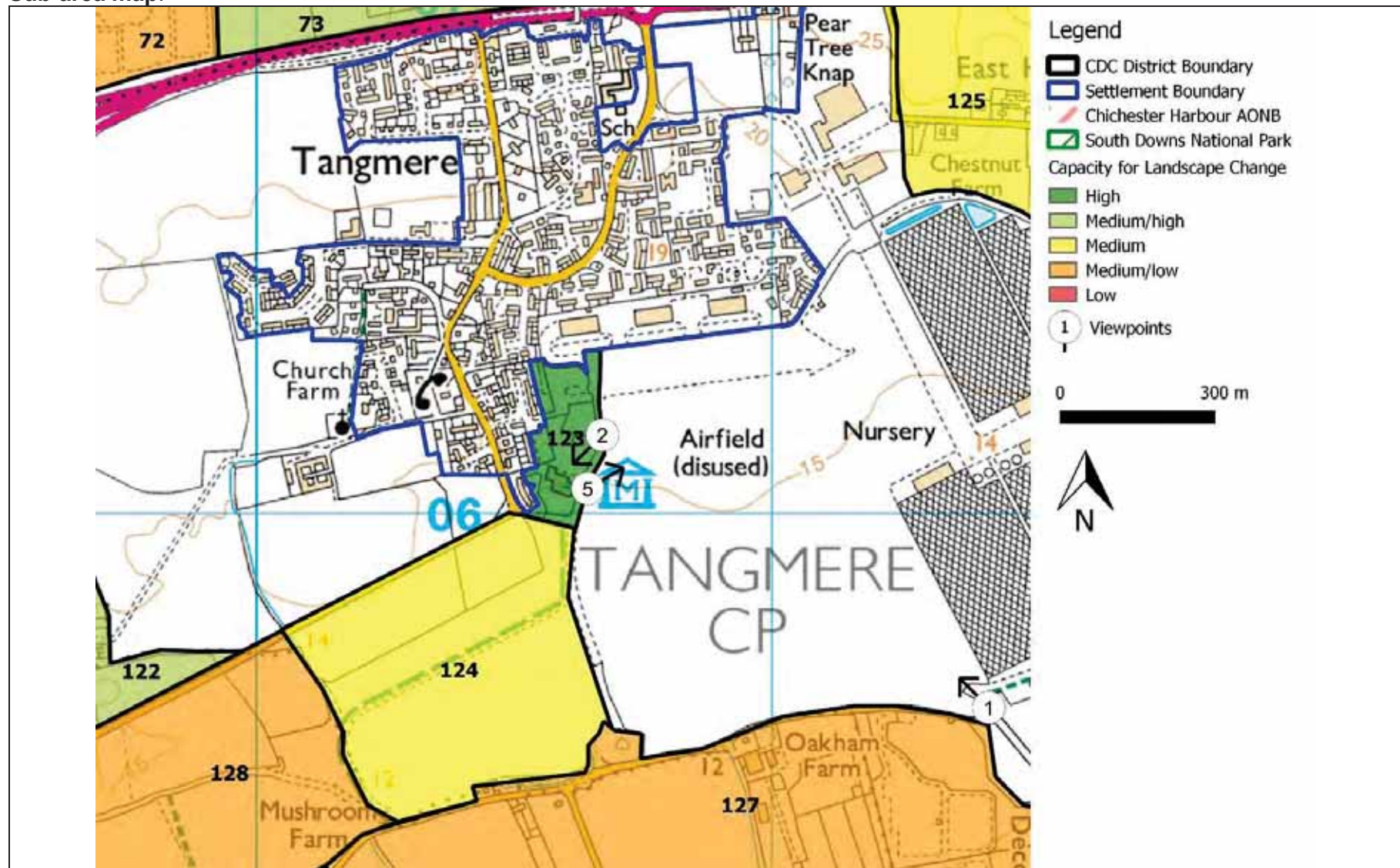


Figure: 123.1 Capacity of landscape to accept change and location of photographic viewpoints

Sub-area description:

Sub-area 123.1 is irregularly shaped, forms part of the former Tangmere Airfield and lies to the south-east of Tangmere adjacent to Tangmere Horticultual Developmnet Area (HDA) which forms its eastern boundary. To the west and north lie the 20th and 21stth century expansion of Tangmere and to the south lies open farmland. The southern part of the sub-area is occupied by Tangmere Military and Aviation Museum with allotments and equestrian paddocks further north.

For more detail refer to record sheets.

Photographs:



Photo 1: View north-west from east of Oakham Farm towards Tangmere Military and Aviation Museum. Settlement edge of Tangmere is visible with South Downs beyond.



Photo 2: View south-west from former airfield (used as Tangmere Military and Aviation Museum overflow car park) across allotments to museum buildings. Settlement edge is largely screened by intervening vegetation.

Photo required of site looking north across allotments from overflow car park

Photo required of site looking east from Gamecock Terrace

Photo 3:

Photo 4: (new photo required)



Photo 5: Panoramic view west from former airfield (used as Tangmere Military and Aviation Museum overflow car park) across arable fields designated as HDA to glasshouses of Tangmere Airfield Nursery. Open views of settlement edge of Tangmere.

Please refer to section 3 methodology of the assessment process

1. Visual Sensitivity: Medium/low

- Views in from popular Tangmere Military and Aviation Museum
- Views into the sub-area from the edge of Tangmere
- Intervisibility with Tangmere Airfield Nursery to the east which is visually intrusive elements. Some panoramic views across former airfield to south, where glasshouses permit which provides context for museum.
- Intervisibility with moderate number of allotments
- Offers limited opportunities but with potential to mitigate views of horticultural development.

2. Landscape Sensitivity: Medium

- Non-agricultural land
- Former airfield
- Tangmere Military and Aviation Museum
- Allotments

- Equestrian paddocks
- Tangmere Airfield Nursery is locally intrusive.
- Well-vegetated edge to existing settlement.

3. Landscape Character Sensitivity: Medium/low (combines 1 and 2)

4. **Wider Landscape Sensitivity: Medium/low**

- Connects well with existing settlement edge of Tangmere but with panoramic views over former airfield which provide setting for museum
- Tangmere Airfield Nursery influences the sub-area, especially in the east
- Taking into account Tangmere Strategic Development Location which would influence the south-west of the sub-area and increase the connection with the settlement of Tangmere
- The area is largely typical of the wider LCA but heavily influenced by former use as airfield and the neighbouring glasshouse.

5. Overall Landscape Sensitivity: Medium/low (combines 3 and 4)

6. **Landscape Value: Medium/low**

- Part of setting of Tangmere Military Aviation Museum which is of local historic interest
- No other landscape designations

7. Landscape Capacity: High (combines 5 and 6)

<p>Potential effect on key visual characteristics</p> <ul style="list-style-type: none"> • Impact on sensitive receptors at museum • Impact on sensitive receptors on local PRoW
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Erosion of setting of museum • Loss of allotments
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • Further loss of historic nucleated form of village
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Retention of all good and moderate quality tree cover and locally distinctive boundary treatments and features • Retention of other vegetated areas where they contribute to landscape and biodiversity value. • Tree and hedgerow planting to strengthen field boundaries and the landscape between settlements and create wildlife corridors where this will not result in loss of key views. • Retaining legibility and setting of museum and PRoW network and create additional links • Opportunities to mitigate effect of intrusive elements such as nursery where this does not result in loss of key views.

Conclusion and recommendations and potential capacity of sub-area

Sub-area 123.1 has a high capacity, but is already partly developed with the Tangmere Military and Aviation Museum. It is influenced by the adjacent glasshouse, settlement and former airfield but still retains a rural setting to the south and east. There are views into the sub-area from the settlement, allotments, glasshouse, museum and a small number of PRoW and views out to the wider landscape and Oving in the south. The area retains a sense of 20th Century history as manifest in the former airfield and popular associated museum.

It is possible that development may be accommodated within the sub-area provided it is informed by further landscape and visual impact assessment and sensitively integrated into the landscape although great care would need to be taken to avoid any landscape or visual harm. Particular care would be needed to protect the museum and its setting. Any development should respect the aspirations of the Tangmere Neighbourhood Plan (policy 6) with regard to extending the museum and relocating the allotments.

Sub-area: 124: Tangmere Former Airfield**West Sussex County Council Landscape Character Assessment (WSCCLCA) LCA SC9 Chichester to Yapton Coastal Plain**

Key characteristics and key qualities (West Sussex LCA unless noted):

- Low lying flat open landscape.
- A low density of hedgerows and hedgerow trees with occasional shelterbelts.
- Large-scale arable farming and market gardening. Extensive farms with both traditional and modern farm buildings and silos.
- Large farmsteads along roads, and on dead-end tracks.
- Long views to the Downs.
- The relatively open character of much of the area allows long views so that village church towers are important landmarks in views.
- Frequent urban fringe influences of horse paddocks, light industry and disused airfields, with busy minor and major roads.
- The urban fringes associated with Bognor are particularly obvious, with sporadic urban development in suburban settlements of Tangmere, Barnham, Yapton, and Westergate.
- Few trees or hedgerows, partly as a result of Dutch elm disease, from the 1970s and the Great Storm of 1987 and overall high quality agricultural land, although, where they do exist, they form prominent features.
- Light industry in the countryside at Ford and Tangmere.
- Important medieval churches with spires which distinguish this otherwise flat landscape.
- Large regular fields, mostly the product of Parliamentary enclosure.
- Disused airfields, such as at Tangmere and Yapton.
- Semi-natural habitats are scarce due to intensive arable agriculture.

Landscape strategy and key sensitivities and guidelines:

- Key views to the South Downs.
- Fragmentation and loss of hedgerows and connections between hedgerow and woodland.
- Replacement of mature treescape.
- Industry in the countryside associated with horticulture and light industry, resulting in large clusters of glasshouses and industrial buildings.
- Development on settlement edges of Bognor and suburban settlements of Tangmere, Barnham, Yapton and Westergate.
- Loss of distinction between different settlements due to urban expansion.
- Changes in transport infrastructure due to urban development pressures.
- Maintain and strengthen field boundaries such as hedgerows and shelterbelts.
- Link up existing remnant hedgerows and tree lines to re-establish coherent field boundaries and wildlife corridors.
- Encourage a full tree survey of the area with a view to conserving and managing existing feature tree groups and individuals.
- Encourage and promote land management schemes to increase species rich grassland areas.
- Promote management and establishment of grassland regimes of grazing, hay cutting and silage.
- Restore and strengthen the landscape of the gaps between settlements.
- Encourage landscape enhancements around villages and on their approaches.
- Establish new vegetation features by the planting of hedgerows and tree clumps in field corners and along roadsides, especially those approaching settlements.

- Encourage bold tree planting associated with large agricultural buildings, glasshouses and industrial buildings to attempt to assimilate them into the landscape more satisfactorily.
- Restrict extensive areas of tree planting to poorer quality agricultural land.
- Maintain, restore and enhance floodplain woodland and associated species, including native black poplar, where appropriate.

Relevant forces for change / threats / opportunities:

- Urban development pressures, especially in the gaps between settlements and on the edge of Chichester.
- Loss of tree and hedgerow cover from agricultural intensification since World War II.
- Introduction of large scale industrial buildings and glasshouses with distribution sheds.

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Sub-area map:

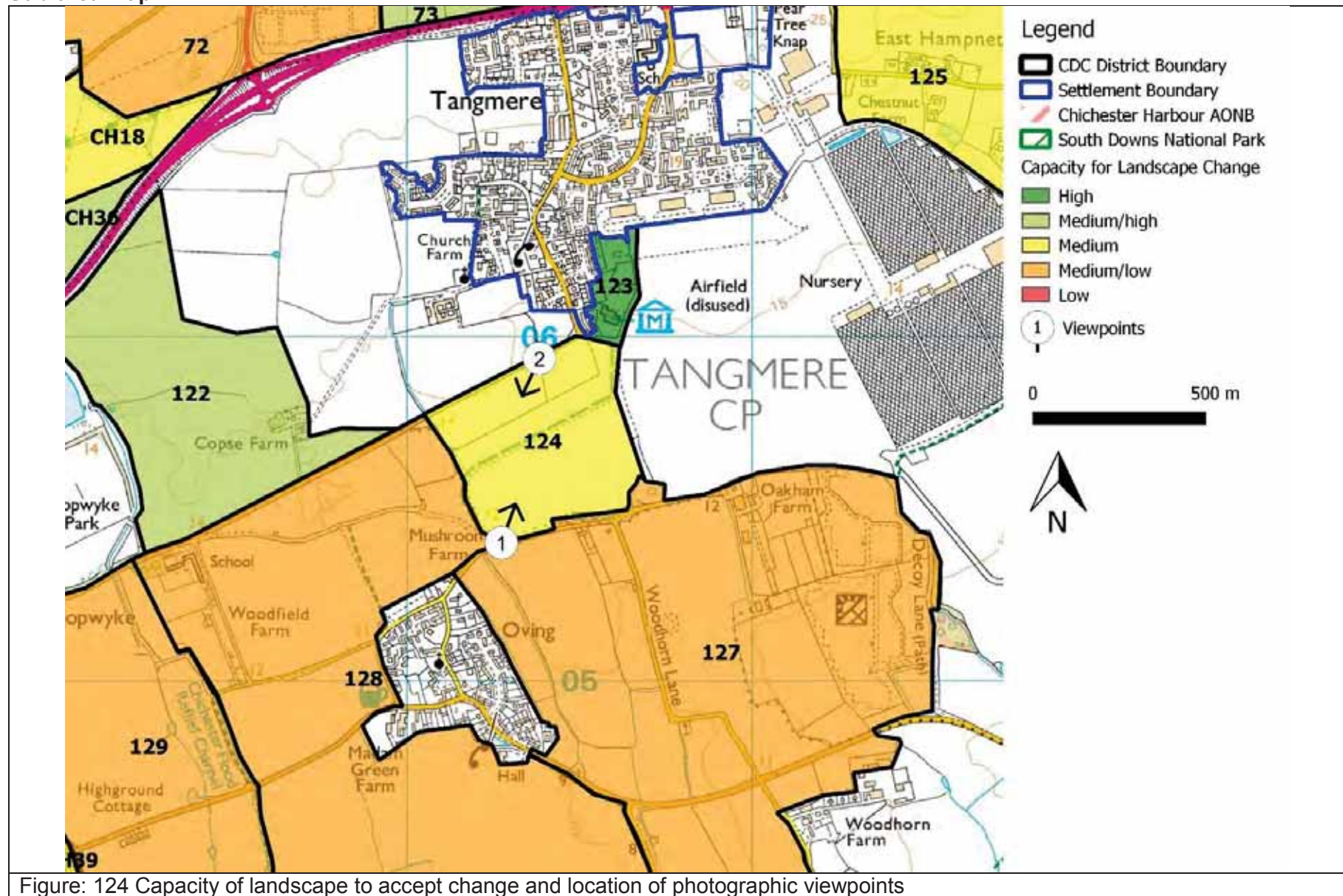


Figure: 124 Capacity of landscape to accept change and location of photographic viewpoints

Sub-area description:

Sub-area 124 is approximately square in shape and forms part of the former Tangmere Airfield lying to the south of Tangmere and the north-east of Oving. Its eastern boundary is formed by Tangmere Horticultural Development Area and its northern boundary by Tangmere Road. To the south lies Church Lane, Oving and to the west are open fields.

For more details refer to record sheets.

Photographs:

Photo 1: Panorama north and west across sub-area towards settlement edge of Tangmere and Tangmere Airfield Nursery. The South Downs form a backdrop with Halnaker Mill visible as a landmark.



Photo 2: View south from Tangmere Lane across sub-area towards Oving. Spire of St Andrew's Church, Oving is a landmark.

Photo required

Photo 3: (new photo required)

Please refer to section 3 methodology of the assessment process

1. Visual Sensitivity: Medium/high

- Long views to SDNP including Halnaker Mill
- Views in from popular Tangmere Military and Aviation Museum where former airfield helps provide context
- Views into the sub-area from the edge of Tangmere and Oving
- Intervisibility with Tangmere Airfield Nursery to the east which is a visually intrusive element. Some panoramic views across former airfield.
- Limited existing structure to build upon but with potential to mitigate views of horticultural development and restore field pattern although would interrupt views.
- Few residents but Tangmere Strategic Development Location to the north would increase this potentially
- Views to St Andrew's Church, Oving

2. Landscape Sensitivity: Medium

- Classified as predominantly non-agricultural land
- Former airfield and part of setting of Tangmere Military and Aviation Museum
- Tangmere Airfield Nursery is locally intrusive.
- Small area of deciduous woodland to southern boundary

3. Landscape Character Sensitivity: Medium/high (combines 1 and 2)**4. Wider Landscape Sensitivity: Medium**

- A generally open landscape which connects well with the wider landscape to the south and west and includes long views to the downs to the north
- Tangmere Airfield Nursery slightly influences the sub-area, especially in the east
- Taking into account Tangmere Strategic Development Location which would influence the north of the sub-area and increase the connection with the settlement of Tangmere
- Sub-area contributes to the setting of Oving and its separation from Tangmere
- The area is largely typical of the wider LCA

5. Overall Landscape Sensitivity: Medium/high (combines 3 and 4)**6. Landscape Value: Medium/low**

- Part of setting of Tangmere Military Aviation Museum which is of local historic interest
- No other landscape designations

7. Landscape Capacity: Medium (combines 5 and 6)

<p>Potential effect on key visual characteristics</p> <ul style="list-style-type: none"> • Impact on sensitive receptors at museum • Impact on sensitive receptors within SDNP • Impact on sensitive receptors on local PRoW
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Erosion of setting of museum • Erosion of rural setting of Oving
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • Further loss of historic nucleated form of village • Risk of coalescence of Oving and Tangmere and loss of their individual characters
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Retention of all good and moderate quality tree cover and locally distinctive boundary treatments and features • Retention of other vegetated areas where they contribute to landscape and biodiversity value. • Tree and hedgerow planting to strengthen field boundaries and the landscape between settlements and create wildlife corridors where this will not result in loss of key views. • Retaining legibility and setting of museum and PRoW network and create additional links • Opportunities to mitigate effect of intrusive elements such as nursery where this does not result in loss of key views.

Conclusion and recommendations and potential capacity of sub-area

Sub-area 124 has a medium capacity assuming the delivery of the Tangmere Strategic Development Location. It is influenced by the adjacent glasshouse, settlement and former airfield but still retains a rural character to the south and west where it contributes to the setting of Oving. There are views from the settlement, nursery, museum and a small number of PRoW. The area retains a sense of history as manifest in setting of Oving and, more recently, the former airfield and popular associated museum.

It is possible that a small amount of development may be accommodated around the existing settlement of Tangmere or the Tangmere Strategic Development Location once it is delivered provided it is informed by further landscape and visual impact assessment and sensitively integrated into the landscape although great care would need to be taken to avoid any landscape or visual harm. Particular care would be needed to protect the museum and its setting, and the rural setting and separation to Oving and key views. Any development should respect the aspirations of the Tangmere Neighbourhood Plan (policy 10) with regard to retaining key views of church spires and Halnaker Mill and seeking opportunities to mitigate the impact of the adjacent nursery in line with the WSCCLCA guidelines.

