

SECTION C Sub-area reports: Manhood Peninsula

CHICHESTER LOCAL PLAN REVIEW 2035

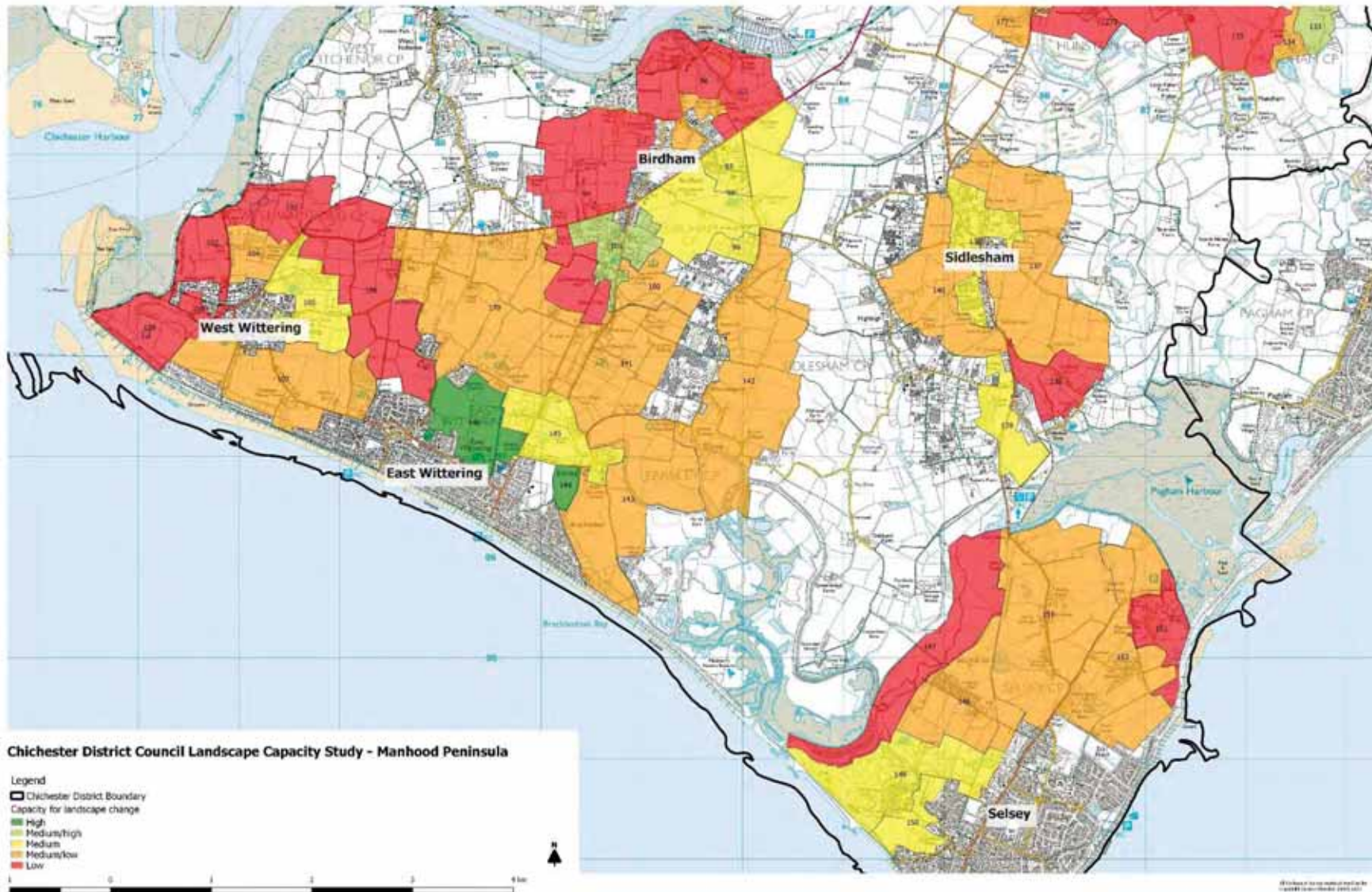
LANDSCAPE CAPACITY STUDY NOVEMBER 2018



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Sub-areas:

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



Sub-areas: 94: Birdham Western Coastal Plain

West Sussex County Council Landscape Character Assessment (WSCCLCA) LCA SC3 Chichester Harbour

Chichester District AONB Landscape Capacity Study – Zone 13

Chichester Harbour AONB Landscape Character Assessment (CHAONBLCA) LCT / LCA I Coastal Peninsula; I1 Manhood Peninsula

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

LCA SC3:

- Localised presence of woodland.
- Noise of birds, waves and masts.
- 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.
- 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.
- 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.

CHAONBLCA:

- Broadly flat land overlying brickearths, intersected by small streams or rithes.
- Predominantly open arable farmland with medium to large scale field patterns.
- Small scale hedged paddocks, concentrated around the villages, have an intimate character.
- Dispersed modern roadside development along the A286.
- Distinctive clusters of flint and brick cottages at Itchenor, Birdham and Dell Quay.
- Overall the area retains a largely rural undeveloped character.
- Birdham has a very small historic core centred around the church and a small green, comprising a few brick and tile cottages. The rest of the settlement comprises undistinguished modern terrace/detached house development, together with small commercial buildings along the A259.
- Overall condition of the area is moderate. The loss of hedgerows from parts of the arable farmland has eroded visual and ecological character in parts. (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, rifes and ditches.

- 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.
- 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.

CHAONBLCA:

- Landscape Strategy (within AONB) is conservation and enhancement.
- Conserve the rural, undeveloped character of the area.
- Conserve and manage hedgerows, copses and small woodlands.
- Conserve distinctive historic field patterns.
- Promote better management of horse grazed areas around Itchenor Gate/Shipton Green and Birdham.
- Ensure any small scale development in the historic core of villages responds to historic settlement pattern and locally distinctive styles and materials.
- Conserve and enhance the landscape setting of the villages and small estates.
- Ensure any new harbourside development does not result in significant loss of trees and hedges, avoids the introduction of suburban styles and materials and is of an appropriate scale, form, design, materials and colour that responds to landscape setting.
- Consider possible visual impacts of any large scale glasshouses and shed development outside the AONB

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.

CHAONBLCA:

- Sea level rise
- Potential pressure for large new farm buildings and glasshouses, both within and outside the AONB.
- Expansion of horse grazing, together with other small scale incremental changes.
- Visual intrusion from existing harbourside housing development.
- Potential pressure for additional harbourside housing development.
- Potential strategic development southwest of Chichester outside the AONB designated area
- The sensitivity 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.