Sub-area: 125: Easthampnett Upper Coastal Plain

West Sussex County Council Landscape Character Assessment (WSCCLCA) LCA SC9 Chichester to Yapton Coastal Plain, SC7 Hainaker Upper Coastal Plain;

Key characteristics and key qualities (West Sussex LCA unless noted):

- Low lying flat open landscape.
- Meandering rifes and straight drainage ditch systems, with associated unimproved grassland and edged by reed beds.
- A low density of hedgerows and hedgerow trees with occasional shelterbelts.
- Large-scale arable farming and market gardening. Extensive farms with both traditional and modern farm buildings and silos.
- Clusters of glasshouses.
- Scattered, historically nucleated villages with mixed building materials of flint, brick, half timber and stone.
- Large farmsteads along roads, and on dead-end tracks.
- Long views to the Downs
- The relatively open character of much of the area allows long views so that village church towers are important landmarks in views.
- Frequent urban fringe influences of horse paddocks, light industry and disused airfields, with busy minor and major roads.
- The urban fringes associated with Bognor are particularly obvious, with sporadic urban development in suburban settlements of Tangmere, Barnham, Yapton, and Westergate.
- Few trees or hedgerows, partly as a result of Dutch elm disease, from the 1970s and the Great Storm of 1987 and overall high quality agricultural land, although, where they do exist, they form prominent features.
- Light industry in the countryside at Ford and Tangmere.
- Area settled and resources exploited from prehistoric times onwards. Few visible prehistoric monuments apart from crop marks.
- Large regular fields, mostly the product of Parliamentary enclosure.
- At Aldingbourne, beside the Rife, lie the remains of a medieval castle. In those days Aldingbourne Rife was a navigable waterway.
- Disused airfields, such as at Tangmere and Yapton.
- Semi-natural habitats are scarce due to intensive arable agriculture.
- Low lying species-rich grasslands adjacent to the rifes together with remnant semi-natural broadleaved woodlands form pockets of high nature conservation importance.
- Occasional species-rich meadows along rifes.
- Occasional village ponds and greens provide local havens for wildlife.

Landscape strategy and key sensitivities and guidelines:

- Key views to the South Downs.
- Fragmentation and loss of hedgerows and connections between hedgerow and woodland.
- Replacement of mature treescape.
- Changes in drainage patterns.
- Industry in the countryside associated with horticulture and light industry, resulting in large clusters of glasshouses and industrial buildings.
- Loss of archaeological remains to ploughing.
- Development on settlement edges of Bognor and suburban settlements of Tangmere, Barnham, Yapton and Westergate.

- Loss of distinction between different settlements due to urban expansion.
- Changes in transport infrastructure due to urban development pressures.
- Create a new, large scale tree and hedgerow framework which complements the open intensively farmed landscape, whilst maintaining significant views of Chichester Cathedral, the South Downs and local features.
- Maintain and strengthen field boundaries such as hedgerows and shelterbelts.
- Link up existing remnant hedgerows and tree lines to re-establish coherent field boundaries and wildlife corridors.
- Encourage a full tree survey of the area with a view to conserving and managing existing feature tree groups and individuals.
- Encourage and promote land management schemes to increase species rich grassland areas.
- Promote management and establishment of grassland regimes of grazing, hay cutting and silage.
- Establish landscape management plans for urban edges, notably Bognor Regis, to enhance the distinction between the urban and rural landscape.
- Restore and strengthen the landscape of the gaps between settlements.
- Encourage landscape enhancements around villages and on their approaches.
- Establish new vegetation features by the planting of hedgerows and tree clumps in field corners and along roadsides, especially those approaching settlements.
- Encourage bold tree planting associated with large agricultural buildings, glasshouses and industrial buildings to attempt to assimilate them into the landscape more satisfactorily.
- Restrict extensive areas of tree planting to poorer quality agricultural land.
- Maintain and enhance the landscape and biodiversity of rifes and other existing habitats. Reprofile banks and encourage more diverse flora by lengthening clearance cycles.
- Enhance the visual prominence of rifes through the establishment of waterside vegetation features.
- Maintain, restore and enhance floodplain woodland and associated species, including native black poplar, where appropriate.

Relevant forces for change / threats / opportunities:

- Urban development pressures, especially in the gaps between settlements and on the edge of Chichester.
- Major road improvements.
- Loss of mature elm trees in the 1970's and 1980's due to Dutch elm disease.
- Loss of floodplain and wet woodland due to changes in agricultural drainage practices.
- Loss of tree and hedgerow cover from agricultural intensification since World War II.
- Conversion of agricultural buildings to light industrial uses.
- Introduction of large scale industrial buildings and glasshouses with distribution sheds.

Sub-area map:

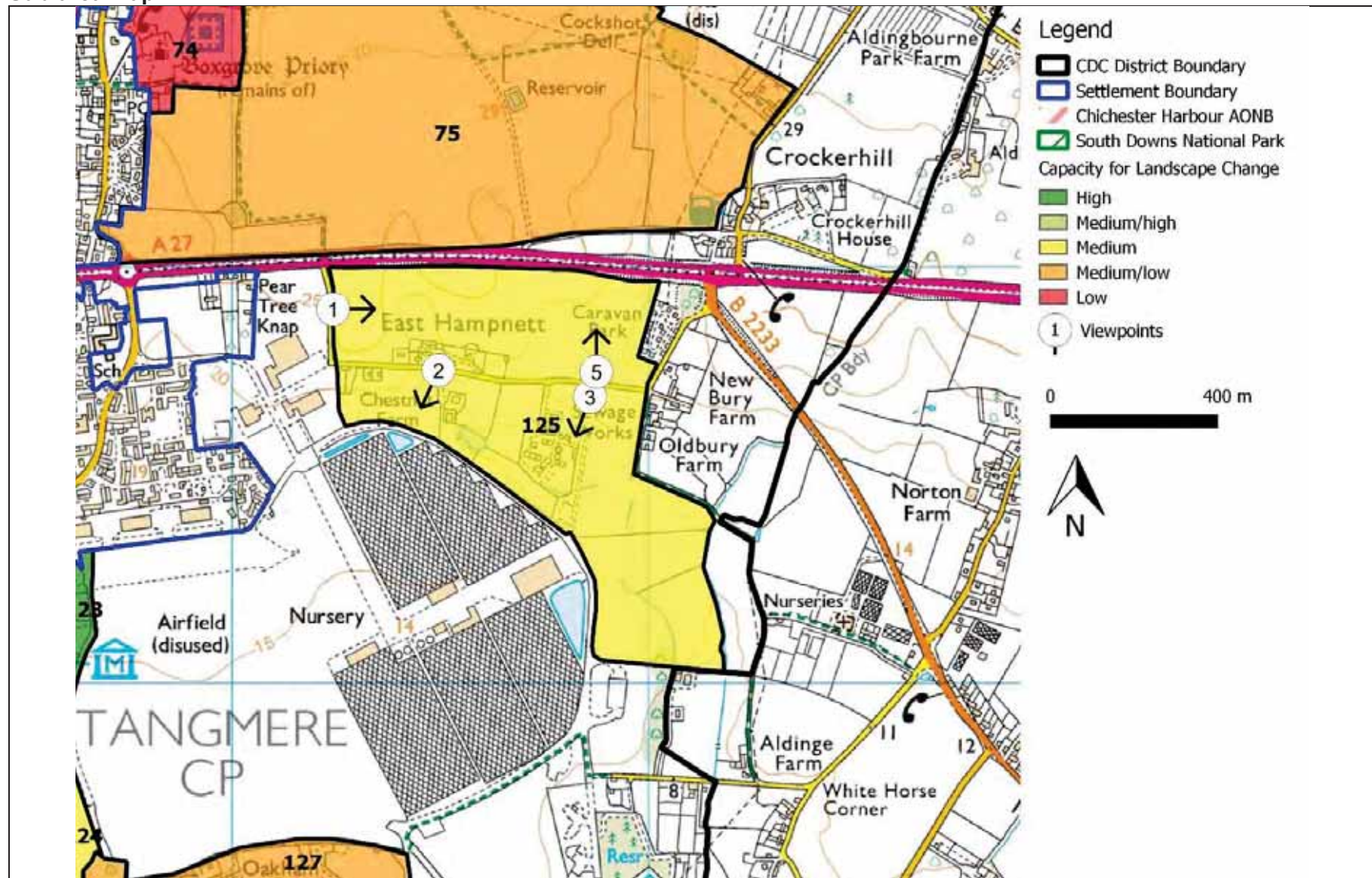


Figure: 125 Capacity of landscape to accept change and location of photographic viewpoints

Sub-area description:

Sub-area 125 is irregularly shaped and lies to the south of the A27, east of Tangmere. It is centred on the hamlet of Easthampnett and is bounded to the south by the Tangmere Airfield Nursery. Its eastern boundary is formed by Pear Tree Knapp and Chichester Business Park and the western by built form on Marsh Lane. A linear arable field separates the hamlet of Easthampnett from the A27 and there are other smaller areas of farmland within the south of the sub-area. The sub-area also contains a sewage works and along the south-eastern boundary lies Aldingbourne Rife.

For more detail refer to record sheets.

Photographs:

Photo 1: Panorama looking east from Easthampnett Lane across undulating arable field which lies between A27 and settlement. Long views across A27 to South Downs where vegetation permits. Glasshouses are visible behind settlement.



Photo 2: View south from Easthampnett Lane towards Tangmere Airfield Nursery with open views of extensive glasshouses.
(new photo required)



Photo 3: View south from Easthampnett Lane towards Tangmere Airfield Nursery with open views of industrial buildings.

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Photo 4: View west from Easthampnett Lane towards Chichester Business Park with clear views of industrial buildings.



Photo 5: View north from Easthampnett Lane across arable field towards A27.

(new photo required)

Please refer to section 3 methodology of the assessment process

- 1. Visual Sensitivity: Medium/low**
 - Intervisibility with the South Downs which forms the backdrop to long and panoramic views where vegetation permits.
 - Views into the sub-area from the hamlet of Easthampnett
 - A27 is a busy road with some screening
 - Views of Tangmere Airfield Nursery to the south and Chichester Business Park to the east which are intrusive elements
 - Offers some opportunities for mitigation but with potential loss of long views to SDNP or loss of field patterns.
- 2. Landscape Sensitivity: Medium**
 - Predominantly Grade 2 agricultural soil in north
 - Power lines are intrusive in places. Sub-station in south-east.
 - Some mature hedgerow trees
 - Contributes to setting of Grade II listed buildings within and adjacent to the sub-area

- Brick and flint walls associated with dwellings
- Some loss of tranquillity associated with A27, especially in the north of sub-area
- Sewage Farm, Nursery and Business Park are visual detractors
- PRow to eastern boundary

3. Landscape Character Sensitivity: Medium/low (combines 1 and 2)

4. **Wider Landscape Sensitivity: Medium/high**

- A generally open landscape although influenced by busy A27 and partly influenced by nearby commercial premises, especially in the south-west of the sub-area
- Some visual connection to downs to the north and wider landscape to east
- The area is largely typical of the wider LCAs

5. Overall Landscape Sensitivity: Medium (combines 3 and 4)

6. **Landscape Value: Medium**

- Forms part of setting of Grade II listed buildings
- Limited PRow network
- No landscape designations

7. Landscape Capacity: Medium (combines 5 and 6)

<p>Potential effect on key visual characteristics</p> <ul style="list-style-type: none"> • Impact on sensitive receptors in SDNP • Impact on views from SDNP
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Loss of Grade 2 agricultural soil • Erosion of settings of listed buildings
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • Loss of historic nucleated form of village • Risk of coalescence of villages and hamlets and loss of individual character
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Retention of woodland and all good and moderate quality tree cover and locally distinctive boundary treatments and features • Retention of other vegetated areas where they contribute to landscape and biodiversity value. • Tree and hedgerow planting to strengthen field boundaries and the landscape between settlements and create wildlife corridors where this will not result in loss of key views. • Long-term management of woodland blocks • Retaining legibility and setting of PRoW network and creating additional links • Conserve rural character of settlements • Opportunities to mitigate effect of intrusive elements such as nursery, Business Park and A27 where this does not result in loss of key views.

Conclusion and recommendations and potential capacity of sub-area

Sub-area 125 has a medium capacity, constrained by its listed buildings and its role as part of the setting of SDNP and the presence of Aldingbourne Rife along the eastern boundary. It is influenced by the adjacent nursery, Business Park and A27 but still retains a largely rural character. There are views from some roads, public footpaths, the settlement and views into and out of the SDNP to the north including long views to the South Downs. The area retains a sense of history as manifest in the listed buildings and historic field pattern in the south-east.

It is possible that a small amount of development may be accommodated within or around the existing settlement or clusters of built form provided it is informed by further landscape and visual impact assessment and sensitively integrated into the landscape although great care would need to be taken to avoid any landscape or visual harm. Particular care would be needed to protect the listed buildings and their settings, the more historic landscape in the south-east and to retain the hamlet's individual identity, avoiding coalescence with Tangmere.

Sub-area: 127: Oving Eastern Upper Coastal Plain**West Sussex County Council Landscape Character Assessment (WSCCLCA) LCA SC9 Chichester to Yapton Coastal Plain**

Key characteristics and key qualities (West Sussex LCA unless noted):

- Low lying flat open landscape.
- Meandering rife and straight drainage ditch systems, with associated unimproved grassland and edged by reed beds.
- A low density of hedgerows and hedgerow trees with occasional shelterbelts.
- Large-scale arable farming and market gardening. Extensive farms with both traditional and modern farm buildings and silos.
- Clusters of glasshouses.
- Scattered, historically nucleated villages with mixed building materials of flint, brick, half timber and stone.
- Large farmsteads along roads, and on dead-end tracks.
- Long views to the Downs and to the distinctive spire of Chichester Cathedral.
- The relatively open character of much of the area allows long views so that village church towers are important landmarks in views.
- Frequent urban fringe influences of horse paddocks, light industry and disused airfields, with busy minor and major roads.
- Few trees or hedgerows, partly as a result of Dutch elm disease, from the 1970s and the Great Storm of 1987 and overall high quality agricultural land, although, where they do exist, they form prominent features.
- Light industry in the countryside at Ford and Tangmere.
- Area settled and resources exploited from prehistoric times onwards. Few visible prehistoric monuments apart from crop marks.
- Important medieval churches with spires which distinguish this otherwise flat landscape.
- Large regular fields, mostly the product of Parliamentary enclosure.
- Disused airfields, such as at Tangmere and Yapton.
- Semi-natural habitats are scarce due to intensive arable agriculture.

Landscape strategy and key sensitivities and guidelines:

- Key views to the South Downs and Chichester Cathedral.
- Fragmentation and loss of hedgerows and connections between hedgerow and woodland.
- Replacement of mature treescape.
- Changes in drainage patterns.
- Industry in the countryside associated with horticulture and light industry, resulting in large clusters of glasshouses and industrial buildings.
- Loss of distinction between different settlements due to urban expansion.
- Create a new, large scale tree and hedgerow framework which complements the open intensively farmed landscape, whilst maintaining significant views of Chichester Cathedral, the South Downs and local features.
- Maintain and strengthen field boundaries such as hedgerows and shelterbelts.
- Link up existing remnant hedgerows and tree lines to re-establish coherent field boundaries and wildlife corridors.
- Encourage a full tree survey of the area with a view to conserving and managing existing feature tree groups and individuals.
- Encourage and promote land management schemes to increase species rich grassland areas.

- Promote management and establishment of grassland regimes of grazing, hay cutting and silage.
- Restore and strengthen the landscape of the gaps between settlements.
- Encourage landscape enhancements around villages and on their approaches.
- Establish new vegetation features by the planting of hedgerows and tree clumps in field corners and along roadsides, especially those approaching settlements.
- Encourage bold tree planting associated with large agricultural buildings, glasshouses and industrial buildings to attempt to assimilate them into the landscape more satisfactorily.
- Restrict extensive areas of tree planting to poorer quality agricultural land.
- Maintain and enhance the landscape and biodiversity of rifes and other existing habitats. Reprofile banks and encourage more diverse flora by lengthening clearance cycles.
- Enhance the visual prominence of rifes through the establishment of waterside vegetation features.
- Maintain, restore and enhance floodplain woodland and associated species, including native black poplar, where appropriate.

Relevant forces for change / threats / opportunities:

- Urban development pressures, especially in the gaps between settlements and on the edge of Chichester.
- Loss of mature elm trees in the 1970's and 1980's due to Dutch elm disease.
- Loss of floodplain and wet woodland due to changes in agricultural drainage practices.
- Loss of tree and hedgerow cover from agricultural intensification since World War II.
- Farm diversification and garden centres leading to introduction of signs and fencing.

Sub-area map:

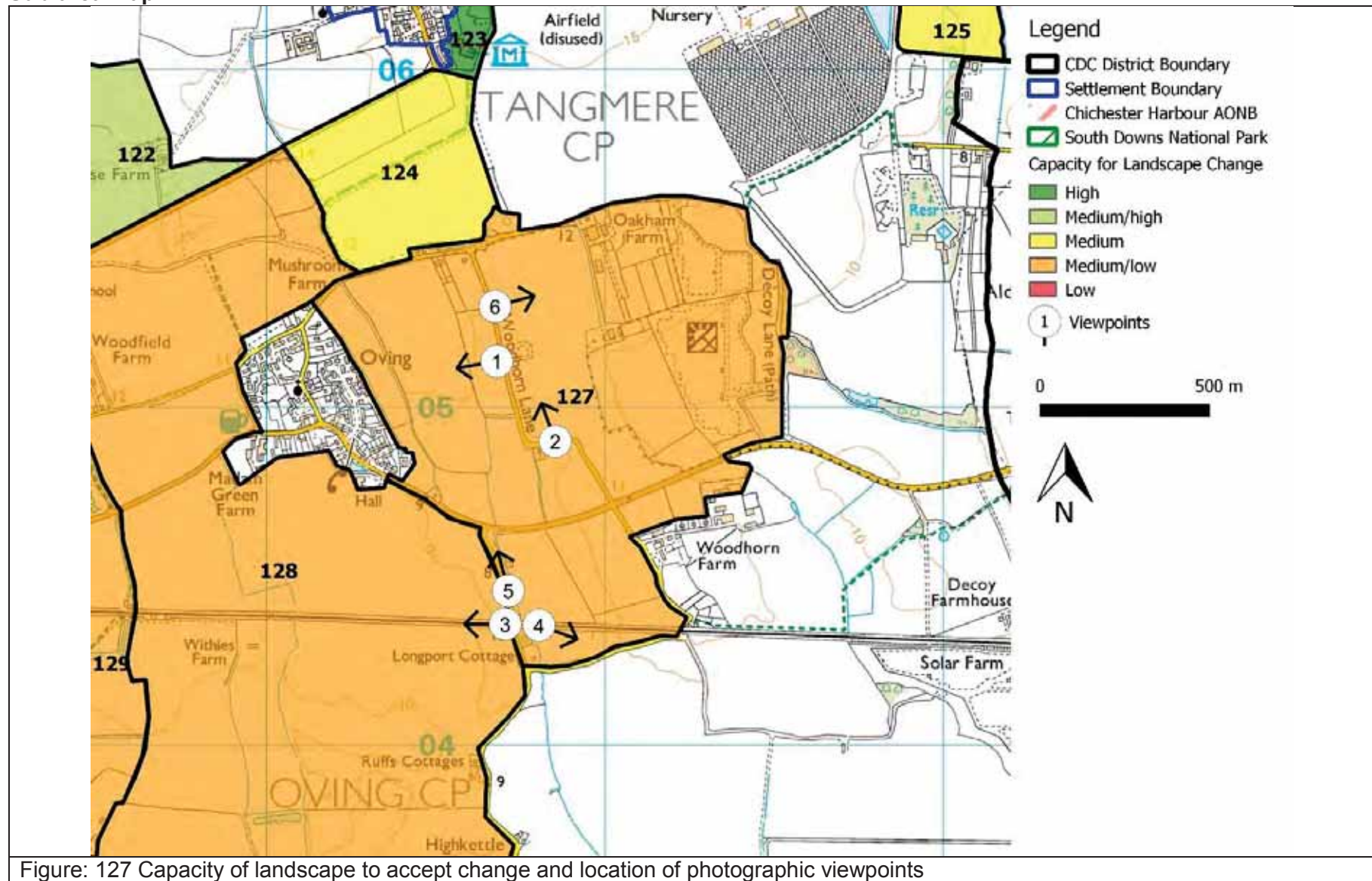


Figure: 127 Capacity of landscape to accept change and location of photographic viewpoints

Sub-area description:

Sub-area 127 is irregular in shape and stretches from Church Lane in the north to south of the railway line. The western boundary is defined by the eastern edge of Oving, Oving Road and Colworth Lane. The western edge is described by Decoy Lane. To the north lies Tangmere Airfield Nursery.

For more detail refer to record sheets.

Photographs:

Photo 1: Panorama west from Woodhorn Lane towards Oving with settlement edge partially screened by vegetation.



Photo 2: Panorama north from Woodhorn Lane towards South Downs with views of Goodwood Park. Settlement edge of Tangmere and Tangmere Airfield Nursery are partially visible through vegetation.

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Photo 3: View west from railway bridge from boundary of sub-area. Chichester Cathedral spire is key focus of view.



Photo 4: View south-east from railway bridge across sub-area.

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Photo 5: View north along Colworth Lane. South Downs are key focus of view with The Trundle, Goodwood Park and Grandstand visible in the distance.



Photo 6: View east from Woodhorn Lane across sub-area towards Oakham Farm. Agricultural buildings are visible beyond intervening vegetation.

Please refer to section 3 methodology of the assessment process

1. Visual Sensitivity: Medium/high

- Long panoramic views to SDNP including Goodwood House, Goodwood Grandstand and The Trundle.
- Sensitive receptors within SDNP
- Views into the sub-area from sensitive receptors within Oving Conservation Area
- Long views to Chichester Cathedral spire
- Views to Tangmere Airfield Nursery
- Views to St Andrew's Church, Tangmere and St Andrew's Oving
- Some opportunities for mitigation without interrupting key views
- Generally peaceful and rural with high expectations of scenic beauty. Reduced slightly around settlement edges and transport corridors.

2. Landscape Sensitivity: Medium

- Classified as predominantly Grade 1 agricultural land
- Some small streams/drainage channels.
- Arable fields and grazing.
- Some trees and hedgerows and shelterbelt to the south-west
- Contributes to setting of Oving Conservation Area (including Grade II buildings)
- Railway line bisects the landscape and is an intermittent intrusion in the south of sub-area.
- Limited local PRoW
- Solar farm, Tangmere Airfield Nursery and scrap yard are locally intrusive
- Some remaining historic field patterns

3. Landscape Character Sensitivity: Medium/high - (combines 1 and 2)**4. Wider Landscape Sensitivity: Medium/high**

- A generally open landscape which connects well with the wider landscape including the downs to the north only partly influenced by Oving
- Tangmere Airfield Nursery slightly influences the sub-area
- The area is largely typical of the wider LCA

5. Overall Landscape Sensitivity: Medium/high (combines 3 and 4)**6. Landscape Value: Medium**

- Part of setting of Oving Conservation Area
- No landscape designations

7. Landscape Capacity: Medium/low (combines 5 and 6)

<p>Potential effect on key visual characteristics</p> <ul style="list-style-type: none"> • Impact on sensitive receptors within SDNP and conservation area • Interruption of key views to cathedral, church spires and South Downs including Goodwood House and Grandstand and The Trundle.
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Erosion of setting of conservation area and listed buildings • Loss of Grade 1 soils
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • Potential erosion of historic nucleated form of Oving
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Retention of all good and moderate quality tree cover and locally distinctive boundary treatments and features • Retention of other vegetated areas where they contribute to landscape and biodiversity value. • Tree and hedgerow planting to strengthen field boundaries and the landscape between settlements and create wildlife corridors where this will not result in loss of key views. • Retaining legibility and setting of conservation area and PRoW network and create additional links • Opportunities to mitigate effect of locally intrusive elements such as solar farm and Tangmere Airfield Nursery where this does not result in loss of key views.

Conclusion and recommendations and potential capacity of sub-area

Sub-area 127 has a medium/low capacity. It forms part of the setting of Oving and retains a largely rural character. There are views out from the settlement edge and conservation area and also from local roads including long views to Chichester Cathedral spire. There are panoramic views to the South Downs including Goodwood House and Grandstand and The Trundle.

It is possible that a small amount of development may be accommodated adjacent to the existing settlement or around existing clusters of built form provided it is informed by further landscape and visual impact assessment and sensitively integrated into the landscape although great care would need to be taken to avoid any landscape or visual harm. Particular care would be needed to protect the setting of the conservation area, listed buildings and key views. Any development should respect the aspirations of the Tangmere Neighbourhood Plan (policy 10) with regard to retaining key views of church spires and of the Oving Conservation Area Appraisal and Management Proposals.

Sub-area: 128: Oving Western Coastal Plain**West Sussex County Council Landscape Character Assessment (WSCCLCA) LCA SC9 Chichester to Yapton Coastal Plain**

Key characteristics and key qualities (West Sussex LCA unless noted):

- Low lying flat open landscape.
- Meandering rifes and straight drainage ditch systems, with associated unimproved grassland and edged by reed beds.
- A low density of hedgerows and hedgerow trees with occasional shelterbelts.
- Scattered, historically nucleated villages with mixed building materials of flint, brick, half timber and stone.
- Large farmsteads along roads, and on dead-end tracks.
- Long views to the Downs and to the distinctive spire of Chichester Cathedral.
- The relatively open character of much of the area allows long views so that village church towers are important landmarks in views.
- Frequent urban fringe influences of horse paddocks, light industry and disused airfields, with busy minor and major roads.
- Few trees or hedgerows, partly as a result of Dutch elm disease, from the 1970s and the Great Storm of 1987 and overall high quality agricultural land, although, where they do exist, they form prominent features.
- Important medieval churches with spires which distinguish this otherwise flat landscape.
- Large regular fields, mostly the product of Parliamentary enclosure.
- Semi-natural habitats are scarce due to intensive arable agriculture.
- Low lying species-rich grasslands adjacent to the rifes, artificial water bodies of Chichester canal (SNCI) and gravel pits together with remnant semi-natural broadleaved woodlands form pockets of high nature conservation importance.
- Occasional species-rich meadows along rifes, for example, Kingston Manor meadows, Runcton.
- Occasional village ponds and greens provide local havens for wildlife.

Landscape strategy and key sensitivities and guidelines: [include guidelines from FGoC where applicable]

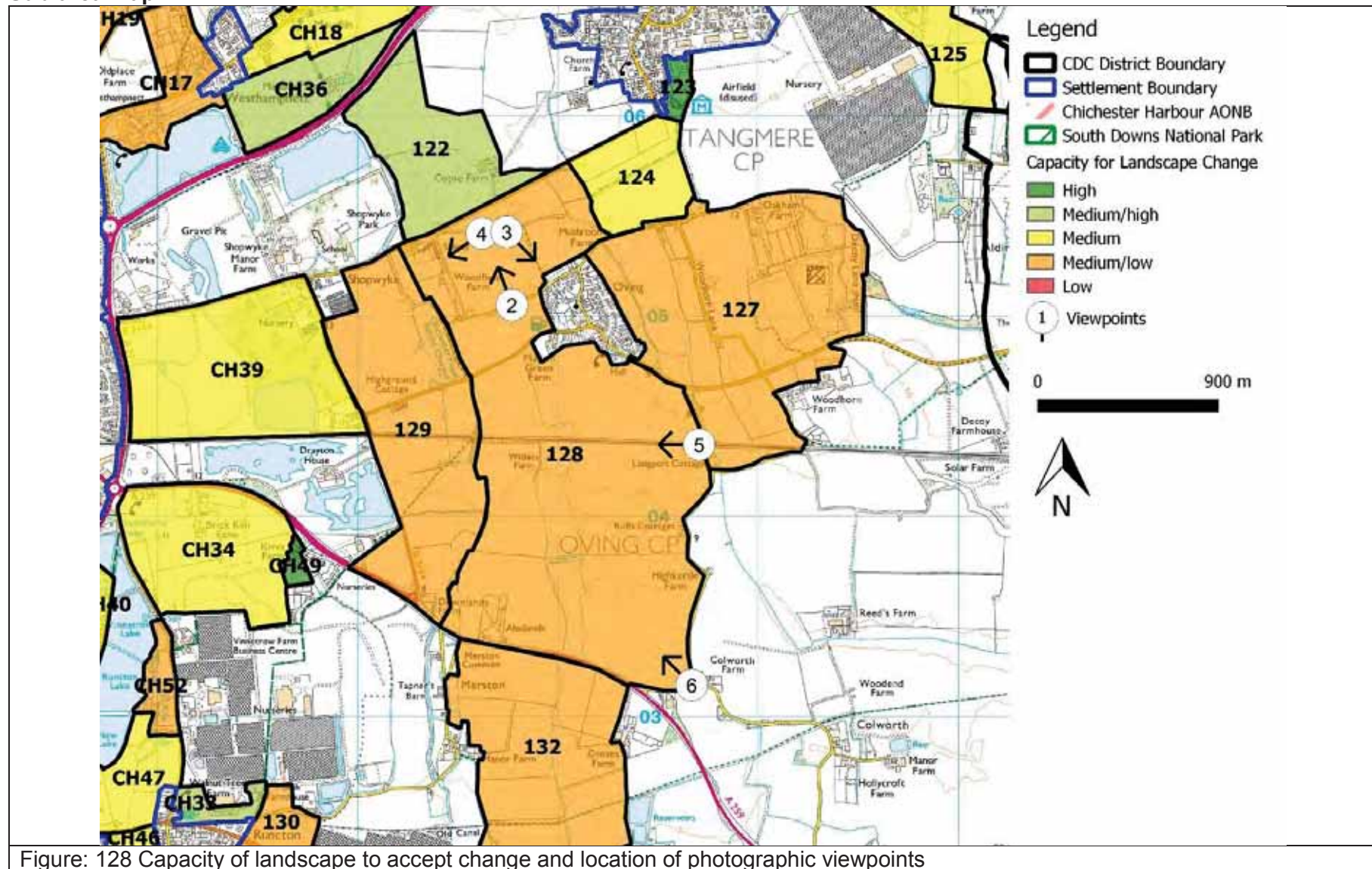
- Key views to the South Downs and Chichester Cathedral.
- Fragmentation and loss of hedgerows and connections between hedgerow and woodland.
- Replacement of mature treescape.
- Changes in drainage patterns.
- Development on settlement edges of Bognor and suburban settlements of Tangmere, Barnham, Yapton and Westergate.
- Loss of distinction between different settlements due to urban expansion.
- Create a new, large scale tree and hedgerow framework which complements the open intensively farmed landscape, whilst maintaining significant views of Chichester Cathedral, the South Downs and local features.
- Maintain and strengthen field boundaries such as hedgerows and shelterbelts.
- Link up existing remnant hedgerows and tree lines to re-establish coherent field boundaries and wildlife corridors.
- Encourage a full tree survey of the area with a view to conserving and managing existing feature tree groups and individuals.
- Encourage and promote land management schemes to increase species rich grassland areas.
- Promote management and establishment of grassland regimes of grazing, hay cutting and silage.
- Restore and strengthen the landscape of the gaps between settlements.
- Encourage landscape enhancements around villages and on their approaches.

- Establish new vegetation features by the planting of hedgerows and tree clumps in field corners and along roadsides, especially those approaching settlements.
- Restrict extensive areas of tree planting to poorer quality agricultural land.
- Maintain and enhance the landscape and biodiversity of rifes and other existing habitats. Reprofile banks and encourage more diverse flora by lengthening clearance cycles.
- Enhance the visual prominence of rifes through the establishment of waterside vegetation features.
- Maintain, restore and enhance floodplain woodland and associated species, including native black poplar, where appropriate.

Relevant forces for change / threats / opportunities:

- Urban development pressures, especially in the gaps between settlements and on the edge of Chichester.
- Major road improvements.
- Loss of mature elm trees in the 1970's and 1980's due to Dutch elm disease.
- Loss of floodplain and wet woodland due to changes in agricultural drainage practices.
- Loss of tree and hedgerow cover from agricultural intensification since World War II.
- Farm diversification and garden centres leading to introduction of signs and fencing.

Sub-area map:



Sub-area description:

Sub-area 128 is irregular in shape and stretches from Tangmere Road in the north to A259 in the south. The western boundary is defined by the Chichester Flood Relief Channel and the eastern by Colworth Lane, Oving Road and the north, south and western edges of Oving. The sub-area is divided by the railway line which runs east-west across it.

For more detail refer to record sheets.

Photographs:

Photo 1: **New photo required....** Panorama west from Drayton Lane towards Oving with spire of St Andrew's Church and the backdrop of SDNP



Photo 2: Panorama north from Marlpit Lane across sub-area towards South Downs with views of The Trundle and Goodwood House and Grandstand.

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Photo 3: View south-east from Oving Road across sub-area towards Oving. Spire of St Andrew's Church is a distinctive landmark amongst built form of village set within rural landscape.



Photo 4: View west from Oving Road towards vegetated boundary of Woodfield House mixed use development.

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Photo 5: View west from railway bridge across centre of sub-area. Chichester Cathedral spire is key focus of view.



Photo 6: Panoramic view north-west from Colworth across sub-area towards South Downs including Goodwood Grandstand and The Trundle.

Please refer to section 3 methodology of the assessment process

1. Visual Sensitivity: Medium/high

- Long panoramic views to SDNP including Halnaker Mill, Goodwood House, Goodwood Grandstand and The Trundle.
- Sensitive receptors within SDNP
- Views into the sub-area from sensitive receptors within Oving Conservation Area
- Long views to Chichester Cathedral spire
- Views into the area from Copse Farm/Woodpecker Nursery and Westbourne House School playing fields
- Intervisibility with Shopwhyke Park
- Possible views into the area from Tangmere Strategic Housing Location
- Views to St Andrew's Church, Tangmere and St Andrew's Oving
- Limited opportunities for mitigation without interrupting key views
- Generally peaceful and rural with high expectations of scenic beauty. More rural and less settled to south of railway.
- A259 is locally busy

2. Landscape Sensitivity: Medium/high

- Classified as predominantly Grade 1 agricultural land
- Chichester Flood Relief Channel lies along western boundary
- Some small streams/drainage channels and a pond, mostly south of railway.
- Arable fields with little significant vegetation.
- Some trees and hedgerows and shelterbelt to the south-east
- Contributes to setting of Oving Conservation Area (including Grade II buildings) and Grade II East Lodge
- Railway line bisects the landscape and is an intermittent intrusion.
- A259 reduces tranquillity along southern boundary
- Limited local PRoW

3. Landscape Character Sensitivity: Medium/high (combines 1 and 2)**4. Wider Landscape Sensitivity: Medium/high**

- A generally open landscape which connects well with the wider landscape including the downs to the north and is only partly influenced by Oving
- The area is largely typical of the wider LCA

5. Overall Landscape Sensitivity: Medium (combines 3 and 4)**6. Landscape Value: Medium**

- Forms part of setting of Grade II listed buildings
- Setting of Oving Conservation Area
- No landscape designations

7. Landscape Capacity: Medium/low (combines 5 and 6)

<p>Potential effect on key visual characteristics</p> <ul style="list-style-type: none"> • Impact on sensitive receptors within SDNP • Interruption of key views to cathedral and church spires and South Downs including Goodwood House and Grandstand and The Trundle.
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Erosion of setting of conservation area and listed buildings • Loss of Grade 1 soils
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • Potential erosion of historic nucleated form of Oving • Risk of coalescence with Tangmere Strategic Housing Location
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Retention of all good and moderate quality tree cover and locally distinctive boundary treatments and features • Retention of other vegetated areas where they contribute to landscape and biodiversity value. • Tree and hedgerow planting to strengthen field boundaries and the landscape between settlements and create wildlife corridors where this will not result in loss of key views. • Retaining legibility and setting of conservation area and PRow network and create additional links • Opportunities to mitigate effect of locally intrusive elements such as railway where this does not result in loss of key views.

Conclusion and recommendations and potential capacity of sub-area

Sub-area 128 has a medium/low capacity, based on the assumed delivery of the Tangmere Strategic Development Location. It forms part of the setting of Oving and retains a rural character. The village and spire of St Andrew's Church are key foci in local views due to the generally flat and open landscape. There are views out from the settlement edge and conservation area (and would possibly be from Tangmere Strategic Development Location once delivered) and also from local roads including long views to Chichester Cathedral spire. There are panoramic views to the South Downs including Halnaker Mill, Goodwood House and Grandstand and The Trundle.

It is possible that a small amount of development may be accommodated adjacent to the existing settlement or around existing clusters of built form provided it is informed by further landscape and visual impact assessment and sensitively integrated into the landscape although great care would need to be taken to avoid any landscape or visual harm. Particular care would be needed to protect the setting of listed buildings and key views. Any development should respect the aspirations of the Tangmere Neighbourhood Plan (policy 10) with regard to retaining key views of church spires and of the Oving Conservation Area Appraisal and Management Proposals.

Sub-area: 129: Drayton Eastern Coastal Plain**West Sussex County Council Landscape Character Assessment (WSCCLCA) LCA SC9 Chichester to Yapton Coastal Plain**

Key characteristics and key qualities (West Sussex LCA unless noted):

- Low lying flat open landscape.
- Meandering rifes and straight drainage ditch systems, with associated unimproved grassland and edged by reed beds.
- A low density of hedgerows and hedgerow trees with occasional shelterbelts.
- Long views to the Downs and to the distinctive spire of Chichester Cathedral.
- The relatively open character of much of the area allows long views so that village church towers are important landmarks in views.
- Frequent urban fringe influences of horse paddocks, light industry and disused airfields, with busy minor and major roads.
- Few trees or hedgerows, partly as a result of Dutch elm disease, from the 1970s and the Great Storm of 1987 and overall high quality agricultural land, although, where they do exist, they form prominent features.
- Important medieval churches with spires which distinguish this otherwise flat landscape.
- Semi-natural habitats are scarce due to intensive arable agriculture.
- Hedgerow pattern is fragmented with occasional isolated woods, for example, Hunston Copse (Site of Nature Conservation Importance, SNCI).
- Low lying species-rich grasslands adjacent to the rifes, artificial water bodies of Chichester canal (SNCI) and gravel pits together with remnant semi-natural broadleaved woodlands form pockets of high nature conservation importance.
- Occasional village ponds and greens provide local havens for wildlife.