Sub-area map:

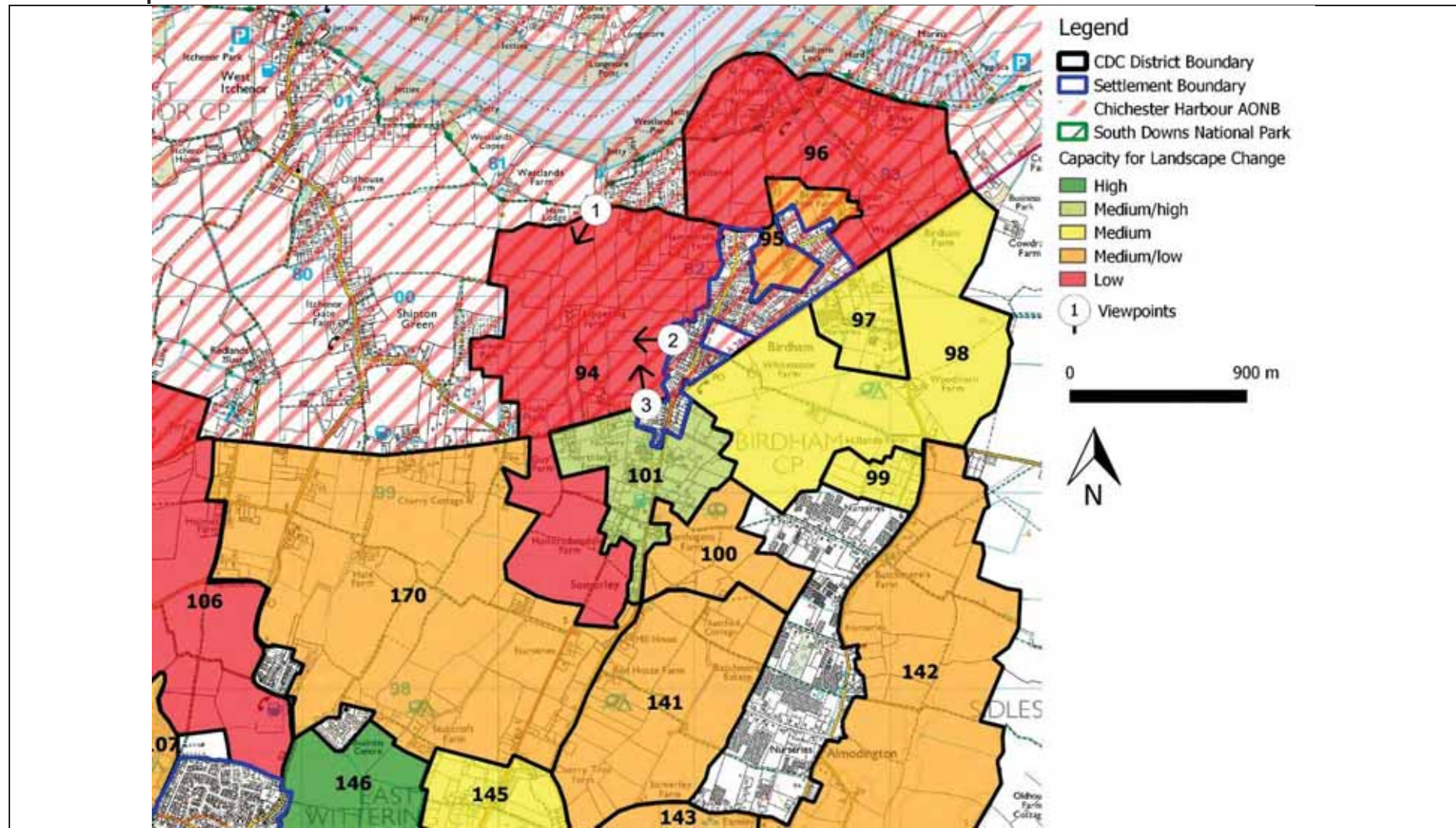


Figure: 94 Capacity of landscape to accept change and location of photographic viewpoints

Sub-area description:

Sub-area 94 lies to the west of Birdham extending south across the B2179 which forms the boundary of the AONB. The north-eastern boundary is formed by the settlement edge of Birdham and the south-eastern edge is formed by the Somerley Conservation Area, with a small part of the sub-area falling within the conservation area.

For more detail refer to record sheets.

Photographs:



Photo 1: View south from footpath along northern edge, across flat arable fields.



Photo 2: View west across flat, arable farmland from edge of Birdham.



Please refer to section 3 methodology of the assessment process

1. **Visual Sensitivity: Medium**
 - Much of sub-area visible from footpaths, settlements, roads
 - Views out often limited by strong hedgerow / tree framework
 - Possible distant views to South Downs
 - Sub-area forms skyline where there is an absence of taller vegetation or landform forming a backdrop
 - Sensitive view receptors within and close to AONB
 - Relatively strong hedgerow structure provides good opportunities to build upon

2. Landscape Sensitivity: Medium / high

- Perceptibly flat and low-lying – all between the 5m and 10m contours
- Numerous drainage ditches, particularly north of B2179
- Mostly arable farming with some pasture fields in north-east and around Lippering Farm
- Characteristic belt of poplars east of Holt Place
- Tree belts to edge of Somerley CA
- Frequent hedgerows, often with trees
- Somerley CA adjacent to south-east
- Largely unsettled, unspoiled and tranquil landscape
- Medium scale, semi-enclosed landscape, created by strong hedgerow / tree belt framework

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

4. Wider Landscape Sensitivity: Medium / high

- Urban edge largely well-vegetated – more open along south-western edge of Birdham (north of B2179)
- Much of sub-area feels strongly rural and part of the wider countryside and separate from built up areas
- Forms separation between Birdham and Shipton Green

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

6. Landscape Value: Medium / high

- Within AONB
- Small part within Somerley Conservation Area
- Southern part forms setting of Grade 2 listed farms

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 AONB and conservation area • Loss of views to SDNP
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Loss of grade 2 agricultural land • Impact on Somerley Conservation Area and listed buildings • Erosion of rural and tranquil character
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • Further erosion of linear pattern of Birdham • Loss of historic linear pattern of Somerley
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Retention and restoration of hedges and trees • Strengthen the existing landscape framework through hedgerow and native tree planting • Encourage the planting of new small woodlands and long-term management of woodland blocks • Retaining legibility and setting of PRow network and creating additional links • Conserve and manage ditches • Conserve rural character of settlements • Promote better management of horse grazed areas

Conclusion and recommendations and potential capacity of sub-area

Sub-area 94 has a low capacity, constrained by its location partly within the AONB, its adjacency to the Somerley Conservation Area and its generally rural and undeveloped character.

It is possible that a very 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-areas: 96: Birdham Pool Coastal Plain

West Sussex County Council Landscape Character Assessment (WSCCLCA) LCA SC3 Chichester Harbour

Chichester District AONB Landscape Capacity Study – Zone 13

Chichester Harbour AONB Landscape Character Assessment (CHAONBLCA) LCT / LCA I Coastal Peninsula; I1 Manhood Peninsula

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

LCA SC3:

- Enclosed natural harbours of marine water, tidal mudflats and saltmarsh with small inlets and creeks.
- Contrast with the surrounding open agricultural land.
- Localised presence of woodland
- 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, reedbeds, sand dunes, 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.
- Wooden quays.
- Traditional boatyards.
- 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

CHAONBLCA:

- Broadly flat land overlying brickearths, intersected by small streams or rithes.
- Predominantly open arable farmland with medium to large scale field patterns.
- Small scale hedged paddocks, concentrated around the villages, have an intimate character.

- Parkland estate landscape at Itchenor and Westlands enclosed by tree belts and copses.
- A wide range of habitats including unimproved coastal grassland, small ancient woodlands, marshes along the River Lavant, and Birdham Millpond contribute to character.
- Dispersed modern roadside development along the A286.
- Distinctive clusters of flint and brick cottages at Itchenor, Birdham and Dell Quay.
- Overall the area retains a largely rural undeveloped character.
- Birdham has a very small historic core centred around the church and a small green, comprising a few brick and tile cottages. The rest of the settlement comprises undistinguished modern terrace/detached house development, together with small commercial buildings along the A259.
- Westlands is a small coastal estate of large detached houses in well treed plots.
- Overall condition of the area is moderate. The loss of hedgerows from parts of the arable farmland has eroded visual and ecological character in parts.

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.
- 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.

CHAONBLCA:

- Landscape Strategy (within AONB) is conservation and enhancement.
- Panoramic views from the coastal path of the Harbour Pool. Framed views of the Itchenor Reach, Fishbourne Channel. Long views of Chichester Cathedral from west of Apuldram.
- Conserve the rural, undeveloped character of the area.
- Conserve and manage hedgerows, copses and small woodlands.
- Conserve distinctive historic field patterns.
- Take opportunities for managed realignment of sea defences creating areas of new coastal habitat on low lying land. Avoid significant impact on existing important habitats and ensure sympathetic form, design and materials of new sea defences.
- Promote better management of horse grazed areas around Itchenor Gate/Shipton Green and Birdham.
- Ensure any small scale development in the historic core of villages responds to historic settlement pattern and locally distinctive styles and materials.
- Conserve and enhance the landscape setting of the villages and small estates.
- Ensure any new harbourside development does not result in significant loss of trees and hedges, avoids the introduction of suburban styles and materials and is of an appropriate scale, form, design, materials and colour that responds to landscape setting.
- Consider possible visual impacts of any large scale glasshouses and shed development outside the AONB

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.

CHAONBLCA:

- Sea level rise
- Potential pressure for large new farm buildings and glasshouses, both within and outside the AONB.

- Expansion of horse grazing, together with other small scale incremental changes.
- Visual intrusion from existing harbourside housing development.
- Potential pressure for additional harbourside housing development.
- Potential strategic development southwest of Chichester outside the AONB designated area
- The sensitivity 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.

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Sub-area map:

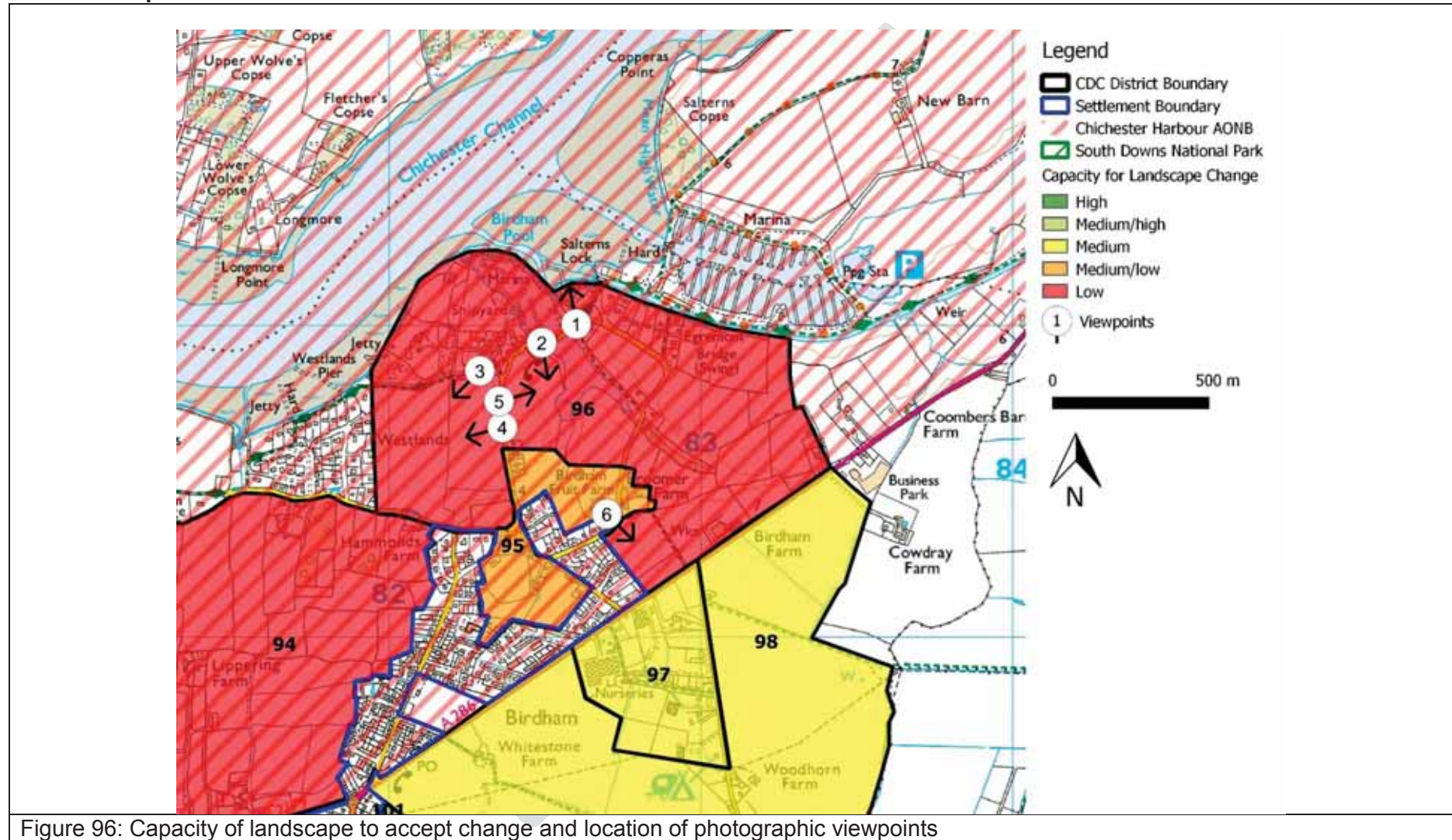


Figure 96: Capacity of landscape to accept change and location of photographic viewpoints

Sub-area description:

Sub-area 96 is an irregular shaped area which extends from the edge of Birdham (contiguous with the settlement edge in 2 places) north to the Birdham Pool with the shoreline and Chichester Canal forming the northern boundary. The western edge is formed by the edge of the 20th century Westlands housing estate and the south-eastern edge formed by the A286. The sub-area is entirely within the AONB.