Landscape strategy and key sensitivities and guidelines:

- Key views to the South Downs and Chichester Cathedral.
- Fragmentation and loss of hedgerows and connections between hedgerow and woodland.
- Replacement of mature treescape.
- Changes in drainage patterns.
- Create a new, large scale tree and hedgerow framework which complements the open intensively farmed landscape, whilst maintaining significant views of Chichester Cathedral, the South Downs and local features.
- Maintain and strengthen field boundaries such as hedgerows and shelterbelts.
- Link up existing remnant hedgerows and tree lines to re-establish coherent field boundaries and wildlife corridors.
- Encourage a full tree survey of the area with a view to conserving and managing existing feature tree groups and individuals.
- Encourage and promote land management schemes to increase species rich grassland areas.
- Promote management and establishment of grassland regimes of grazing, hay cutting and silage.
- Restore and strengthen the landscape of the gaps between settlements.
- Encourage landscape enhancements around villages and on their approaches.
- Establish new vegetation features by the planting of hedgerows and tree clumps in field corners and along roadsides, especially those approaching settlements.
- Encourage the planting of shelter belts around horse paddocks, using native species, to give visual and wildlife benefits.
- Restrict extensive areas of tree planting to poorer quality agricultural land.

- Maintain and enhance the landscape and biodiversity of rifes and other existing habitats. Reprofile banks and encourage more diverse flora by lengthening clearance cycles.
- Enhance the visual prominence of rifes through the establishment of waterside vegetation features.
- Maintain, restore and enhance floodplain woodland and associated species, including native black poplar, where appropriate.

Relevant forces for change / threats / opportunities:

- Urban development pressures, especially in the gaps between settlements and on the edge of Chichester.
- Loss of mature elm trees in the 1970's and 1980's due to Dutch elm disease.
- Loss of floodplain and wet woodland due to changes in agricultural drainage practices.
- Loss of tree and hedgerow cover from agricultural intensification since World War II.
- Farm diversification and garden centres leading to introduction of signs and fencing.

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Sub-area map:

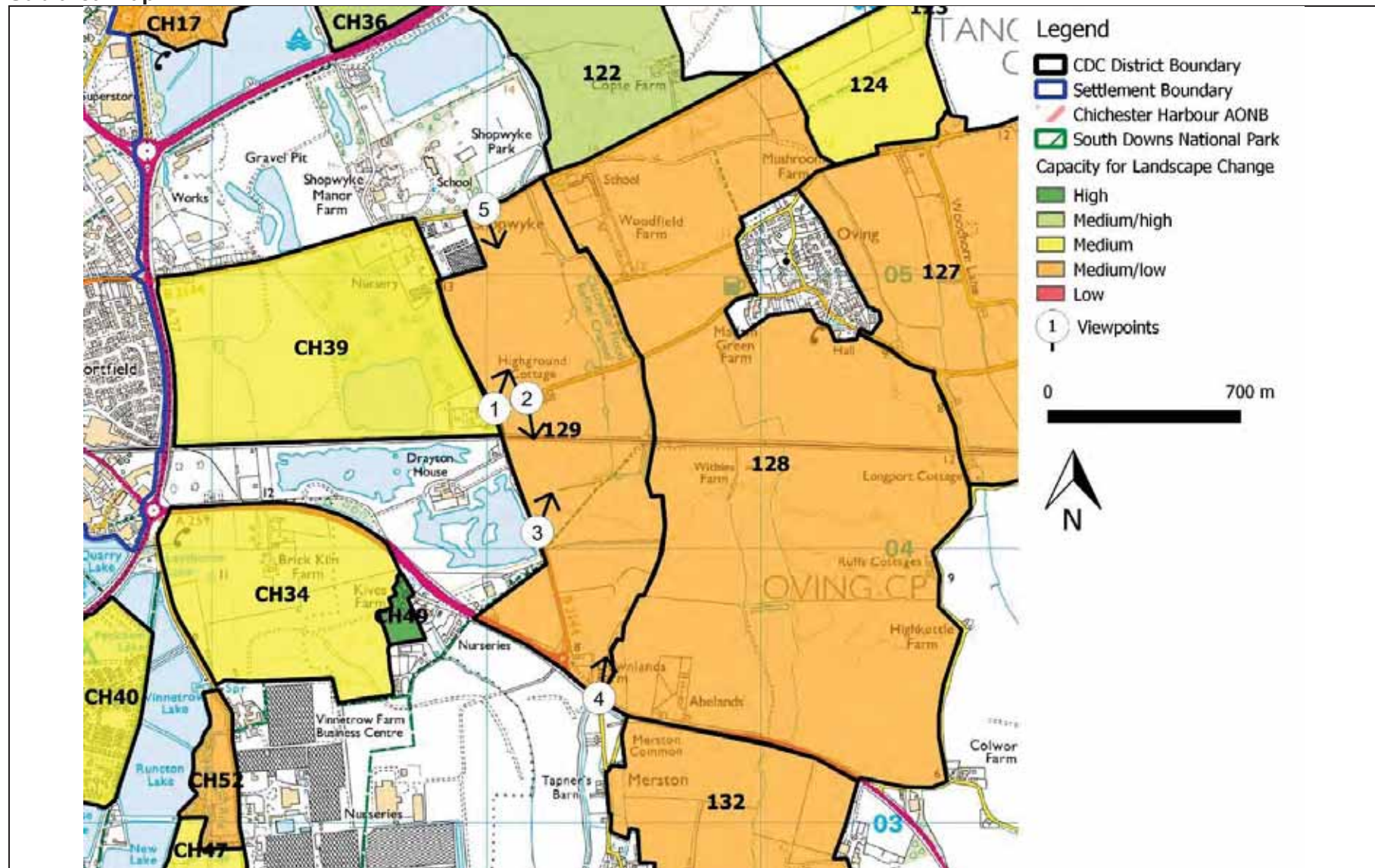


Figure: 129 Capacity of landscape to accept change and location of photographic viewpoints

Sub-area description:

Sub-area 129 is linear and irregular in shape and stretches from Tangmere Road in the north to A259 in the south. The eastern boundary is defined by the Chichester Flood Relief Channel and the western by Drayton Lane and PRow 274. The sub-area is divided by the railway line which runs east-west across it.

For more detail refer to record sheets.

Photographs:

Photo 1: Panorama north from Drayton Lane across the sub-area towards the South Downs



Photo 2: Panorama north from Marlpit Lane across sub-area towards South Downs with views of The Trundle and Goodwood House and Grandstand.

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Photo 2: Panoramic view south from adjacent to Highground Cottage across sub-area towards railway line

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Photo 3: View north-east from Drayton Lane across sub-area. South Downs are key focus in views with Goodwood Park and Grandstand visible in distance.



Photo 4: View north from adjacent to Downlands Farm across sub-area towards South Downs. Halnaker Mill is key focus of view.



Extra photo required

Photo 5: View north from Tangmere Road across sub-area adjacent towards Highground Cottage,

Please refer to section 3 methodology of the assessment process

1. Visual Sensitivity: Medium/high

- Long panoramic views to SDNP including Halnaker Mill, Goodwood House, Goodwood Grandstand and The Trundle.
- Sensitive receptors within SDNP
- Views into the sub-area from sensitive receptors within Oving Conservation Area
- Long views to Chichester Cathedral spire where vegetation permits
- Views into the area from local roads and railway
- Views to St Andrew's Church Oving
- Some opportunities for mitigation and reinstating historic field boundaries but may interrupt key views
- Generally peaceful and rural with moderate expectations of scenic beauty away from transport corridors
- Few local PRow
- Few local residents
- A259 is locally busy

2. Landscape Sensitivity: Medium

- Classified as Grade 1 and 2 agricultural land
- Chichester Flood Relief Channel lies along eastern boundary
- Some small streams/drainage channels and ponds
- Arable fields with small amount of pasture.
- Some trees and hedgerows. Trees associated with Flood Relief Channel
- No listed buildings
- Railway line bisects the landscape and is an intermittent intrusion.
- A259 reduces tranquillity along southern boundary
- Limited local PRoW

3. Landscape Character Sensitivity: Medium/high (combines 1 and 2)**4. Wider Landscape Sensitivity: High**

- A generally open landscape which connects well with the wider landscape including the downs to the north
- The area is largely typical of the wider LCA

5. Overall Landscape Sensitivity: High (combines 3 and 4)**6. Landscape Value: Medium/low**

- Contributes to wider rural setting of Oving Conservation Area and Drayton House
- No formal landscape designations

7. Landscape Capacity: Medium/low (combines 5 and 6)

<p>Potential effect on key visual characteristics</p> <ul style="list-style-type: none"> • Impact on sensitive receptors within SDNP • Interruption of key views to cathedral and church spires and South Downs including Goodwood Park and Grandstand, The Trundle and Halnaker Mill.
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Erosion of rural approach to Oving • Loss of Grade 1/2 soils
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • Potential erosion of historic nucleated form of Oving • Risk of erosion of separation between of Oving and Shopwhyke
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Retention of all good and moderate quality tree cover and locally distinctive boundary treatments and features • Retention of other vegetated areas where they contribute to landscape and biodiversity value. • Tree and hedgerow planting to strengthen field boundaries and the landscape between settlements and create wildlife corridors where this will not result in loss of key views. • Retaining legibility and setting of PRoW network and create additional links • Opportunities to mitigate effect of locally intrusive elements such as transport corridors where this does not result in loss of key views.

Conclusion and recommendations and potential capacity of sub-area

Sub-area 129 has a medium/low capacity. It contributes to the wider setting of Oving and Shopwhyke and retains a rural character. There are views from local roads and PRoW including long views to Chichester Cathedral spire. There are panoramic views to the South Downs including Halnaker Mill, Goodwood House and Grandstand and The Trundle.

It is possible that a small amount of development may be accommodated adjacent to the existing settlement or around existing clusters of built form provided it is informed by further landscape and visual impact assessment and sensitively integrated into the landscape although great care would need to be taken to avoid any landscape or visual harm. Particular care would be needed to protect key views.

Sub-area: 130.1: Runcton Horticulture (West)**West Sussex County Council Landscape Character Assessment (WSCCLCA) LCA SC9 Chichester to Yapton Coastal Plain**

Key characteristics and key qualities (West Sussex LCA unless noted):

- Low lying flat open landscape.
- Meandering rifes and straight drainage ditch systems, with associated unimproved grassland and edged by reed beds.
- A low density of hedgerows and hedgerow trees with occasional shelterbelts.
- Large-scale arable farming and market gardening. Extensive farms with both traditional and modern farm buildings and silos.
- Clusters of glasshouses.
- Large farmsteads along roads, and on dead-end tracks.
- Long views to the Downs
- The relatively open character of much of the area allows long views so that village church towers are important landmarks in views.
- Frequent urban fringe influences of horse paddocks, light industry and disused airfields, with busy minor and major roads.
- Few trees or hedgerows, partly as a result of Dutch elm disease, from the 1970s and the Great Storm of 1987 and overall high quality agricultural land, although, where they do exist, they form prominent features.
- Important medieval churches with spires which distinguish this otherwise flat landscape.
- Remains of the line of the Arundel to Chichester Canal. This formed part of an important late 18th century barge route.
- Semi-natural habitats are scarce due to intensive arable agriculture.
- Low lying species-rich grasslands adjacent to the rifes, artificial water bodies of Chichester canal (SNCI) and gravel pits together with remnant semi-natural broadleaved woodlands form pockets of high nature conservation importance.
- Occasional village ponds and greens provide local havens for wildlife.

Landscape strategy and key sensitivities and guidelines:

- Key views to the South Downs.
- Fragmentation and loss of hedgerows and connections between hedgerow and woodland.
- Replacement of mature treescape.
- Changes in drainage patterns.
- Industry in the countryside associated with horticulture and light industry, resulting in large clusters of glasshouses and industrial buildings.
- Loss of distinction between different settlements due to urban expansion.
- Changes in transport infrastructure due to urban development pressures.
- Create a new, large scale tree and hedgerow framework which complements the open intensively farmed landscape, whilst maintaining significant views of the South Downs.
- Maintain and strengthen field boundaries such as hedgerows and shelterbelts.
- Link up existing remnant hedgerows and tree lines to re-establish coherent field boundaries and wildlife corridors.
- Encourage a full tree survey of the area with a view to conserving and managing existing feature tree groups and individuals.
- Encourage and promote land management schemes to increase species rich grassland areas.
- Promote management and establishment of grassland regimes of grazing, hay cutting and silage.

- Restore and strengthen the landscape of the gaps between settlements.
- Encourage landscape enhancements around villages and on their approaches.
- Establish new vegetation features by the planting of hedgerows and tree clumps in field corners and along roadsides, especially those approaching settlements.
- Encourage bold tree planting associated with large agricultural buildings, glasshouses and industrial buildings to attempt to assimilate them into the landscape more satisfactorily.
- Restrict extensive areas of tree planting to poorer quality agricultural land.
- Maintain, restore and enhance floodplain woodland and associated species, including native black poplar, where appropriate.

Relevant forces for change / threats / opportunities:

- Urban development pressures, especially in the gaps between settlements and on the edge of Chichester.
- Loss of mature elm trees in the 1970's and 1980's due to Dutch Elm disease.
- Loss of floodplain and wet woodland due to changes in agricultural drainage practices.
- Loss of tree and hedgerow cover from agricultural intensification since World War II.
- Conversion of agricultural buildings to light industrial uses.
- Introduction of large scale industrial buildings and glasshouses with distribution sheds.

Sub-area map:

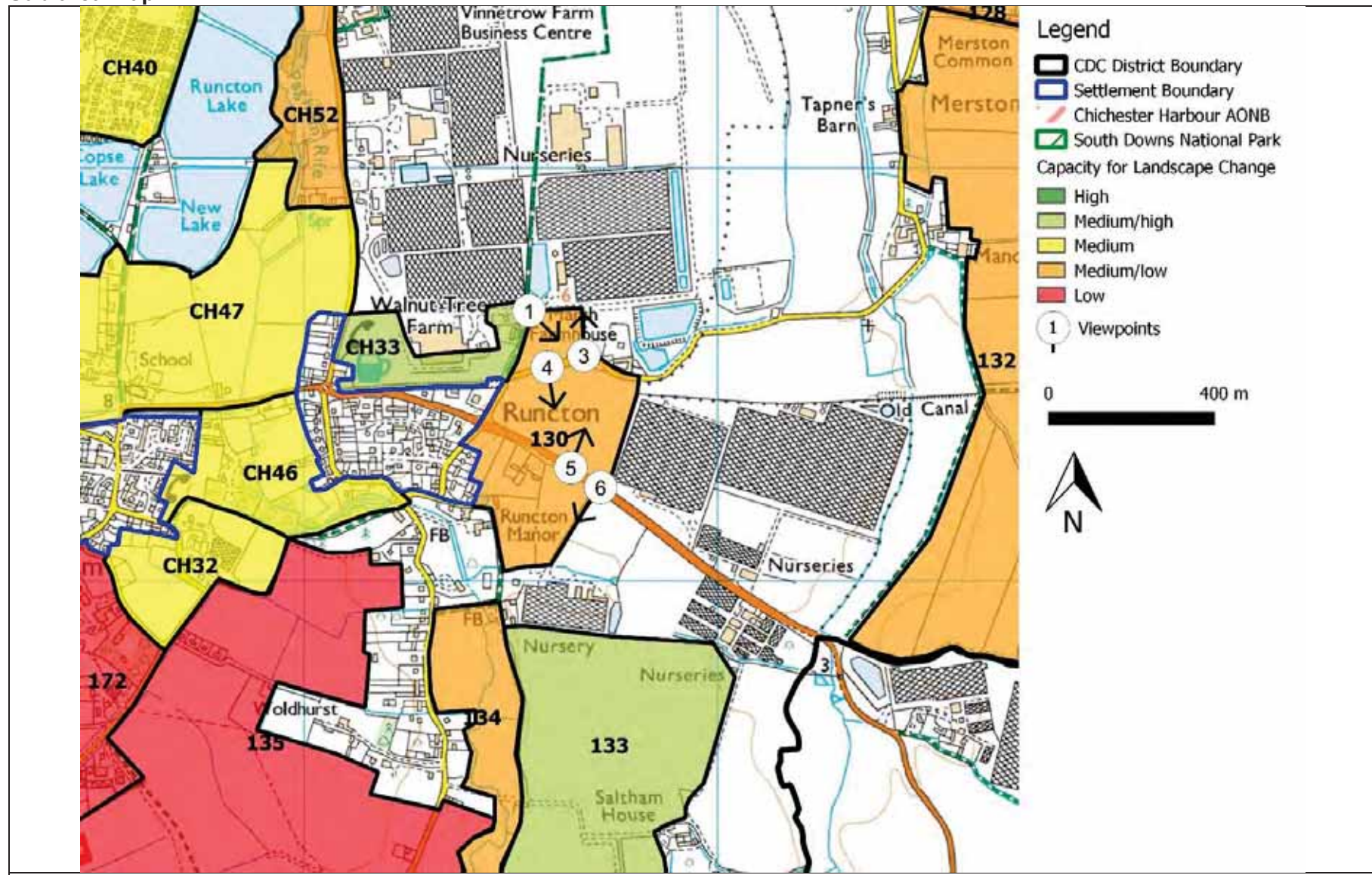


Figure: 130.1 Capacity of landscape to accept change and location of photographic viewpoints

Sub-area description:

Sub-area 130.1 is irregular and linear in shape and lies to the east of Runcton, bounded to the west by Green Lane, Marsh Lane and Brookside and to the east and north by large-scale horticultural operations. The settlement edge and conservation form the south-westerner boundary of the sub-area which is crossed east-west by Marsh Lane and Lagness Road.

For more detail refer to record sheets.

Photographs:

Photo 1: View south-east from PRow/Green Lane across arable fields towards Marsh Lane



Photo 2: View north from PRow/Green Lane across large scale horticulture site. Partial views of South Downs possible where built form permits.



Photo 3: View north from Marsh Lane towards large-scale horticultural site.



Photo 4: View south from Marsh Lane across arable fields towards vegetated boundary of adjacent horticulture site

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Photo 5: View north from B2166 Lagness Road towards Marsh Farm. Partial views of large horticultural buildings possible with South Downs beyond



Photo 6: View south-west from B2166 Lagness Road. Partial views of large horticultural buildings possible beyond boundary vegetation.

Please refer to section 3 methodology of the assessment process

1. Visual Sensitivity: Medium

- Sensitive receptors within Runcton Conservation Area
- Views into the area from local roads including busy Lagness Road
- Some indivisibility with large nurseries
- Views into sub-area from small number of residential properties
- South-west of sub-area contributes to setting of 2 no. Grade II listed buildings within conservation area
- Sensitive receptors on PRow to southern and western boundaries
- Limited structure of hedgerows to build upon, more in south. Mitigation may lead to loss of open views where they exist but with opportunities to further mitigate impact of glasshouses

2. Landscape Sensitivity: Medium

- Classified as predominantly Grade 1 agricultural land
- Pagham Rife flood plain in south of sub-area
- Arable land with small areas of grazing associated with built form
- Few hedgerows but some screening boundary vegetation associated with horticultural operations
- Tree belt to west of 'Wheatlands'
- PRow to southern and western boundary
- Contributes to setting of Grade II Runcton Manor and Runcton Conservation Area
- Crossed by line of former Chichester to Arundel Canal
- Glasshouses can be intrusive
- Lagness Road is busy

3. Landscape Character Sensitivity: Medium (combines 1 and 2)**4. Wider Landscape Sensitivity: Medium/high**

- A generally enclosed landscape which connects well with the wider landscape and horticultural landscape to the south, east and north
- The area is largely typical of the wider LCA and slightly influenced by the settlement edge
- Some areas of flood zone

5. Overall Landscape Sensitivity: Medium/high (combines 3 and 4)**6. Landscape Value: Medium**

- Southern part of sub-area includes a small area of and contributes to the setting of Runcton Conservation Area

7. Landscape Capacity: Medium/low (combines 5 and 6)

<p>Potential effect on key visual characteristics</p> <ul style="list-style-type: none"> • Impact on sensitive receptors within conservation area and on PRoW • Interruption of key views out of village
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Erosion of settings of conservation area/listed buildings
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • Erosion of nucleated form
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Retention of all good and moderate quality tree cover and locally distinctive boundary treatments and features • Retention of other vegetated areas where they contribute to landscape and biodiversity value. • Tree and hedgerow planting to strengthen field boundaries and the landscape between settlements and create wildlife corridors where this will not result in loss of key views. • Retaining legibility and setting of conservation area and PRoW network and create additional links • Opportunities to mitigate effect of locally intrusive elements such as glasshouses and highways.