For more detail refer to record sheets.

Photographs:



Photo 1: View south-east across the lagoon at Birdham Pool, from New Lipchis Way long-distance footpath.



Photo 2: View north-west across marina at Birdham Pool, from New Lipchis Way long-distance footpath.



Photo 3: View south-west across arable field the from New Lipchis Way long-distance footpath. The edge of Westlands housing estate is visible in places.



Photo 4: View south-west across arable field the from the rural Court Barn Lane. The edge of Westlands housing estate is visible in places.



Please refer to section 3 methodology of the assessment process

1. **Visual Sensitivity: Medium / high**
 - Sensitive view receptors on footpaths and cycle route within AONB
 - Relatively strong hedgerow structure provides good opportunities to build upon
 - Views to church
 - Distant views to South Downs
 - Area forms skyline where there is an absence of taller vegetation or landform forming a backdrop

2. **Landscape Sensitivity: Medium / high**
 - Birdham Pool and Chichester Canal SNCIs
 - Area contains saline lagoon, coastal and floodplain grazing marsh and deciduous woodland priority habitats

- Perceptibly flat and low-lying – around and just above the 5m falling to water level in Birdham Pool and tidal shoreline
 - Trees along water courses
 - Setting of cluster of listed buildings at and near Birdham Pool
 - Tide Mill and lockgates
 - Semi-enclosure, created by strong hedgerow / tree belt framework
 - Except for the larger fields in the west the sub-area is a landscape of small scale, irregular fields, with the lagoon and shoreline creating some complexity
 - Largely unspoiled, although south-eastern part locally affected by industrial buildings and extensive newly erected fencing to traveller site to west of industrial estate
3. Landscape Character Sensitivity: Medium / high (combines 1 and 2)
4. **Wider Landscape Sensitivity: Medium / high**
- Most of sub-area feels strongly rural / maritime and contiguous with the wider countryside to the east and south-west
 - The landscape feels separate from built up areas, and forms part of separation between Birdham and settlement around the marina to the north
 - Little influence of Birdham which has a largely well vegetated edge
 - Far western part well related to Westlands
5. Overall Landscape Sensitivity: Medium / high (combines 3 and 4)
6. **Landscape Value: Medium / high**
- Within AONB
 - Setting of Grade 2 listed buildings including around Birdham Pool
 - Birdham Pool and Chichester Canal SNCIs

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 AONB • Loss of views to church • Loss of views to SDNP
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Impact on important habitats • Impact on setting of listed buildings • Erosion of rural and tranquil character • Loss of riparian trees • Loss of grade 2 agricultural land
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • Further erosion of linear pattern of Birdham and loose historic pattern around boatyard • Introduction of built form into largely undeveloped countryside
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Retention and restoration of hedges and trees • Strengthen the existing landscape framework through hedgerow and native tree planting • Encourage the planting of new small woodlands and long-term management of woodland blocks • Retaining legibility and setting of PRow network and creating additional links • Conserve and manage important habitats • Conserve rural character of settlements • Restoration of historic field pattern

Conclusion and recommendations and potential capacity of sub-area

Sub-area 96 has a low capacity, constrained by its location within the AONB, the presence of important habitats and the rural and generally undeveloped character of much of the sub-area.

It is possible that a small amount of development may be accommodated where it is closely related to the settlement. It would need to be 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 and nature conservation assets, the historic settlement pattern and local distinctiveness.

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Sub-areas: 97: Birdham Eastern Nurseries

West Sussex County Council Landscape Character Assessment (WSCCLCA) LCA SC3 Chichester Harbour

Chichester District AONB Landscape Capacity Study – Zone 13

Chichester Harbour AONB Landscape Character Assessment (CHAONBLCA) LCT / LCA I Coastal Peninsula; I1 Manhood Peninsula

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

LCA SC3:

- Contrast with the surrounding open agricultural land
- Wind-shaped trees and scrub.

CHAONBLCA:

- Broadly flat land overlying brickearths, intersected by small streams or rithes.
- Predominantly open arable farmland with medium to large scale field patterns.
- Small scale hedged paddocks, concentrated around the villages, have an intimate character.
- Dispersed modern roadside development along the A286.
- Distinctive clusters of flint and brick cottages at Itchenor, Birdham and Dell Quay.
- Birdham has a very small historic core centred around the church and a small green, comprising a few brick and tile cottages. The rest of the settlement comprises undistinguished modern terrace/detached house development, together with small commercial buildings along the A259.
- Overall condition of the area is moderate. The loss of hedgerows from parts of the arable farmland has eroded visual and ecological character in parts.

Landscape strategy and key sensitivities and guidelines:

- 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.
- 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.
- 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.
- Increasing noise due to traffic and recreational activity eroding tranquillity.
- Seasonal and weekend visitor pressure.

CHAONBLCA:

- Conserve and manage hedgerows, copses and small woodlands.

- Conserve distinctive historic field patterns.
- Promote better management of horse grazed areas around Itchenor Gate/Shipton Green and Birdham.
- Ensure any small scale development in the historic core of villages responds to historic settlement pattern and locally distinctive styles and materials.
- Conserve and enhance the landscape setting of the villages and small estates.
- Consider possible visual impacts of any large scale glasshouses and shed development outside the AONB

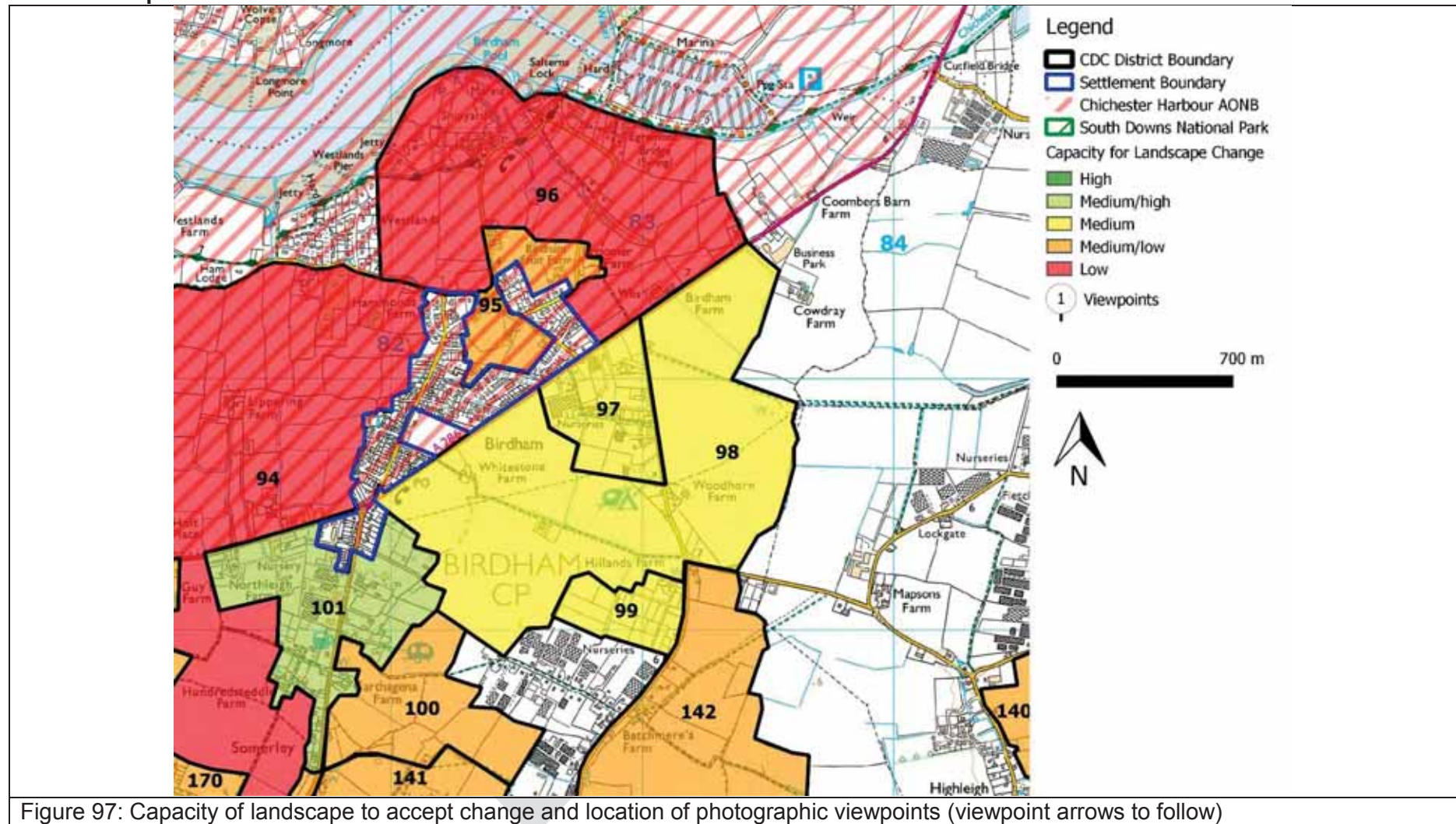
Relevant forces for change / key issues / threats / opportunities:

- Gradual reduction of the tree and hedgerow cover especially on the Chichester Harbour peninsulas.
- Gradual reduction of bordering grassland and scrub.
- 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.

CHAONBLCA:

- Sea level rise
- Potential pressure for large new farm buildings and glasshouses, both within and outside the AONB.
- Expansion of horse grazing, together with other small scale incremental changes.
- Potential strategic development southwest of Chichester outside the AONB designated area
- The sensitivity 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.

Sub-area map:



Sub-area description:

Sub-area 97 is an area of nurseries, housing, horse paddocks and a camp site, with the A286 forming the north-western edge, with the AONB beyond. The rural Siddlesham Lane forms the eastern boundary and the southern and western edges border arable fields.

For more detail refer to record sheets.

Photographs:

<i>Photo 1: To follow</i>	<i>Photo 2: To follow</i>
<i>Photo 3: To follow</i>	<i>Photo 4: To follow</i>

Please refer to section 3 methodology of the assessment process

1. **Visual Sensitivity: Medium**
 - Some sensitive view receptors close to AONB
 - Not widely visible and some areas difficult to view
 - Distant views to South Downs
 - Relatively strong vegetation structure provides good opportunities to build upon – including some woodland

2. **Landscape Sensitivity: Medium / low**
 - Perceptibly flat and low-lying – around the 7m contour
 - Some tree belts
 - Hedgerows between fields and along lanes
 - Setting of Grade 2 listed Mill House Farmhouse (off of Siddlesham Lane)
 - Sub-area is a landscape of small scale, irregular fields, with a sense of enclosure and some complexity created by different land uses

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

4. **Wider Landscape Sensitivity: Medium**
 - Some influence from / connection with Birdham to the north

- The area is somewhat typical of the wider LCA
5. Overall Landscape Sensitivity: Medium (combines 3 and 4)
6. **Landscape Value: Medium**
- Forms part of setting of AONB
 - Part of area towards north-eastern corner forms setting of Grade 2 listed building
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 setting of AONB • Loss of views to SDNP
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Impact on setting of listed buildings • Loss of grade 2 agricultural land • Extension of dense settlement into loosely developed countryside
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • Further erosion of linear pattern of Birdham • Introduction of built form into loosely developed countryside
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Retention and restoration of hedges and trees • Strengthen the existing landscape framework through hedgerow and native tree planting • Encourage the planting of new small woodlands and long-term management of woodland blocks • Retaining legibility and setting of PRow network and creating additional links • Conserve rural character of settlements • Restoration of historic field pattern

Conclusion and recommendations and potential capacity of sub-area

Sub-area 97 has a medium capacity. Some development / redevelopment may be possible within this partially developed sub-area, within the constraints of its location adjacent to the AONB and the potential for impacting the settlement pattern of Birdham and the wider rural landscape.

Any development would need to be informed by further landscape and visual impact assessment and sensitively integrated into the landscape and existing settlement with great care taken to avoid any landscape or visual harm. Particular care would be needed to protect the existing heritage and nature conservation assets, the historic settlement pattern and local distinctiveness, and the rural character of adjacent land and road.

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Sub-areas: 98: Whitestone – Woodhorn Coastal Plain

West Sussex County Council Landscape Character Assessment (WSCCLCA) LCA SC3 Chichester Harbour

Chichester District AONB Landscape Capacity Study – Zone 13

Chichester Harbour AONB Landscape Character Assessment (CHAONBLCA) LCT / LCA I Coastal Peninsula; I1 Manhood Peninsula

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

LCA SC3:

- Localised presence of woodland.
- Areas of unimproved grassland concentrated on their edges.
- Wind-shaped trees and scrub.