Conclusion and recommendations and potential capacity of sub-area

Sub-area 130.1 has a medium/low capacity, constrained by Runcton Conservation Area, PRoW and some areas of flood zone. Although it is partly influenced by the Lagness Road and neighbouring glasshouses to the north and east it retains a generally strong rural character. There are some views out to open countryside and the SDNP where built form permits, and the sub-area has a generally well-vegetated boundary and retains a strong relationship with the wider landscape.

It is possible that a small amount of development may be accommodated adjacent to the existing settlement or around existing clusters of built form provided it is informed by further landscape and visual impact assessment and sensitively integrated into the landscape although great care would need to be taken to avoid any landscape or visual harm. Particular care would be needed to protect the setting of listed buildings and the conservation area to retain the separation of North Mundham and Runcton.

Sub-area: 132: Merston Eastern Coastal Plain**West Sussex County Council Landscape Character Assessment (WSCCLCA) LCA SC9 Chichester to Yapton Coastal Plain**

Key characteristics and key qualities (West Sussex LCA unless noted):

- Low lying flat open landscape.
- Meandering rifes and straight drainage ditch systems, with associated unimproved grassland and edged by reed beds.
- A low density of hedgerows and hedgerow trees with occasional shelterbelts.
- Large-scale arable farming and market gardening. Extensive farms with both traditional and modern farm buildings and silos.
- Scattered, historically nucleated villages with mixed building materials of flint, brick, half timber and stone.
- Large farmsteads along roads, and on dead-end tracks.
- Long views to the Downs.
- The relatively open character of much of the area allows long views so that village church towers are important landmarks in views.
- Few trees or hedgerows, partly as a result of Dutch elm disease, from the 1970s and the Great Storm of 1987 and overall high quality agricultural land, although, where they do exist, they form prominent features.
- Important medieval churches with spires which distinguish this otherwise flat landscape.
- Remains of the line of the Arundel to Chichester Canal. This formed part of an important late 18th century barge route
- Semi-natural habitats are scarce due to intensive arable agriculture.
- Hedgerow pattern is fragmented with occasional isolated woods, for example, Hunston Copse (Site of Nature Conservation Importance, SNCI).
- Low lying species-rich grasslands adjacent to the rifes, artificial water bodies of Chichester canal (SNCI) and gravel pits together with remnant semi-natural broadleaved woodlands form pockets of high nature conservation importance.
- Occasional species-rich meadows along rifes, for example, Kingston Manor meadows, Runcton.

Landscape strategy and key sensitivities and guidelines:

- Key views to the South Downs.
- Fragmentation and loss of hedgerows and connections between hedgerow and woodland.
- Replacement of mature treescape.
- Changes in drainage patterns.
- Industry in the countryside associated with horticulture and light industry, resulting in large clusters of glasshouses and industrial buildings.
- Changes in transport infrastructure due to urban development pressures.
- Create a new, large scale tree and hedgerow framework which complements the open intensively farmed landscape, whilst maintaining significant views of Chichester Cathedral, the South Downs and local features.
- Maintain and strengthen field boundaries such as hedgerows and shelterbelts.
- Link up existing remnant hedgerows and tree lines to re-establish coherent field boundaries and wildlife corridors.
- Encourage a full tree survey of the area with a view to conserving and managing existing feature tree groups and individuals.
- Encourage and promote land management schemes to increase species rich grassland areas.
- Promote management and establishment of grassland regimes of grazing, hay cutting and silage.
- Restore and strengthen the landscape of the gaps between settlements.
- Encourage landscape enhancements around villages and on their approaches.

- Establish new vegetation features by the planting of hedgerows and tree clumps in field corners and along roadsides, especially those approaching settlements.
- Restrict extensive areas of tree planting to poorer quality agricultural land.
- Maintain and enhance the landscape and biodiversity of rifes and other existing habitats. Reprofile banks and encourage more diverse flora by lengthening clearance cycles.
- Enhance the visual prominence of rifes through the establishment of waterside vegetation features.

Relevant forces for change / threats / opportunities:

- Urban development pressures, especially in the gaps between settlements and on the edge of Chichester.
- Major road improvements.
- Loss of mature elm trees in the 1970's and 1980's due to Dutch Elm disease.
- Loss of floodplain and wet woodland due to changes in agricultural drainage practices.
- Loss of tree and hedgerow cover from agricultural intensification since World War II.

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Sub-area map:

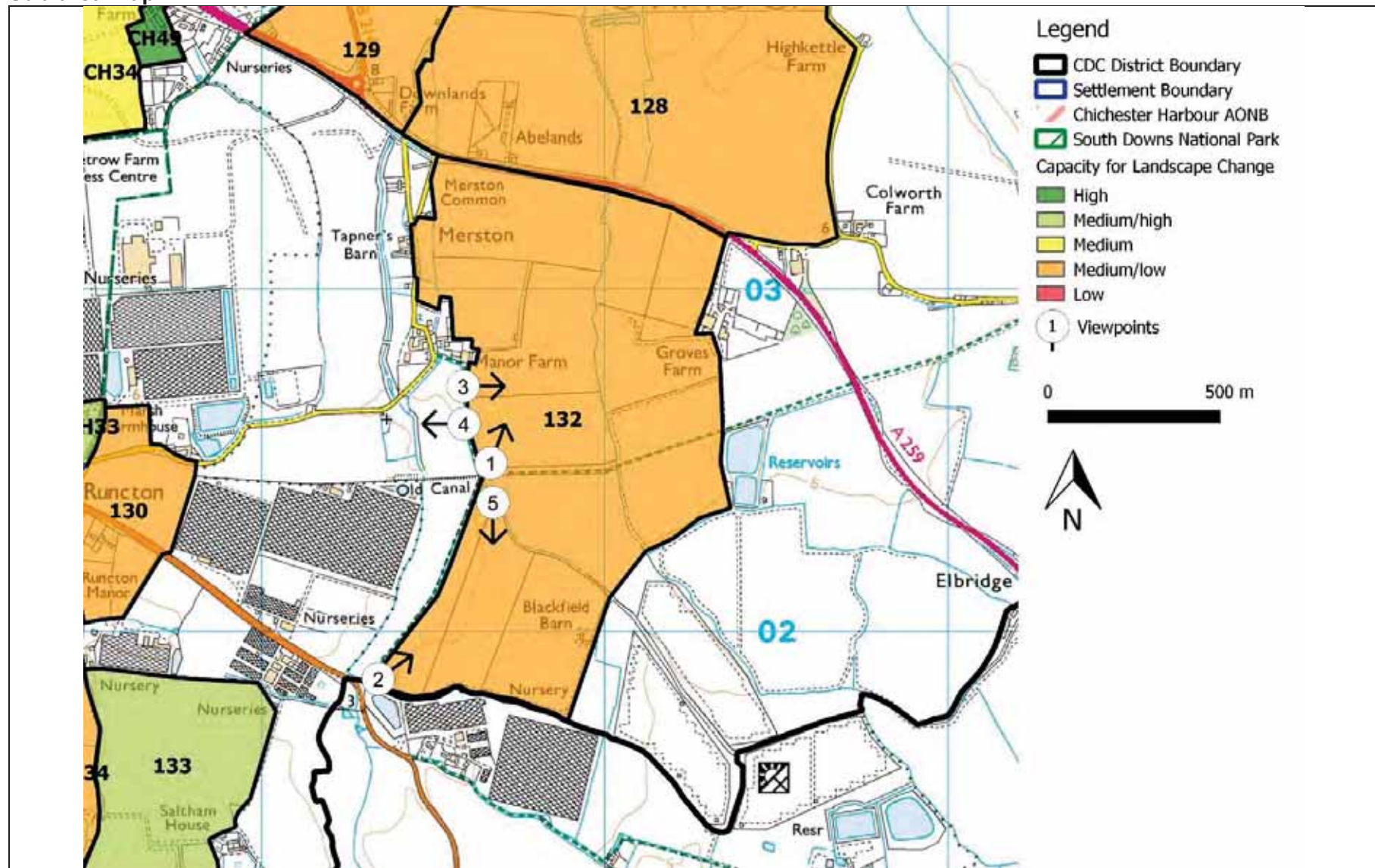


Figure: 132 Capacity of landscape to accept change and location of photographic viewpoints

Sub-area description:

Sub-area 132 is irregular in shape and stretches from the A259 in the north to the district boundary in the south.

The western boundary is defined by the Chichester Flood Relief Channel and the eastern is defined by field boundaries. The sub-area is crossed by the line of the former Arundel to Chichester Canal

For more detail refer to record sheets.

Photographs:

Photo 1: Panorama north-east from PRow on line of former Arundel to Chichester Canal. View across arable fields to SDNP with Goodwood Park and Grandstand and Halnaker Mill visible. Polytunnels visible in adjacent field.



Photo 2: Panorama north-east from PRow across arable fields. South Downs visible on the horizon. Large glasshouses visible in east.

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Photo 3: Panorama north-east across arable fields from PRow south of Manor Farm. South Downs and Halnaker Mill visible on the horizon in the north with polytunnels and shelterbelt to the east.



Photo 4: View west from PRow towards Grade I listed church of St Giles, Merston, which is a distinctive landmark set within rural landscape.



Photo 5: View south from PRow on line of former Arundel to Chichester Canal towards extensive glasshouses.

Please refer to section 3 methodology of the assessment process

1. Visual Sensitivity: Medium

- Long panoramic views to SDNP including Halnaker Mill, Goodwood Park, Goodwood Grandstand and The Trundle.
- Sensitive receptors within SDNP
- Views into the area from Merston
- Contributes to setting of 2 no. Grade II buildings in Merston and wider setting of Grade I St Giles' church
- Limited opportunities for mitigation without interrupting key views
- Generally peaceful and rural with high expectations of scenic beauty, especially away from busy roads and large-scale horticulture.
- A259 and Lower Bognor Road are locally busy

2. Landscape Sensitivity: Medium

- Classified as predominantly Grade 2 agricultural land
- Chichester Flood Relief Channel flood plain lies along western boundary

- Some small streams/drainage channels and a pond, mostly south of railway.
- Arable fields with little significant vegetation.
- Some trees and hedgerows and shelterbelt to the east
- Contributes to setting of listed buildings
- Railway line bisects the landscape and is an intermittent intrusion.
- A259 and Lower Bognor Road are locally busy to north and south of sub-area
- Limited local PRoW

3. Landscape Character Sensitivity: Medium (combines 1 and 2)

4. **Wider Landscape Sensitivity: High**

- A generally open landscape which connects well with the wider landscape including the downs to the north
- The area is largely typical of the wider LCA and not influenced by the settlement edge

5. Overall Landscape Sensitivity: Medium/high (combines 3 and 4)

6. **Landscape Value: Medium**

- No formal landscape designations
- Forms part of setting of 2 no. Grade II houses in Merston and wider rural setting of Grade I St Giles' church

7. Landscape Capacity: Medium/low (combines 5 and 6)

<p>Potential effect on key visual characteristics</p> <ul style="list-style-type: none"> • Impact on sensitive receptors within SDNP • Interruption of key views to SDNP including Halnaker Mill, Goodwood Park, Goodwood Grandstand and The Trundle. • Interruption of key views to Grade I St Giles' Church
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Erosion of setting of listed buildings • Loss of Grade 2 soils
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • Potential erosion of historic form of Merston
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Retention of all good and moderate quality tree cover and locally distinctive boundary treatments and features • Retention of other vegetated areas where they contribute to landscape and biodiversity value. • Tree and hedgerow planting to strengthen field boundaries and the landscape between settlements and create wildlife corridors where this will not result in loss of key views. • Retaining legibility and setting of listed buildings and PRoW network and create additional links • Opportunities to mitigate effect of locally intrusive elements such as poly-tunnels and glasshouses and highways where this does not result in loss of key views.

Conclusion and recommendations and potential capacity of sub-area

Sub-area 132 has a medium/low capacity. It forms part of the setting of Merston and retains a rural character. It retains a moderate sense of history as manifest in the listed buildings and the legible route of the former Arundel to Chichester Canal. The Grade I listed church of St Giles to the west of the sub-area is a key focus in local views due to the generally flat and open landscape. There are views out from the settlement edge, PRoW and local roads including long and panoramic views to the South Downs including Halnaker Mill, Goodwood House and Grandstand and The Trundle.

It is possible that a small amount of development may be accommodated adjacent to the existing settlement or around existing clusters of built form provided it is informed by further landscape and visual impact assessment and sensitively integrated into the landscape although great care would need to be taken to avoid any landscape or visual harm. Particular care would be needed to protect the setting of listed buildings and key views.

Sub-area: 133: Runcton Eastern Coastal Plain**West Sussex County Council Landscape Character Assessment (WSCCLCA) LCA SC9 Chichester to Yapton Coastal Plain**

Key characteristics and key qualities (West Sussex LCA unless noted):

- Low lying flat open landscape.
- Meandering rifes and straight drainage ditch systems, with associated unimproved grassland and edged by reed beds.
- A low density of hedgerows and hedgerow trees with occasional shelterbelts.
- Large-scale arable farming and market gardening. Extensive farms with both traditional and modern farm buildings and silos.
- Clusters of glasshouses.
- Large farmsteads along roads, and on dead-end tracks.
- Long views to the Downs.
- Frequent urban fringe influences of horse paddocks, light industry and disused airfields, with busy minor and major roads.
- Few trees or hedgerows, partly as a result of Dutch elm disease, from the 1970s and the Great Storm of 1987 and overall high quality agricultural land, although, where they do exist, they form prominent features.
- Semi-natural habitats are scarce due to intensive arable agriculture.
- Low lying species-rich grasslands adjacent to the rifes, artificial water bodies of Chichester canal (SNCI) and gravel pits together with remnant semi-natural broadleaved woodlands form pockets of high nature conservation importance.
- Occasional species-rich meadows along rifes, for example, Kingston Manor meadows, Runcton.
- Occasional village ponds and greens provide local havens for wildlife.

Landscape strategy and key sensitivities and guidelines:

- Key views to the South Downs.
- Fragmentation and loss of hedgerows and connections between hedgerow and woodland.
- Replacement of mature treescape.
- Changes in drainage patterns.
- Industry in the countryside associated with horticulture and light industry, resulting in large clusters of glasshouses and industrial buildings.
- Loss of archaeological remains to ploughing.
- Create a new, large scale tree and hedgerow framework which complements the open intensively farmed landscape, whilst maintaining significant views of Chichester Cathedral, the South Downs and local features.
- Maintain and strengthen field boundaries such as hedgerows and shelterbelts.
- Link up existing remnant hedgerows and tree lines to re-establish coherent field boundaries and wildlife corridors.
- Encourage a full tree survey of the area with a view to conserving and managing existing feature tree groups and individuals.
- Encourage and promote land management schemes to increase species rich grassland areas.
- Promote management and establishment of grassland regimes of grazing, hay cutting and silage.
- Restore and strengthen the landscape of the gaps between settlements.
- Encourage landscape enhancements around villages and on their approaches.
- Establish new vegetation features by the planting of hedgerows and tree clumps in field corners and along roadsides, especially those approaching settlements.

- Encourage the planting of shelter belts around horse paddocks, using native species, to give visual and wildlife benefits.
- Encourage bold tree planting associated with large agricultural buildings, glasshouses and industrial buildings to attempt to assimilate them into the landscape more satisfactorily.
- Restrict extensive areas of tree planting to poorer quality agricultural land.
- Maintain and enhance the landscape and biodiversity of rifes and other existing habitats. Reprofile banks and encourage more diverse flora by lengthening clearance cycles.
- Enhance the visual prominence of rifes through the establishment of waterside vegetation features.
- Maintain, restore and enhance floodplain woodland and associated species, including native black poplar, where appropriate.

Relevant forces for change / threats / opportunities:

- Urban development pressures, especially in the gaps between settlements and on the edge of Chichester.
- Loss of mature elm trees in the 1970's and 1980's due to Dutch Elm disease.
- Loss of floodplain and wet woodland due to changes in agricultural drainage practices.
- Loss of tree and hedgerow cover from agricultural intensification since World War II.
- Farm diversification and garden centres leading to introduction of signs and fencing.
- Introduction of large scale industrial buildings and glasshouses with distribution sheds.

Sub-area description:

Sub-area 133 is irregular in shape and lies to the south of the B2166 east of Runcton. The western boundary is defined by Pagham Rife and to the south and east lie open fields and Saltham House. To the north lie glasshouses and a nursery which front onto the B2166.

For more detail refer to record sheets.

Photographs:

Photo 1: View south-west from B2166 across HDA to sub-area. Glasshouses to west are partially screened by vegetation



Photo 2: View south-east from PRow across Pagham Rife and intervening vegetation towards sub-area.

Please refer to section 3 methodology of the assessment process

1. Visual Sensitivity: Medium/low

- Long panoramic views to SDNP where vegetation and built form permits.
- Sensitive receptors within SDNP
- Views into the area from locally busy B2166

- Possible views into sub-area from nurseries and garden centre
 - Views into sub-area from Saltham House
 - Partial views across Pagham Rife from Runcton Lane and PRow
 - Limited opportunities for mitigation due to lack of existing hedgerow structure but with opportunities to reinstate historic field boundaries and mitigate impact of glasshouses
2. **Landscape Sensitivity: Medium/low**
- Classified as predominantly Grade 1 agricultural land
 - Pagham Rife flood plan to west of western boundary
 - Arable fields and equestrian paddocks with little significant vegetation.
 - Some trees associated with Pagham Rife and Saltham House
 - B2166 is locally busy
 - No public access
3. Landscape Character Sensitivity: Medium/low (combines 1 and 2)
4. **Wider Landscape Sensitivity: High**
- A generally open landscape which connects well with the wider landscape including visually to the downs to the north
 - The area is largely typical of the wider LCA and not influenced by the settlement edge
5. Overall Landscape Sensitivity: Medium/high (combines 3 and 4)
6. **Landscape Value: Low**
- No formal landscape designations but generally positive character
7. Landscape Capacity: Medium/high (combines 5 and 6)

<p>Potential effect on key visual characteristics</p> <ul style="list-style-type: none"> • Impact on sensitive receptors within SDNP • Interruption of key views to SDNP.
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Loss of Grade 1 soils • Erosion of setting of Saltham House (unlisted) • Erosion of setting of Pagham Rife
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • Not applicable
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Retention of all good and moderate quality tree cover and locally distinctive boundary treatments and features • Retention of other vegetated areas where they contribute to landscape and biodiversity value. • Tree and hedgerow planting to strengthen field boundaries and the landscape between settlements and create wildlife corridors where this will not result in loss of key views. • Retaining legibility and setting of PRoW network and create additional links • Opportunities to mitigate effect of locally intrusive elements such as glasshouses and highways where this does not result in loss of key views.

Conclusion and recommendations and potential capacity of sub-area

Sub-area 133 has a medium/high capacity. It is influenced by the B2166 and glasshouses to the north but retains a rural character further south. There are views out to local roads including long views to the South Downs and it retains a strong relationship with the wider landscape.

Whilst this sub-area has been ascribed a medium/high capacity, in part because of its lack of designations, it is considered that a significant amount of residential development would be inappropriate within this sub-area as it would not relate well with the existing settlement pattern. It is therefore recommended that only a small amount of development may be accommodated around existing clusters of built form and provided it is informed by further landscape and visual impact assessment and sensitively integrated into the landscape. Great care would need to be taken to avoid any landscape or visual harm. Particular care would be needed to protect the setting of any key views.

Sub-area: 134: Upper Pagham Rife**West Sussex County Council Landscape Character Assessment (WSCCLCA) LCA SC9 Chichester to Yapton Coastal Plain**

Key characteristics and key qualities (West Sussex LCA unless noted):

- Low lying flat open landscape.
- Meandering rifes and straight drainage ditch systems, with associated unimproved grassland and edged by reed beds.
- A low density of hedgerows and hedgerow trees with occasional shelterbelts.
- Scattered, historically nucleated villages with mixed building materials of flint, brick, half timber and stone.
- Large farmsteads along roads, and on dead-end tracks.
- Frequent urban fringe influences of horse paddocks, light industry and disused airfields, with busy minor and major roads.
- Few trees or hedgerows, partly as a result of Dutch elm disease, from the 1970s and the Great Storm of 1987 and overall high quality agricultural land, although, where they do exist, they form prominent features.
- Semi-natural habitats are scarce due to intensive arable agriculture.
- Low lying species-rich grasslands adjacent to the rifes, artificial water bodies of Chichester canal (SNCI) and gravel pits together with remnant semi-natural broadleaved woodlands form pockets of high nature conservation importance.
- Occasional species-rich meadows along rifes, for example, Kingston Manor meadows, Runcton.
- Occasional village ponds and greens provide local havens for wildlife.
- Invasive floating pennywort in Pagham Rife.

Landscape strategy and key sensitivities and guidelines:

- Fragmentation and loss of hedgerows and connections between hedgerow and woodland.
- Replacement of mature treescape.
- Changes in drainage patterns.
- Industry in the countryside associated with horticulture and light industry, resulting in large clusters of glasshouses and industrial buildings.
- Loss of distinction between different settlements due to urban expansion.
- Create a new, large scale tree and hedgerow framework which complements the open intensively farmed landscape, whilst maintaining significant views of Chichester Cathedral, the South Downs and local features.
- Maintain and strengthen field boundaries such as hedgerows and shelterbelts.
- Link up existing remnant hedgerows and tree lines to re-establish coherent field boundaries and wildlife corridors.
- Encourage a full tree survey of the area with a view to conserving and managing existing feature tree groups and individuals.
- Encourage and promote land management schemes to increase species rich grassland areas.
- Promote management and establishment of grassland regimes of grazing, hay cutting and silage.
- Restore and strengthen the landscape of the gaps between settlements.
- Encourage landscape enhancements around villages and on their approaches.
- Establish new vegetation features by the planting of hedgerows and tree clumps in field corners and along roadsides, especially those approaching settlements.
- Encourage bold tree planting associated with large agricultural buildings, glasshouses and industrial buildings to attempt to assimilate them into the landscape more satisfactorily.

- Restrict extensive areas of tree planting to poorer quality agricultural land.
- Maintain and enhance the landscape and biodiversity of rifes and other existing habitats. Reprofile banks and encourage more diverse flora by lengthening clearance cycles.
- Enhance the visual prominence of rifes through the establishment of waterside vegetation features.
- Maintain, restore and enhance floodplain woodland and associated species, including native black poplar, where appropriate.

Relevant forces for change / threats / opportunities:

- Loss of mature elm trees in the 1970's and 1980's due to Dutch elm disease.
- Loss of floodplain and wet woodland due to changes in agricultural drainage practices.
- Loss of tree and hedgerow cover from agricultural intensification since World War II.

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Sub-area map:

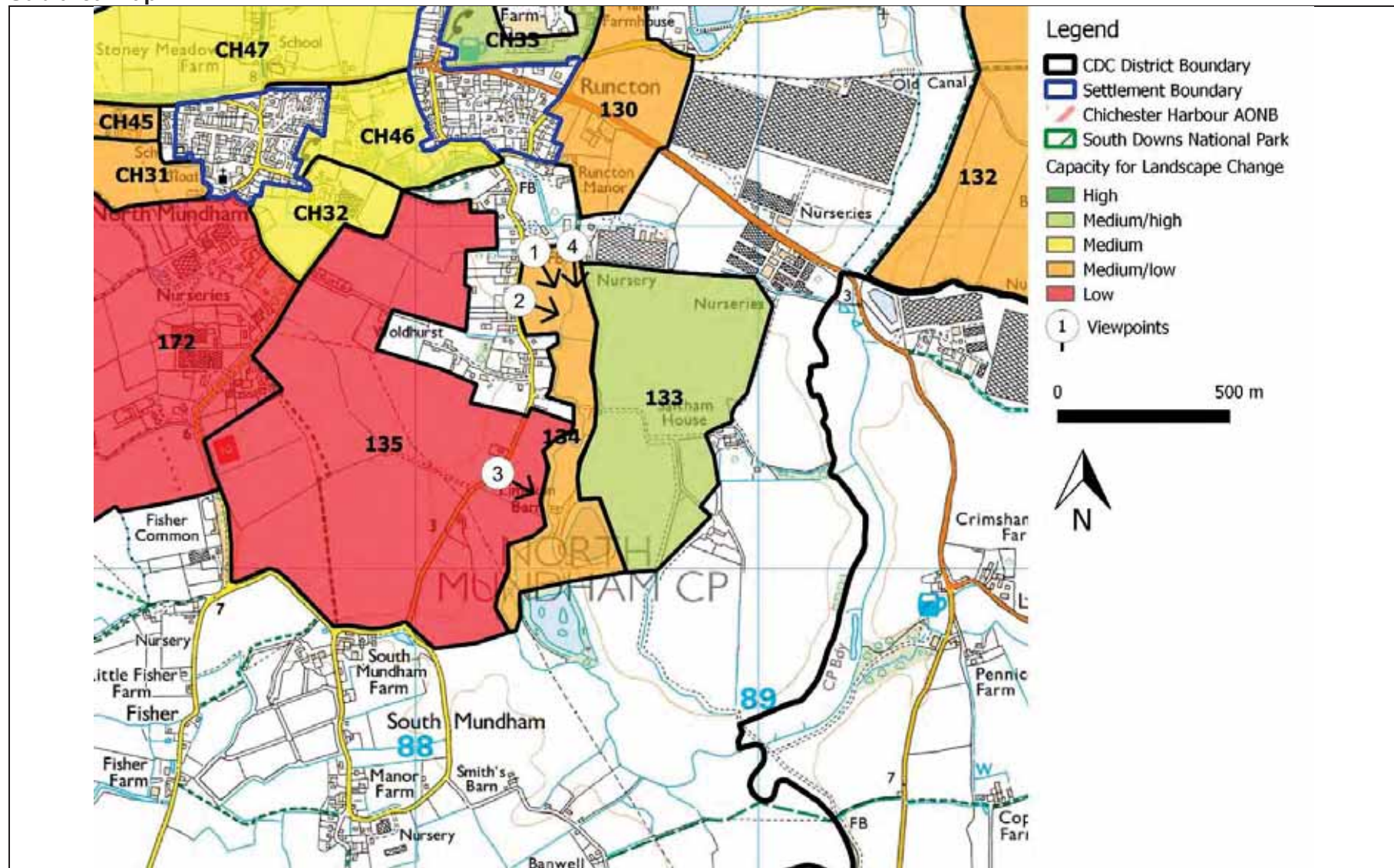


Figure: 134 Capacity of landscape to accept change and location of photographic viewpoints

Sub-area description:

Sub-area 134 is irregular and linear in shape and lies to the south of Runcton broadly parallel with Runcton Lane which forms part of its western boundary. To the north lies Runcton Conservation Area and to the east lies Saltham House.

For more detail refer to record sheets.

Photographs:

Photo 1: Panorama south-east from PRow adjacent to Runcton Conservation Area into historic brooks innings



Photo 2: View west from Runcton Lane across brooks innings



Photo 3: View east from Runcton Lane across intervening fields towards sub-area. Bunding surrounding reservoirs within sub-area is visible.



Photo 4: View south from footbridge on PRoW along Pagham Rife

Please refer to section 3 methodology of the assessment process

1. Visual Sensitivity: Medium

- Sensitive receptors within Runcton Conservation Area
- Views into the area from Runcton Lane
- Possible views into sub-area from nursery
- Views into sub-area from small number of residential properties
- Views from on northern boundary of sub-area PRoW
- Limited opportunities for mitigation due to lack of existing hedgerow structure but with opportunities to reinstate historic field boundaries where they have been lost

2. Landscape Sensitivity: Medium

- Classified as predominantly Grade 3 agricultural land
- Pagham Rife and associated flood plain cover majority of sub-area
- Artificial reservoir with bunding to south-east
- Small areas of rough grazing paddocks with little hedgerows.

- Historic brooks inning landscape
 - PRow to northern boundary
 - Contributes to setting of Grade II* Severels and Runcton Conservation Area
3. Landscape Character Sensitivity: Medium (combines 1 and 2)
4. **Wider Landscape Sensitivity: Medium/high**
- A generally enclosed landscape which connects well with the wider landscape to the south, east and west
 - Most of sub-area lies within flood zone
 - The area is largely typical of the wider LCA and not significantly influenced by the settlement edge
5. Overall Landscape Sensitivity: Medium/high (combines 3 and 4)
6. **Landscape Value: Medium**
- Northern part of sub-area contributes to setting of Runcton Conservation Area and Grade II* listed Severels

7. Landscape Capacity: Medium/low (combines 5 and 6)

<p>Potential effect on key visual characteristics</p> <ul style="list-style-type: none"> • Impact on sensitive receptors within conservation area and on PRoW • Interruption of key views out of village
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Erosion of historic brooks innings landform and associated vegetation
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • Not applicable
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Retention of all good and moderate quality tree cover and locally distinctive boundary treatments and features • Retention of other vegetated areas where they contribute to landscape and biodiversity value. • Tree and hedgerow planting to strengthen field boundaries and the landscape between settlements and create wildlife corridors where this will not result in loss of key views. • Retaining legibility and setting of conservation area and PRoW network and create additional links • Opportunities to mitigate effect of locally intrusive elements such as glasshouses and reservoir bunding.

Conclusion and recommendations and potential capacity of sub-area

Sub-area 134 has a medium/low capacity, constrained by its historic landscape features, presence in a flood plain and its role in the setting of Runcton Conservation Area. It is partly influenced by the Runcton Lane, glasshouses to the north-east and the artificial reservoir but retains a generally strong rural character. There are views out to Runcton Lane and towards the conservation area although this has a generally well-vegetated boundary and it retains a strong relationship with the wider landscape to the south and east.

It is unlikely that any further development may be accommodated within this sub-area without damage to the existing character. It is therefore not recommended as a location for further development.

Sub-area: 135: North Mundham – South Mundham Coastal Plain**West Sussex County Council Landscape Character Assessment (WSCCLCA) LCA SC9 Chichester to Yapton Coastal Plain**

Key characteristics and key qualities (West Sussex LCA unless noted):

- Low lying flat open landscape.
- Meandering rifes and straight drainage ditch systems, with associated unimproved grassland and edged by reed beds.
- A low density of hedgerows and hedgerow trees with occasional shelterbelts.
- Large-scale arable farming and market gardening. Extensive farms with both traditional and modern farm buildings and silos.
- Clusters of glasshouses.
- Large farmsteads along roads, and on dead-end tracks.
- Long views to the Downs and to the distinctive spire of Chichester Cathedral.
- The relatively open character of much of the area allows long views so that village church towers are important landmarks in views.
- Frequent urban fringe influences of horse paddocks, light industry and disused airfields, with busy minor and major roads.
- Few trees or hedgerows, partly as a result of Dutch elm disease, from the 1970s and the Great Storm of 1987 and overall high quality agricultural land, although, where they do exist, they form prominent features.
- Important medieval churches with spires which distinguish this otherwise flat landscape.
- Semi-natural habitats are scarce due to intensive arable agriculture.
- Occasional species-rich meadows along rifes, for example, Kingston Manor meadows, Runcton.
- Invasive floating pennywort in Pagham Rife.

Landscape strategy and key sensitivities and guidelines:

- Key views to the South Downs and Chichester Cathedral.
- Fragmentation and loss of hedgerows and connections between hedgerow and woodland.
- Replacement of mature treescape.
- Changes in drainage patterns.
- Industry in the countryside associated with horticulture and light industry, resulting in large clusters of glasshouses and industrial buildings.
- Loss of distinction between different settlements due to urban expansion.
- Create a new, large scale tree and hedgerow framework which complements the open intensively farmed landscape, whilst maintaining significant views of Chichester Cathedral, the South Downs and local features.
- Maintain and strengthen field boundaries such as hedgerows and shelterbelts.
- Link up existing remnant hedgerows and tree lines to re-establish coherent field boundaries and wildlife corridors.
- Encourage a full tree survey of the area with a view to conserving and managing existing feature tree groups and individuals.
- Encourage and promote land management schemes to increase species rich grassland areas.
- Promote management and establishment of grassland regimes of grazing, hay cutting and silage.
- Restore and strengthen the landscape of the gaps between settlements.
- Encourage landscape enhancements around villages and on their approaches.
- Establish new vegetation features by the planting of hedgerows and tree clumps in field corners and along roadsides, especially those approaching settlements.

- Encourage bold tree planting associated with large agricultural buildings, glasshouses and industrial buildings to attempt to assimilate them into the landscape more satisfactorily.
- Restrict extensive areas of tree planting to poorer quality agricultural land.
- Encourage the replacement or restoration of derelict glasshouses where these appear detrimental to the landscape.
- Maintain and enhance the landscape and biodiversity of rifes and other existing habitats. Reprofile banks and encourage more diverse flora by lengthening clearance cycles.
- Enhance the visual prominence of rifes through the establishment of waterside vegetation features.
- Maintain, restore and enhance floodplain woodland and associated species, including native black poplar, where appropriate.

Relevant forces for change / threats / opportunities:

- Urban development pressures, especially in the gaps between settlements and on the edge of Chichester.
- Major road improvements.
- Loss of mature elm trees in the 1970's and 1980's due to Dutch Elm disease.
- Loss of floodplain and wet woodland due to changes in agricultural drainage practices.
- Loss of tree and hedgerow cover from agricultural intensification since World War II.
- Conversion of agricultural buildings to light industrial uses.
- Introduction of large scale industrial buildings and glasshouses with distribution sheds.
- Derelict glasshouses.

Sub-area map:

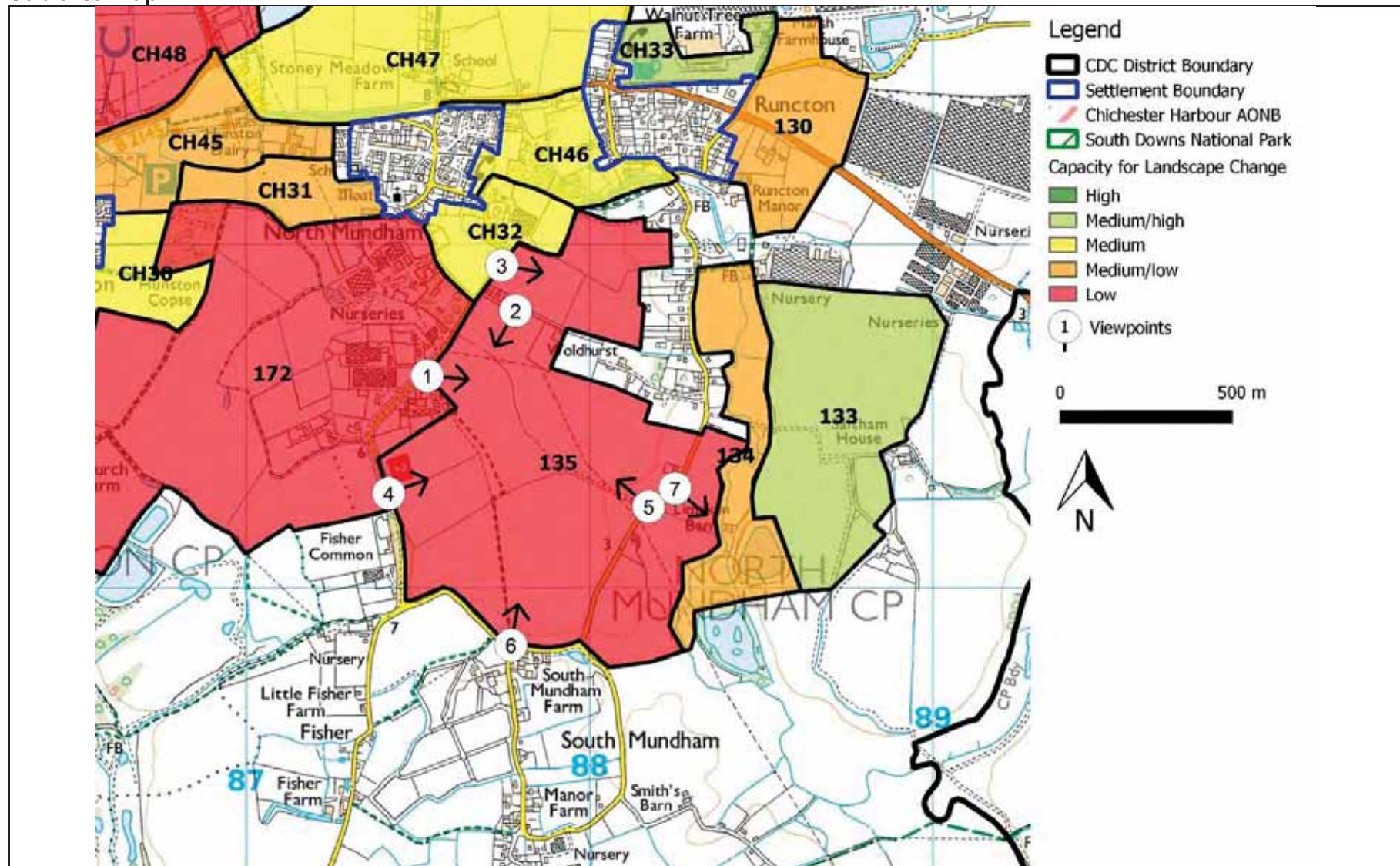


Figure: 135 Capacity of landscape to accept change and location of photographic viewpoints

Sub-area description:

Sub-area 135 is irregular in shape and lies to the south of Runcton and North Mundham. The southern and western boundary is partly formed by Fisher Lane and Manor Lane and the eastern boundary is partly described by Paghams Rife which lies to the east of Runcton Lane. The other boundaries are largely formed by field boundaries, drainage ditches and the settlement edge. For more detail refer to record sheets.