CHAONBLCA:

- Broadly flat land overlying brickearths, intersected by small streams or rithes.
- Predominantly open arable farmland with medium to large scale field patterns.
- Small scale hedged paddocks, concentrated around the villages, have an intimate character.
- Dispersed modern roadside development along the A286.
- Distinctive clusters of flint and brick cottages at Itchenor, Birdham and Dell Quay.
- Overall the area retains a largely rural undeveloped character.
- Birdham has a very small historic core centred around the church and a small green, comprising a few brick and tile cottages. The rest of the settlement comprises undistinguished modern terrace/detached house development, together with small commercial buildings along the A259.
- Overall condition of the area is moderate. The loss of hedgerows from parts of the arable farmland has eroded visual and ecological character in parts. (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, rifes and ditches.
- Conserve and enhance the character and setting of the villages.
- 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.
- Maintain existing hedgerows and strengthen the wider network through hedgerow restoration.
- 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.

CHAONBLCA:

- Conserve the rural, undeveloped character of the area.
- Conserve and manage hedgerows, copses and small woodlands.
- Conserve distinctive historic field patterns.
- Promote better management of horse grazed areas around Itchenor Gate/Shipton Green and Birdham.
- Ensure any small scale development in the historic core of villages responds to historic settlement pattern and locally distinctive styles and materials.
- Conserve and enhance the landscape setting of the villages and small estates.
- Consider possible visual impacts of any large scale glasshouses and shed development outside the AONB

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.
- Traffic generation resulting in erosion of rural lanes and loss of tranquillity.

CHAONBLCA:

- Sea level rise
- Potential pressure for large new farm buildings and glasshouses, both within and outside the AONB.
- Expansion of horse grazing, together with other small scale incremental changes.
- Visual intrusion from existing harbourside housing development.
- Potential pressure for additional harbourside housing development.
- Potential strategic development southwest of Chichester outside the AONB designated area
- The sensitivity 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.

Sub-area map:

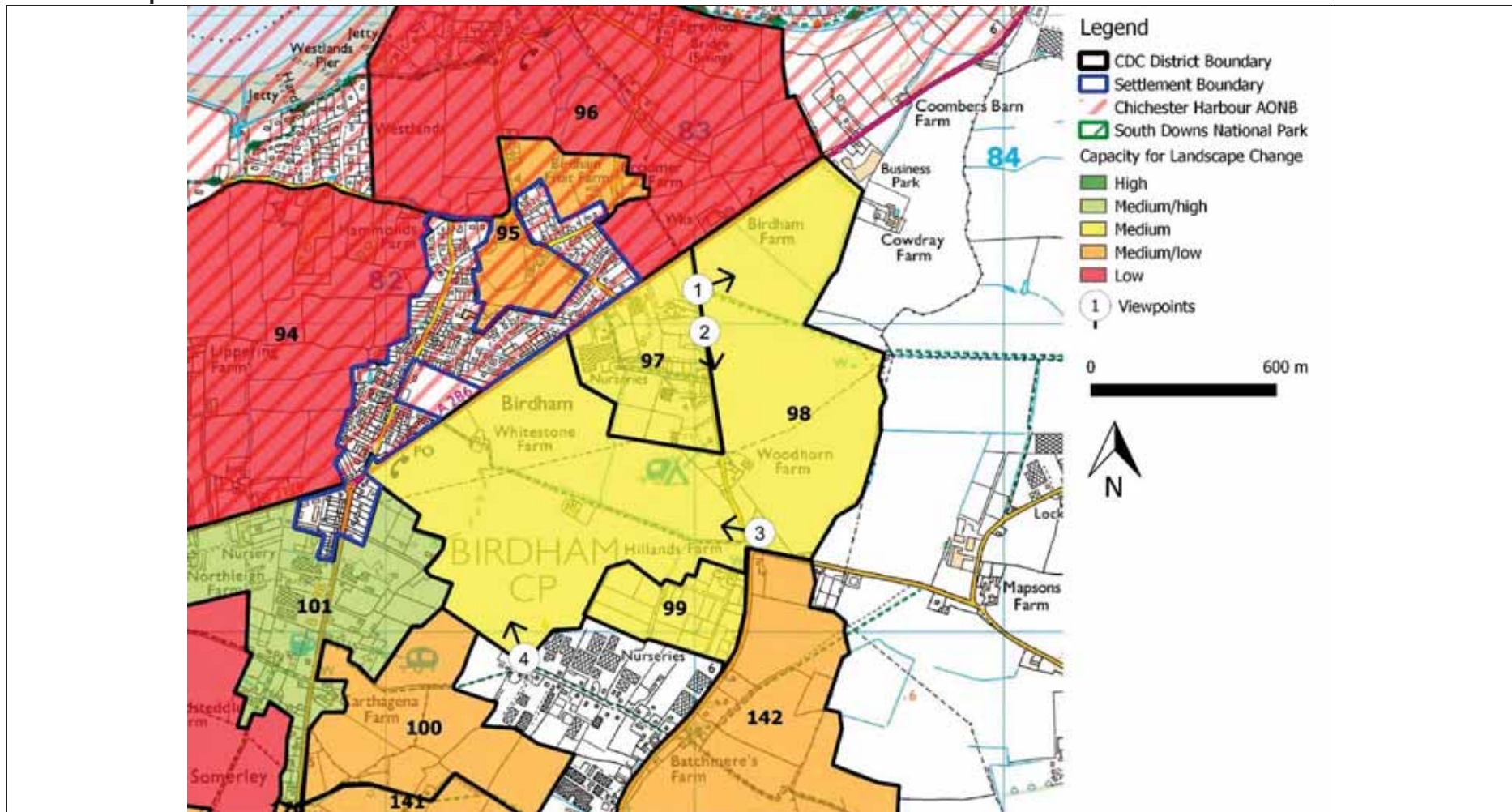


Figure 98: Capacity of landscape to accept change and location of photographic viewpoints

Sub-area description:

Sub-area 98 is an area of arable farmland, wrapping around sub-area 97, with the A286 forming the north-western edges, with the AONB and Birdham village beyond. The rural Siddlesham Lane divides the sub-area, with the eastern edge bordering arable fields. To the south and west lie smaller scale landscapes and a Horticultural Development Area also lies to the south.

For more detail refer to record sheets.

Photographs:



Photo 1: View north-east from Siddlesham Lane across a large-scale arable landscape.



Photo 2: View north-east from public footpath off of Siddlesham Lane across a large-scale, open arable landscape.



Photo 3: View west from Siddlesham Lane into localised smaller scale horse paddock.