Photographs:

Photo 1: View west from Fisher Lane across open fieldscape.



Photo 2: View south-west from Hop Garden Lane across open fieldscape crossed by overhead cables.



Photo 3: View east from Post Office Lane into enclosed pasture field



Photo 4: View east from Fisher Lane across open fieldscape



Photo 5: Panorama north-west from Runcton Lane across open fieldscape towards wooded rear gardens of Woldhurst Court



Photo 6: Panorama north from junction of Manor Lane and Punches Lane across open fields to South Downs. Spire of Chichester Cathedral visible on horizon in far distance.

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Photo 7: View east from Runcton Lane across intervening fields towards Pagham Rife. Bunding surrounding reservoirs in adjacent sub-area is visible.

Please refer to section 3 methodology of the assessment process

1. Visual Sensitivity: Medium

- Long views to SDNP and spire of Chichester Cathedral where vegetation permits
- Sensitive receptors on PRow and National Route 2
- Views into sub-area from local roads
- Views out to glasshouses
- Possible views into part of sub-area from sensitive receptors within Runcton Conservation Area
- Intervisibility with settlement edge of Runcton/Woldhurst
- Generally open landscape contained by hedgerows/woodlands
- Good opportunities for mitigation due to existing internal hedgerow structure. Potential to restore historic field patterns but may interrupt key views

2. Landscape Sensitivity: Medium

- Predominantly Grade 1 agricultural land in the west of sub-area and Grade 2 in the east
- Crossed by PRow
- National Route 2 runs along part of western edge
- North-east parts contributes to setting of Runcton Conservation Area
- Pagham Rife to east of sub-area
- Some mature trees

3. Landscape Character Sensitivity: Medium/high (combines 1 and 2)**4. Wider Landscape Sensitivity: Medium/high**

- A generally open landscape which connects well with the wider landscape to the south, east and west
- Northern part of sub-area contributes to separation of North Mundham and Runcton
- The area is largely typical of the wider LCA and not significantly influenced by the settlement edge
- Eastern part of sub-area lies within flood area for Pagham Rife

5. Overall Landscape Sensitivity: Medium/high (combines 3 and 4)**6. Landscape Value: Medium/high**

- A generally open landscape which connects well with the wider landscape to the south, east and west
- The area is largely typical of the wider LCA and not significantly influenced by the settlement edge

7. Landscape Capacity: Low (combines 5 and 6)

<p>Potential effect on key visual characteristics</p> <ul style="list-style-type: none"> • Impact on sensitive receptors within conservation area and on PRow/ National Route 2 • Interruption of key views to SDNP and Chichester Cathedral spire
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Loss of Grade 1/2 soils • Erosion of setting of PRow and National Route 2 • Erosion of setting of Pagham Rife
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • Erosion of separation between North Mundham and Hunston
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Retention of all good and moderate quality tree cover and locally distinctive boundary treatments and features • Retention of other vegetated areas where they contribute to landscape and biodiversity value. • Tree and hedgerow planting to strengthen field boundaries and the landscape between settlements and create wildlife corridors where this will not result in loss of key views. • Retaining legibility and setting of PRow network and create additional links

Conclusion and recommendations and potential capacity of sub-area

Sub-area 135 has a low capacity, constrained by the proximity of Runcton Conservation Area, National Route 2 and its contribution to the separation of North Mundham from Runcton. It is not significantly influenced by the settlement edge and retains a generally strong rural character. The sub-area is generally open in the south but with some good boundary vegetation and there are occasional views out to the SDNP and Chichester Cathedral. The sub-area retains a generally good relationship with the wider landscape.

Despite the low capacity it is possible that a small amount of development may be accommodated adjacent to the existing settlement or around existing clusters of built form provided it is informed by further landscape and visual impact assessment and sensitively integrated into the landscape although great care would need to be taken to avoid any landscape or visual harm. Particular care would be needed to protect the setting of the conservation area, National Route 2 and key views and to retain the separation of North Mundham and Runcton.

Sub-area: 169: West of Funtington**West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA SC6: Southbourne Coastal Plain****Chichester District Landscape Capacity Study Extension 2011 (CDLCSE): Zone 12**

Key characteristics, features and biodiversity (West Sussex LCA unless noted):

- A transitional landscape.
- Clear views to the higher ground of the Downs to the north.
- A good cover of woodland and trees, with a high percentage of ancient woodland.
- Mainly gently undulating farmland enclosed by woods with numerous hedgerows.
- Pattern of small to medium sized pastures, arable fields, livestock farming and market gardening.
- Winterbourne chalk streams emanate from this area.
- Wealth of historic landscape features including historic parklands, many ancient woodlands and earthworks.
- Area is well settled with scattered pattern of rural villages and farmsteads, including traditional flint village centres such as Boxgrove.
- Leafy or wooded settlements.
- Winding hedged or wooded lanes.
- Mix of small, medium and large-sized fields with mainly straight Parliamentary Enclosure boundaries. Some earlier, irregular assarts.
- Remnant semi-natural broadleaved woodlands, interconnecting hedgerows and trackways provide important habitats for wildlife.
- A large proportion of the woodland cover is ancient. Some of these are also Sites of Nature Conservation Importance (SNCI), such as at The Valdoe, Slindon Bottom, Binsted Wood, Rewell Wood and Tortington Common. Typical tree species include oak, ash, beech, elm and sweet chestnut.
- A few significant patches of unimproved or semi-improved neutral grassland and meadows.
- Stream valleys, both ephemeral and permanent, add to the nature conservation interest.
- Improved pasture is common and there is a significant area of unimproved grassland near Woodmancote.

Landscape strategy and key sensitivities and guidelines:

- Conserve the undeveloped rural character of the area.
- Maintain and enhance the historic character of the area including earthworks, historic field patterns and historic parks.
- Conserve and manage distinctive habitats including meadows, heathland, chalk grassland, stream sides and woodland.
- Seek, where appropriate, the restoration of gravel workings to grassland, woodland and scrub habitats, including restoration of field edges and hedgerows.
- Promote management of existing woodland, especially where under pressure from gravel working or urban fringe development.
- Conserve and enhance the character and setting of small villages and hamlets.
- Promote good management of important village and roadside trees. Plant new tree features in villages.
- Encourage careful woodland design to screen new housing and other visually intrusive landscape elements, for example, pig farms, communication aerials.
- Consider the cumulative impact on landscape character of small developments and land use change.

- Avoid the introduction of suburban styles and materials.
- Ensure any new development is well integrated into the wider landscape. Use new woodland and hedgerow planting as appropriate.
- Conserve ancient semi-natural woodland as an historical, landscape and wildlife feature.
- Encourage good management of existing woodland and tree groups, including planting up edge areas.
- Conserve hedgerows and allow for the growth of hedgerow trees.
- Suburban expansion pressures from the urban fringes.
- Visual intrusion of gravel workings. Can be substantially visible from adjacent higher ground.
- Inappropriate or visually intrusive road improvements.
- Erosion of historic character due to changes in farming practices.
- Expansion of horse paddocks.

Relevant forces for change / key issues / threats / opportunities:

- Potential development pressure from the extension of existing settlements.
- Workings associated with gravel extraction.
- Lack of woodland management resulting in a decline in the structure and condition of existing woodlands.
- Increased recreational activities, for example associated with horse-riding and golf courses.
- Major existing road improvements along the A27 trunk road and the possibility of new ones.

Sub-area map:

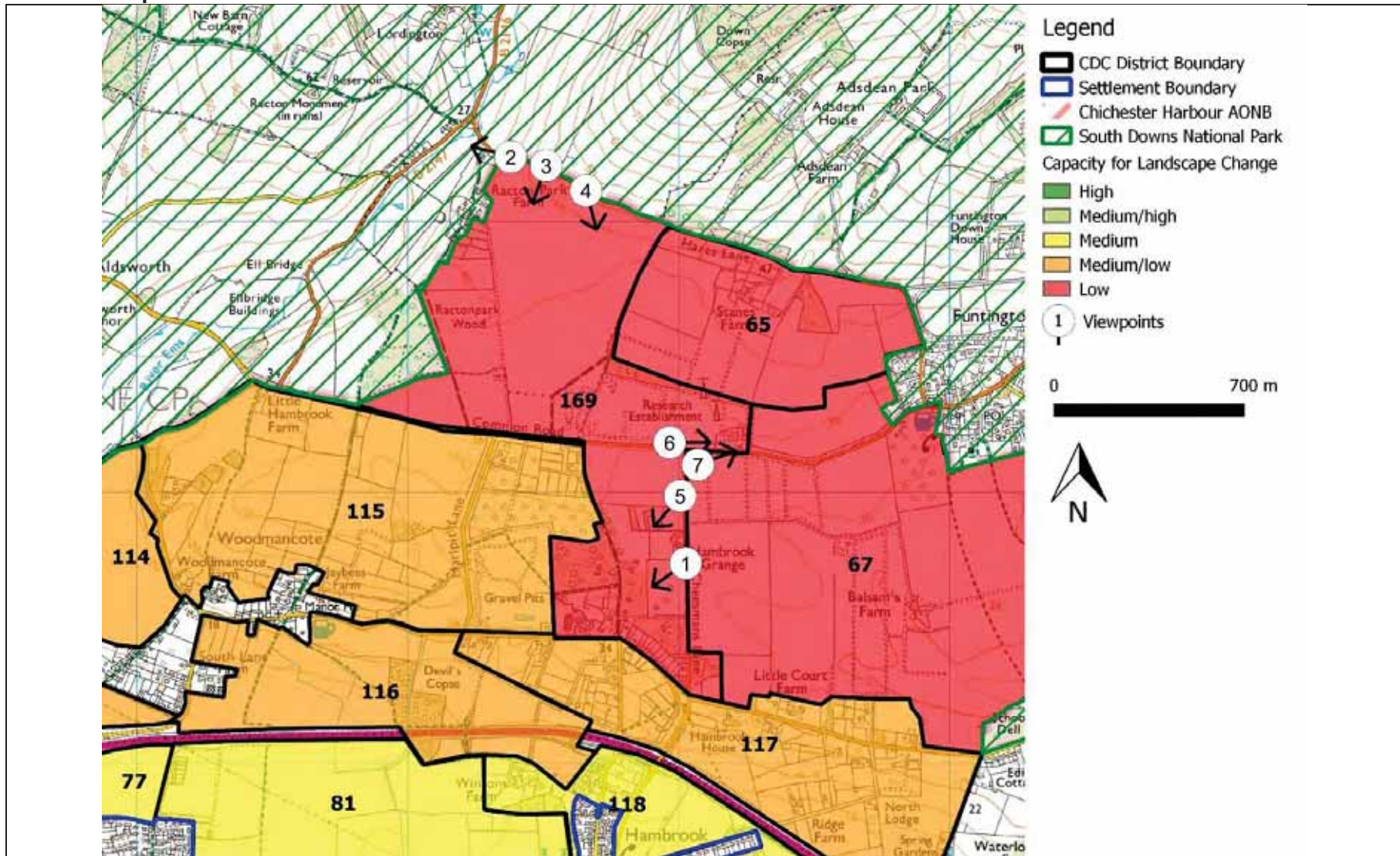


Figure: 169 Capacity of landscape to accept change and location of photographic viewpoints

Sub-area description:

Sub-area 169 is located on the southern boundary of the SDNP sloping down across open arable farmland to Common Road. Beyond this road the landscape character of the sub-area becomes more wooded and enclosed. The southern edge is characterised by a stretch of ribbon development of detached and semi-detached properties. The sub-area also has a number of PRow which within the northern section provide long open views, while within the southern section are more enclosed. The PRow link into a wider network also providing access to the adjacent SDNP

For more detail refer to record sheets.

Photographs:

Photo1: View from Cheesmans Lane looking west into the sub-area characterised by parkland



Photo 2: View from the B2146 across the sub-area into the SDNP with Runcton Ruin, seen on the skyline



Photo 3: View from the B2146 looking across the sub-area to Runcton Park Farm set within the SDNP and open fields within the SDNP beyond

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Photo 4: Long view from the B2146 looking south above the corn, across the sub-area



Photo 5: View south across sub-area to the business units set within a more mature wooded landscape

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Photo 6: Open view looking east along Common Road towards the settlement edge of Funtington



Photo 7: View from Cheesemans Lane looking north across to the Research Establishment and to the hills within the SDNP beyond

Please refer to section 3 methodology of the assessment process

1. Visual Sensitivity: Medium/high

- Long open views from northern section northwards to the hills within the SDNP
- From the northern section there are also long views south across the sub-area
- Open views across sub-area from Common Road and Cheesemans Lane

2. Landscape Sensitivity: Medium/high

- Slightly sloping landform, from northern edge down to southern edge which is largely flatter within southern section.
- Mixed rural land uses with the northern section mainly open arable farmland, with the southern section (beyond Common Road) a business park characterised by a compact arrangement of business buildings and areas of parked cars; an enclosed area of grassland/paddock, large detached properties with mature gardens, parkland, a dog kennels area, woodland and a row of residential properties aligning West Ashling Road

- 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 rows of barb wire
- The grounds of Hambrook Hall have a parkland character with individual trees set within open grassland
- A number of visual detractors including the Research Establishment open aspect with buildings and tall structures and the Pig shelters visible in adjacent sub-area 67
- Noise from busy Common Road and adjacent gravel pit
- Southern section includes a number of small interlinked woodlands and wide tree belts
- Within the northern section there are a lack of hedgerows, while within the southern section field boundaries are wide tree belts
- Built form concentrated towards the south, with ribbon development on southern boundary
- Soil quality is Grade 3 (good to moderate)
- Research Facility contains Parliamentary Enclosure
- Contains Medieval Assart wood (Ancient semi natural)
- A number of PRoW provide access and further link into surrounding network
- The gardens of the residential properties within the southern section contribute to a semi wooded character
- The woodland to the north of the Research Facility is an Ancient and Semi-natural Woodland:
- Priority habitat Inventory - deciduous woodland: Southern area also contains a network of woodlands

3. Landscape Character Sensitivity: Medium/high (combines 1 and 2)

4. **Wider Landscape Sensitivity: High**

- Sub-area forms part of the wider undeveloped rural area to the north, east, south and west
- Adjacent SDNP and forms part of its landscape setting
- Not connected to any settlement

5. Overall Landscape Sensitivity: High (combines 3 and 4)

6. **Landscape Value: Medium**

- Forms setting of SDNP
- Contains PRoW providing access into the SDNP
- Contains mature trees and woodlands
- Contains an Ancient and Semi natural woodland

7. Landscape Capacity: Low (combines 5 and 6)

<p>Potential effect on key visual characteristics</p> <ul style="list-style-type: none"> • Loss of open rural views from sensitive receptors including PRow and roads • Loss of open rural views from the north down across the south • Loss of rural views up to the SDNP • Visual impact on rural lanes and views out towards surrounding countryside
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Loss of hedgerows and trees of value • Loss of tree belts • Loss of woodlands including an Ancient and Semi natural woodland • Loss of parkland • Loss of overall rural character of area • Loss of open rural setting for PRow • Increased traffic on small lanes and increased noise levels • Loss of open rural setting for listed building
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • N/A
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Retention of the open rural setting • Retention of hedgerows and trees and all good and moderate quality tree cover • Retention of areas of parkland and woodland • Retention of open setting for the Ancient and Semi-natural Woodland • Retain open views south across sub-area • Retain open views north towards the hills of the SDNP • Retention of other vegetated areas where they contribute to landscape and biodiversity value • Restore lost field boundaries and connecting woodland • Retaining legibility and setting of PRow network and create additional links • Conserve rural character of lanes and roadside hedgerows

Conclusion and recommendations and potential capacity of sub-area

Sub-area 116 has a low capacity, largely constrained by its open and established rural landscape character and isolated location away from any settlement. The sub-area does have a strong rural and in places remote character, with long views up to the SDNP and further long views south and beyond.

Overall areas of new development would not be suitable within this sub-area, although in places it has a low-density residential character, potential areas of new housing would change the balance which would impact on its established rural character. Granting that, building conversions may be accommodated if their design is informed by further landscape and visual impact assessment and sensitively integrated into the landscape, respecting the historic settlement pattern and local character.

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Sub-area: 171: South Donnington**West Sussex County Council Landscape Character Assessment (WSCCLCA) LCA SC9 Chichester to Yapton Coastal Plain**

Key characteristics and key qualities (West Sussex LCA unless noted):

- Low lying flat open landscape.
- A low density of hedgerows and hedgerow trees with occasional shelterbelts.
- Large farmsteads along roads, and on dead-end tracks.
- The relatively open character of much of the area allows long views so that village church towers are important landmarks in views.
- Few trees or hedgerows, partly as a result of Dutch elm disease, from the 1970s and the Great Storm of 1987 and overall high quality agricultural land, although, where they do exist, they form prominent features.
- Important medieval churches with spires which distinguish this otherwise flat landscape.
- Semi-natural habitats are scarce due to intensive arable agriculture.
- Low lying species-rich grasslands adjacent to the rifes, artificial water bodies of Chichester canal (SNCI) and gravel pits together with remnant semi-natural broadleaved woodlands form pockets of high nature conservation importance.

Landscape strategy and key sensitivities and guidelines:

- Fragmentation and loss of hedgerows and connections between hedgerow and woodland.
- Replacement of mature treescape.
- Changes in drainage patterns.
- Loss of distinction between different settlements due to urban expansion.
- Changes in transport infrastructure due to urban development pressures.
- Create a new, large scale tree and hedgerow framework which complements the open intensively farmed landscape, whilst maintaining significant views of Chichester Cathedral, the South Downs and local features.
- Maintain and strengthen field boundaries such as hedgerows and shelterbelts.
- Link up existing remnant hedgerows and tree lines to re-establish coherent field boundaries and wildlife corridors.
- Encourage a full tree survey of the area with a view to conserving and managing existing feature tree groups and individuals.
- Encourage and promote land management schemes to increase species rich grassland areas.
- Promote management and establishment of grassland regimes of grazing, hay cutting and silage.
- Restore and strengthen the landscape of the gaps between settlements.
- Encourage landscape enhancements around villages and on their approaches.
- Establish new vegetation features by the planting of hedgerows and tree clumps in field corners and along roadsides, especially those approaching settlements.
- Encourage the planting of shelter belts around horse paddocks, using native species, to give visual and wildlife benefits.
- Encourage bold tree planting associated with large agricultural buildings, glasshouses and industrial buildings to attempt to assimilate them into the landscape more satisfactorily.
- Restrict extensive areas of tree planting to poorer quality agricultural land.
- Encourage the replacement or restoration of derelict glasshouses where these appear detrimental to the landscape.

- Maintain and enhance the landscape and biodiversity of rifes and other existing habitats. Reprofile banks and encourage more diverse flora by lengthening clearance cycles.

Relevant forces for change / threats / opportunities:

- Urban development pressures, especially in the gaps between settlements and on the edge of Chichester.
- Loss of mature elm trees in the 1970's and 1980's due to Dutch elm disease.
- Loss of tree and hedgerow cover from agricultural intensification since World War II.
- Conversion of agricultural buildings to light industrial uses.
- Derelict glasshouses.

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Sub-area map:

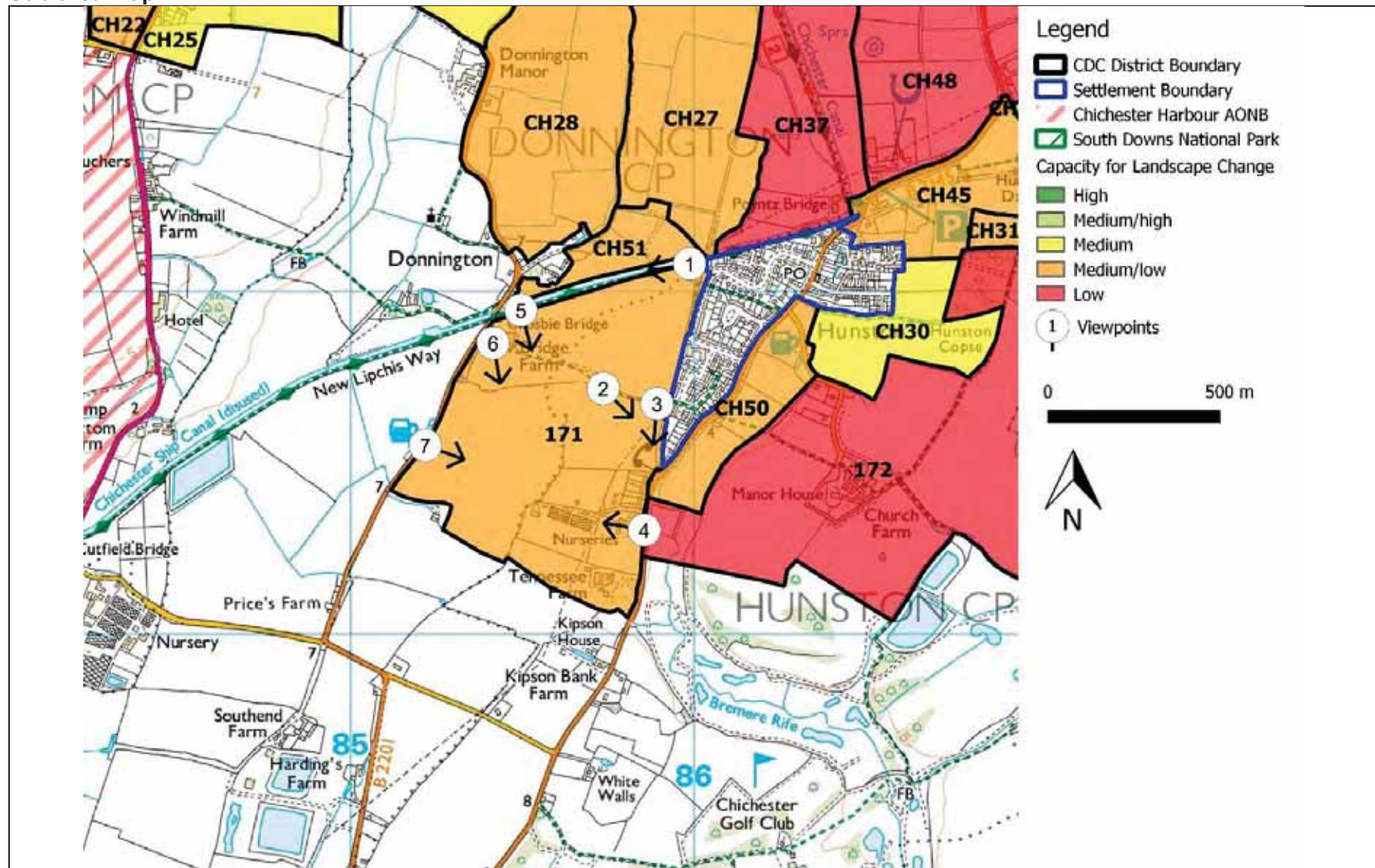


Figure: 171 Capacity of landscape to accept change and location of photographic viewpoints

Sub-area description:

Sub-area 171 is irregular in shape and lies to the west of Hunston. The western boundary is formed by Selsey Road and the northern by Chichester Canal. The eastern boundary comprises the settlement boundary of Hunston and associated PRow and B2145. The southern boundary is defined field boundaries and drainage ditches.

For more detail refer to record sheets.

Photographs:

Photo 1: View west along New Lipchis Way/Chichester Canal (SNCI)



Photo 2: View south-east from PRow crossing sub-area towards settlement edge



Photo 3: View south from PRow into allotments adjacent to settlement edge



Photo 4: View west from B2145 into Ridgeway Nursery



Photo 5: Panoramic view south-east from New Lipchis Way/Chichester Canal (SNCI) across sub-area towards settlement edge



Photo 6: Panoramic view south from PRow adjacent to Bridge Farm and Hunston & Donnington Conservation Area



Photo 7: Panoramic view east from Selsey Road across sub-area towards B2145

Please refer to section 3 methodology of the assessment process

1. Visual Sensitivity: Medium/high

- Sensitive receptors within Donnington Conservation Area
- Sensitive receptors on New Lipchis Way/Chichester Canal, including panoramic views across sub-area
- Intervisibility with settlement edge of Hunston, allotments, nurseries and farms
- Sensitive receptors on PRow including panoramic views across sub-area
- Views into the sub-area from local roads where vegetation permits

- Some opportunities for mitigation due to existing internal hedgerow structure. Potential to restore historic field patterns where lost but may reduce openness

2. Landscape Sensitivity: Medium/high

- Grade 2 agricultural land
- Adjacent to Chichester Canal SNCI
- Crossed by local PRow
- Bounded by New Lipchis Way to north
- Contains part of Donnington Conservation Area
- Contributes to setting of 3 no. Grade II properties on Selsey Road, Donnington.
- Priority habitat traditional orchard to east of Tennessee Farm

3. Landscape Character Sensitivity: Medium/high (combines 1 and 2)

4. Wider Landscape Sensitivity: Medium/high

- A generally open landscape which connects well with the wider landscape to the south and west
- Some influence from settlement edge of Hunston which lies to the east
- The area is largely typical of the wider LCA and not significantly influenced by the settlement edge

5. Overall Landscape Sensitivity: Medium/high (combines 3 and 4)

6. Landscape Value: Medium

- North-western part of sub-area contains part of Donnington Conservation Area with noted views eastwards from Blacksmiths Cottages)
- Bounded to north by Chichester Canal SNCI and New Lipchis Way promoted footpath

7. Landscape Capacity: Medium/low (combines 5 and 6)

<p>Potential effect on key visual characteristics</p> <ul style="list-style-type: none"> • Impact on sensitive receptors within conservation area and on PRow / New Lipchis Way
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Loss of Grade 2 soils • Erosion of setting of conservation area and listed buildings • Erosion of setting of Chichester Canal (SNCI)
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • Erosion of separation between Donnington and Hunston
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Retention of all good and moderate quality tree cover and locally distinctive boundary treatments and features • Retention of other vegetated areas where they contribute to landscape and biodiversity value. • Tree and hedgerow planting to strengthen field boundaries and the landscape between settlements and create wildlife corridors where this will not result in loss of key views. • Retaining legibility and setting of PRow network and create additional links

Conclusion and recommendations and potential capacity of sub-area

Sub-area 171 has a medium/low capacity constrained by the conservation area and listed buildings, its proximity to Chichester Canal (SNCI) and the PRow/New Lipchis Way. It is somewhat influenced by the settlement edge but retains a generally strong rural character. The sub-area is generally open but contained by boundary vegetation. The landscape is more contained and smaller scale in the south-east. There are panoramic views within the sub-area but few views to the landscape beyond the sub-area due to boundary vegetation and built form, however the sub-area retains a generally good relationship with the wider landscape.

It is possible that a small amount of development may be accommodated around the existing settlement or clusters of built form provided it is informed by further landscape and visual impact assessment and sensitively integrated into the landscape although great care would need to be taken to avoid any landscape or visual harm. Particular care would be needed to protect the setting of the conservation area, listed buildings, Chichester Canal, and key views and to retain the separation of Donnington and Hunston.

Sub-area: 172: Bremere Rife**West Sussex County Council Landscape Character Assessment (WSCCLCA) LCA SC9 Chichester to Yapton Coastal Plain**

Key characteristics and key qualities (West Sussex LCA unless noted):

- Low lying flat open landscape.
- Meandering rifes and straight drainage ditch systems, with associated unimproved grassland and edged by reed beds.
- A low density of hedgerows and hedgerow trees with occasional shelterbelts.
- Large-scale arable farming and market gardening. Extensive farms with both traditional and modern farm buildings and silos.
- Scattered, historically nucleated villages with mixed building materials of flint, brick, half timber and stone.
- Large farmsteads along roads, and on dead-end tracks.
- Long views to the Downs and to the distinctive spire of Chichester Cathedral.
- The relatively open character of much of the area allows long views so that village church towers are important landmarks in views.
- Frequent urban fringe influences of horse paddocks, light industry and disused airfields, with busy minor and major roads.
- Few trees or hedgerows, partly as a result of Dutch elm disease, from the 1970s and the Great Storm of 1987 and overall high quality agricultural land, although, where they do exist, they form prominent features.
- Important medieval churches with spires which distinguish this otherwise flat landscape.
- Large regular fields, mostly the product of Parliamentary enclosure.
- Semi-natural habitats are scarce due to intensive arable agriculture.
- Hedgerow pattern is fragmented with occasional isolated woods, for example, Hunston Copse (Site of Nature Conservation Importance, SNCI).
- Low lying species-rich grasslands adjacent to the rifes, artificial water bodies of Chichester canal (SNCI) and gravel pits together with remnant semi-natural broadleaved woodlands form pockets of high nature conservation importance.
- Occasional species-rich meadows along rifes, for example, Kingston Manor meadows, Runcton.
- Occasional village ponds and greens provide local havens for wildlife.

Landscape strategy and key sensitivities and guidelines:

- Key views to the South Downs and Chichester Cathedral
- Fragmentation and loss of hedgerows and connections between hedgerow and woodland.
- Replacement of mature treescape.
- Changes in drainage patterns.
- Loss of distinction between different settlements due to urban expansion.
- Create a new, large scale tree and hedgerow framework which complements the open intensively farmed landscape, whilst maintaining significant views of Chichester Cathedral, the South Downs and local features.
- Maintain and strengthen field boundaries such as hedgerows and shelterbelts.
- Link up existing remnant hedgerows and tree lines to re-establish coherent field boundaries and wildlife corridors.
- Encourage a full tree survey of the area with a view to conserving and managing existing feature tree groups and individuals.
- Encourage and promote land management schemes to increase species rich grassland areas.
- Promote management and establishment of grassland regimes of grazing, hay cutting and silage.

- Restore and strengthen the landscape of the gaps between settlements.
- Encourage landscape enhancements around villages and on their approaches.
- Establish new vegetation features by the planting of hedgerows and tree clumps in field corners and along roadsides, especially those approaching settlements.
- Restrict extensive areas of tree planting to poorer quality agricultural land.
- Maintain and enhance the landscape and biodiversity of rifes and other existing habitats. Reprofile banks and encourage more diverse flora by lengthening clearance cycles.
- Enhance the visual prominence of rifes through the establishment of waterside vegetation features.
- Maintain, restore and enhance floodplain woodland and associated species, including native black poplar, where appropriate.

Relevant forces for change / threats / opportunities:

- Urban development pressures, especially in the gaps between settlements and on the edge of Chichester.
- Loss of mature elm trees in the 1970's and 1980's due to Dutch elm disease.
- Loss of floodplain and wet woodland due to changes in agricultural drainage practices.
- Loss of tree and hedgerow cover from agricultural intensification since World War II.

Sub-area map:

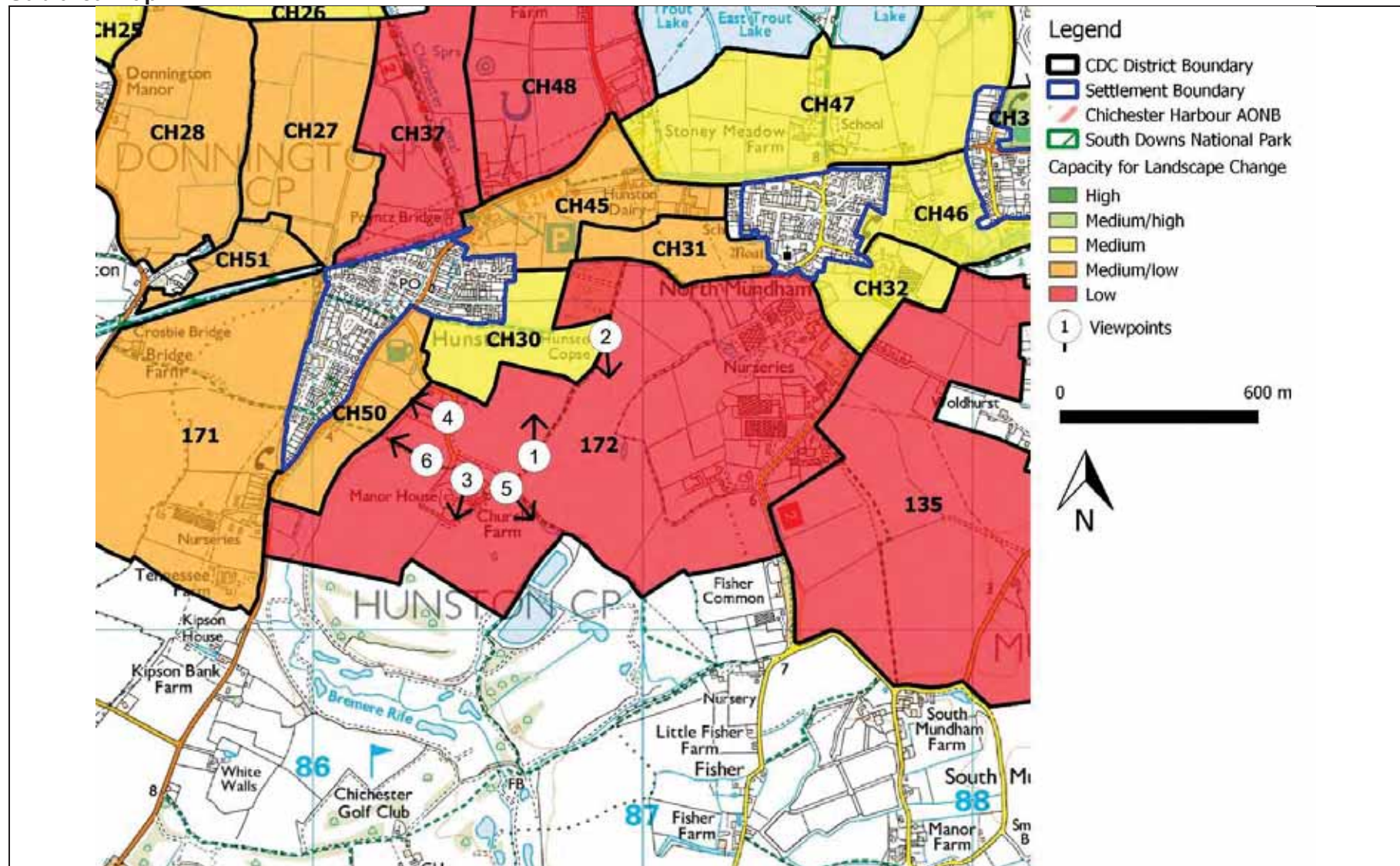


Figure: 172 Capacity of landscape to accept change and location of photographic viewpoints

Sub-area description:

Sub-area 172 is irregular in shape and lies to the south of Hunston. The western boundary is partly formed by Selsey Road and the eastern road is partly formed by Fisher Lane and Church Lane. The other boundaries are formed by field boundaries, PRow and drainage ditches. The sub-area contains the major part of Hunston Conservation Area. For more detail refer to record sheets.

Photographs:

Photo 1: View north from PRow across open fieldscape towards the settlement edge of Hunston with Chichester Cathedral spire and SDNP beyond.



Photo 2: View south from PRow adjacent to Hunston Copse (SNCI)



Photo 3: View south from PRow within conservation area towards The Manor House.



Photo 4: View west from south from Church Lane within conservation area across paddocks with Selsey Road beyond.

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Photo 5: Panorama south-east west from boundary of Hunston Conservation Area across open fieldscape



Photo 6: Panorama south from PRow within Hunston Conservation Area towards Selsey Road

Please refer to section 3 methodology of the assessment process

1. Visual Sensitivity: Medium/high

- Long views to SDNP where vegetation permits
- Sensitive receptors on PRow, National Route 2 and within recreation ground
- Views into sub-area from Hunston Copse (SNCI)
- Views into sub-area from local roads
- Sensitive receptors within Hunston Conservation Area
- Intervisibility with settlement edge of Hunston
- Generally open landscape contained by hedgerows/woodlands
- Limited opportunities for mitigation due to existing weak internal hedgerow structure. Potential to restore historic field patterns but may interrupt key views

2. Landscape Sensitivity: Medium/high

- Some Grade 1 agricultural land to centre of sub-area
- Adjacent to Hunston Copse SNCI
- Well-served by local PRow
- Contains majority of Hunston Conservation Area
- Contributes to setting of Grade II Rectory and Grade II* The Manor House
- Bremere Rife to west
- Duck pond within conservation area
- Evidence of historic fieldscape/moated manor around Manor House
- Generally tranquil away from Selsey Road
- Some mature trees

3. Landscape Character Sensitivity: Medium/high (combines 1 and 2)

4. Wider Landscape Sensitivity: Medium/high

- A generally open landscape which connects well with the wider landscape to the south and east
- The area is largely typical of the wider LCA and not significantly influenced by the settlement edge of Hunston; slight influence of North Mundham to north-east of sub-area

5. Overall Landscape Sensitivity: Medium/high (combines 3 and 4)

6. **Landscape Value: Medium/high**

- Western part of sub-area contains most of Hunston Conservation Area
- National route 2 in east of sub-area
- Setting of Grade II* North Mundham House and Hunston Manor House

7. Landscape Capacity: Low (combines 5 and 6)

<p>Potential effect on key visual characteristics</p> <ul style="list-style-type: none"> • Impact on sensitive receptors within conservation area and on PRow/ National Route 2 • Interruption of key views to SDNP
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Loss of Grade 1/2 soils • Erosion of setting of conservation area and listed buildings • Erosion of setting on Hunston Copse (SNCI)
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • Erosion of separation between North Mundham and Hunston
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Retention of all good and moderate quality tree cover and locally distinctive boundary treatments and features • Retention of other vegetated areas where they contribute to landscape and biodiversity value. • Tree and hedgerow planting to strengthen field boundaries and the landscape between settlements and create wildlife corridors where this will not result in loss of key views. • Retaining legibility and setting of PRow network and create additional links

Conclusion and recommendations and potential capacity of sub-area

Sub-area 172 has a low capacity constrained by the conservation area and listed buildings, its proximity to Hunston Copse (SNCI) and its contribution to the separation of North Mundham from Hunston. It is somewhat influenced by the settlement edge but retains a generally strong character. The sub-area is generally open towards the centre but well-contained by boundary vegetation including Hunston Copse (SNCI) and there are occasional views out to the SDNP and it retains a generally good relationship with the wider landscape.

Despite the low capacity it is possible that some development may be accommodated on previously developed land to the south of North Mundham provided it is informed by further landscape and visual impact assessment and sensitively integrated into the landscape. Great care would need to be taken to avoid any landscape or visual harm. Particular care would be needed to protect the setting of the conservation area, listed buildings, Hunston Copse, and key views and to retain the separation of North Mundham and Hunston.

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