Photo 4: View north from edge of Horticultural Development Area, across arable fields towards Whitestone Farm. The built edge of Birdham is just discernible but largely set within / behind trees. The South Downs are distantly visible on skyline.

Please refer to section 3 methodology of the assessment process

1. **Visual Sensitivity: Medium**
 - Some sensitive view receptors close to AONB
 - North-eastern part prominent in views from roads and footpaths
 - Western part openly visible from footpaths crossing the area
 - Distant views to South Downs
 - Sub-area forms skyline where there is an absence of taller vegetation or landform forming a backdrop
 - Relatively strong vegetation on remaining boundaries provides some opportunities to build upon, including opportunity to reinstate historic boundaries

2. Landscape Sensitivity: Medium / low

- Perceptibly flat and low-lying – around the 7m contour
- Distinctive poplar tree belts near Hillands Farm and around adjacent nurseries
- Hedgerows between fields and along lanes
- Most of sub-area has an open character, particularly east of Siddlesham Lane
- Large-scale homogenous landscape

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

4. Wider Landscape Sensitivity: Medium / high

- Little influence from / connection with Birdham to the north
- 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 AONB

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 setting of AONB • Loss of views to SDNP
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Loss of grade 2 agricultural land • Extension of dense settlement into largely undeveloped countryside • Impact on rural and generally tranquil area
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • Further erosion of linear pattern of Birdham • Introduction of built form into largely undeveloped countryside
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Retention and restoration of hedges and trees • Strengthen the existing landscape framework through hedgerow and native tree planting • Encourage the planting of new small woodlands and long-term management of woodland blocks • Retaining legibility and setting of PRow network and creating additional links • Conserve rural character of settlements • Restoration of historic field pattern

Conclusion and recommendations and potential capacity of sub-area

Sub-area 98 has a medium capacity influenced by its location adjacent to the AONB, its visual prominence, its strong links with the wider landscape and the potential for impacting the settlement pattern of Birdham. Some development may be possible within this sub-area, within the constraints of its location adjacent to the AONB and the potential for impacting the settlement pattern of Birdham and the wider rural landscape.

Any development would need to be informed by further landscape and visual impact assessment and sensitively integrated into the landscape and existing settlement with great care taken to avoid any landscape or visual harm. Particular care would be needed to protect the settlement pattern, the setting of the AONB, the setting of public footpaths and local distinctiveness.

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Sub-areas: 99: Almodington Nurseries

West Sussex County Council Landscape Character Assessment (WSCCLCA) LCA SC3 Chichester Harbour

Chichester District AONB Landscape Capacity Study – Zone 13

Chichester Harbour AONB Landscape Character Assessment (CHAONBLCA) LCT / LCA I Coastal Peninsula; I1 Manhood Peninsula

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

LCA SC3:

- Wind-shaped trees and scrub.

CHAONBLCA:

- Broadly flat land overlying brickearths, intersected by small streams or rithes.
- Predominantly open arable farmland with medium to large scale field patterns.
- Small scale hedged paddocks, concentrated around the villages, have an intimate character.
- Dispersed modern roadside development along the A286.
- Overall the area retains a largely rural undeveloped character.
- Birdham has a very small historic core centred around the church and a small green, comprising a few brick and tile cottages. The rest of the settlement comprises undistinguished modern terrace/detached house development, together with small commercial buildings along the A259.
- Overall condition of the area is moderate. The loss of hedgerows from parts of the arable farmland has eroded visual and ecological character in parts. (CHAONBLCA)

Landscape strategy and key sensitivities and guidelines:

- Conserve and enhance the character and setting of the villages.
- 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.
- Maintain existing hedgerows and strengthen the wider network through hedgerow restoration.
- 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.

CHAONBLCA:

- Conserve the rural, undeveloped character of the area.
- Conserve and manage hedgerows, copses and small woodlands.
- Conserve distinctive historic field patterns.
- Promote better management of horse grazed areas around Itchenor Gate/Shipton Green and Birdham.
- Ensure any small scale development in the historic core of villages responds to historic settlement pattern and locally distinctive styles and materials.
- Conserve and enhance the landscape setting of the villages and small estates.
- Consider possible visual impacts of any large scale glasshouses and shed development outside the AONB

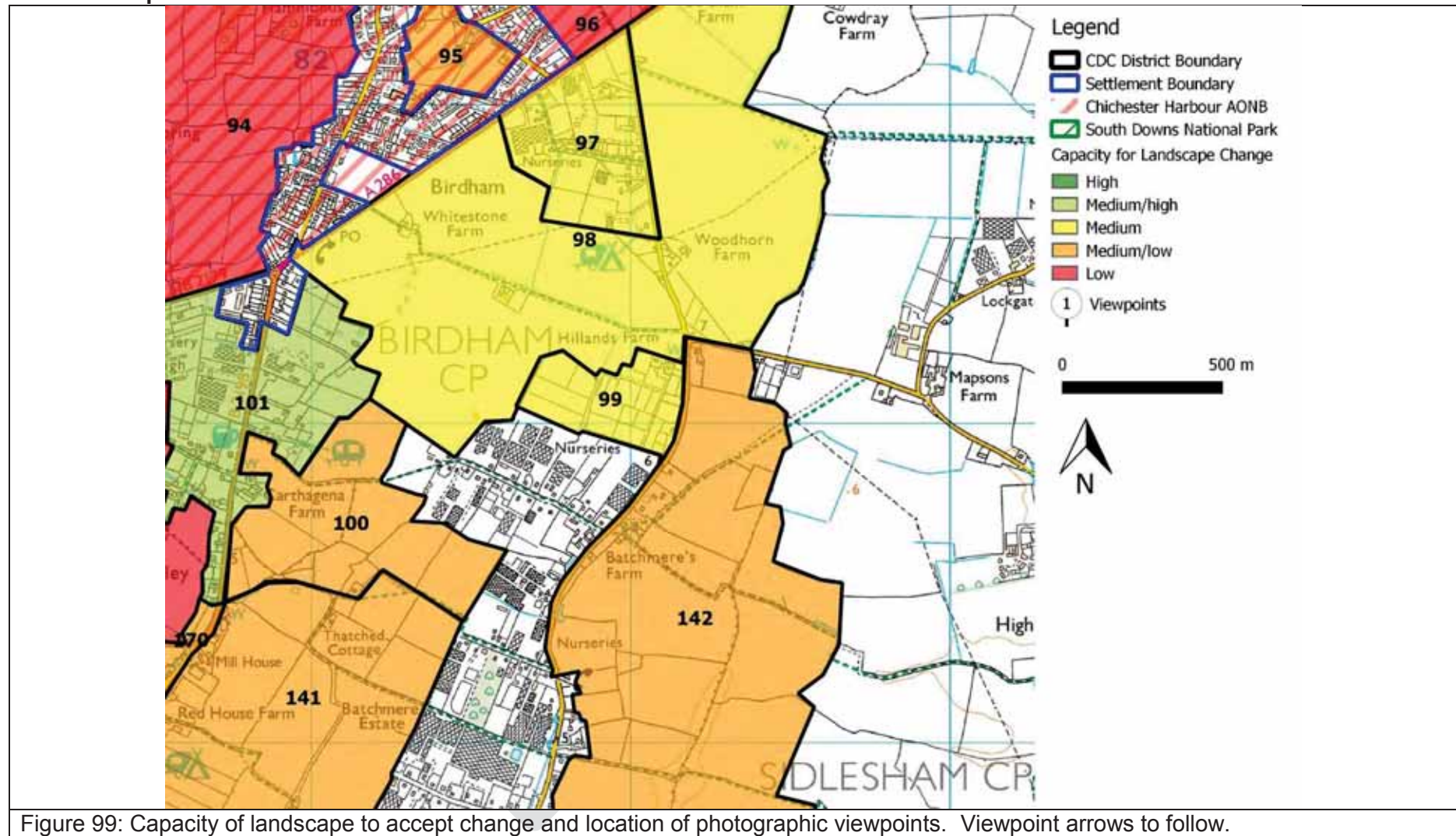
Relevant forces for change / key issues / threats / opportunities:

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

CHAONBLCA:

- Sea level rise
- Potential pressure for large new farm buildings and glasshouses, both within and outside the AONB.
- Expansion of horse grazing, together with other small scale incremental changes.
- Visual intrusion from existing harbourside housing development.
- Potential pressure for additional harbourside housing development.
- Potential strategic development southwest of Chichester outside the AONB designated area
- The sensitivity 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.

Sub-area map:



Sub-area description:

Sub-area 99 is made up largely of small-medium scale enclosed grazing paddocks with the rural Batchmere Road forming the eastern edge. To the south lies the Almodington Horticultural Development Area and to the north, open arable fields.

For more detail refer to record sheets.

Photographs:

<i>Photo 1: To follow</i>	<i>Photo 2: To follow</i>
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Please refer to section 3 methodology of the assessment process

1. **Visual Sensitivity: Medium / low**
 - Generally difficult to view
 - Distant views to South Downs
 - Lack of boundary hedgerows but occasional tree groups in centre provide opportunities to enhance
 - Relatively strong vegetation on remaining boundaries provides some opportunities to build upon

2. **Landscape Sensitivity: Medium / low**
 - Perceptibly flat and low-lying – between the 6 and 7m contours
 - Distinctive poplar tree belts near Hillands Farm and around adjacent nurseries
 - Hedgerows along lane and to outer edges, largely absent in centre
 - Small part forms setting of Grade II Hilland Farmhouse in north-east corner
 - Not publicly accessible
 - Enclosed, small-medium scale homogenous landscape

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

4. **Wider Landscape Sensitivity: High**
 - A strong sense of rurality

- Disconnected from Birdham to the north
 - The area is somewhat typical of the wider LCA and associated with the horticultural area to the south
5. Overall Landscape Sensitivity: Medium / high (combines 3 and 4)
6. **Landscape Value: Medium / low**
- Localised area forms setting to Grade II listed building
7. Landscape Capacity: Medium (combines 5 and 6)

<p>Potential effect on key visual characteristics</p> <ul style="list-style-type: none"> • Loss of views to SDNP
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Loss of grade 2 agricultural land • Extension of dense settlement into largely undeveloped countryside • Impact on rural and generally tranquil area
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • Further erosion of linear pattern of Birdham • Introduction of built form into largely undeveloped countryside
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Retention and restoration of hedges and trees • Strengthen the existing landscape framework through hedgerow and native tree planting • Encourage the planting of new small woodlands and long-term management of woodland blocks • Conserve rural character of settlements • Restoration of historic field pattern

Conclusion and recommendations and potential capacity of sub-area

Sub-area 99 has a medium capacity influenced by its strong sense of rurality and disconnection with Birdham, and by the potential for impacting the settlement pattern of Birdham and the wider rural landscape.

Any development would need to be informed by further landscape and visual impact assessment and sensitively integrated into the landscape and existing settlement with great care taken to avoid any landscape or visual harm. Particular care would be needed to protect the settlement pattern, the rural character of Batchmere Road, and local distinctiveness.

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Sub-areas: 100: Somerley - Almodington Coastal Plain

West Sussex County Council Landscape Character Assessment (WSCCLCA) LCA SC3 Chichester Harbour

Chichester District AONB Landscape Capacity Study – Zone 13

Chichester Harbour AONB Landscape Character Assessment (CHAONBLCA) LCT / LCA I Coastal Peninsula; I1 Manhood Peninsula

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

LCA SC3:

- Wind-shaped trees and scrub.

CHAONBLCA:

- Broadly flat land overlying brickearths, intersected by small streams or rithes.
- Predominantly open arable farmland with medium to large scale field patterns.
- Small scale hedged paddocks, concentrated around the villages, have an intimate character.
- Dispersed modern roadside development along the A286.
- Distinctive clusters of flint and brick cottages at Itchenor, Birdham and Dell Quay.
- Overall the area retains a largely rural undeveloped character.
- Birdham has a very small historic core centred around the church and a small green, comprising a few brick and tile cottages. The rest of the settlement comprises undistinguished modern terrace/detached house development, together with small commercial buildings along the A259.
- Overall condition of the area is moderate. The loss of hedgerows from parts of the arable farmland has eroded visual and ecological character in parts. (CHAONBLCA)

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.
- 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.
- Maintain existing hedgerows and strengthen the wider network through hedgerow restoration.
- 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.

CHAONBLCA:

- Conserve the rural, undeveloped character of the area.
- Conserve and manage hedgerows, copses and small woodlands.
- Conserve distinctive historic field patterns.
- Promote better management of horse grazed areas around Itchenor Gate/Shipton Green and Birdham.
- Ensure any small scale development in the historic core of villages responds to historic settlement pattern and locally distinctive styles and materials.
- Conserve and enhance the landscape setting of the villages and small estates.
- Consider possible visual impacts of any large scale glasshouses and shed development outside the AONB

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.
- Traffic generation resulting in erosion of rural lanes and loss of tranquillity.

CHAONBLCA:

- Sea level rise
- Potential pressure for large new farm buildings and glasshouses, both within and outside the AONB.
- Expansion of horse grazing, together with other small scale incremental changes.
- Visual intrusion from existing harbourside housing development.
- Potential pressure for additional harbourside housing development.
- Potential strategic development southwest of Chichester outside the AONB designated area
- The sensitivity 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.

Sub-area map:

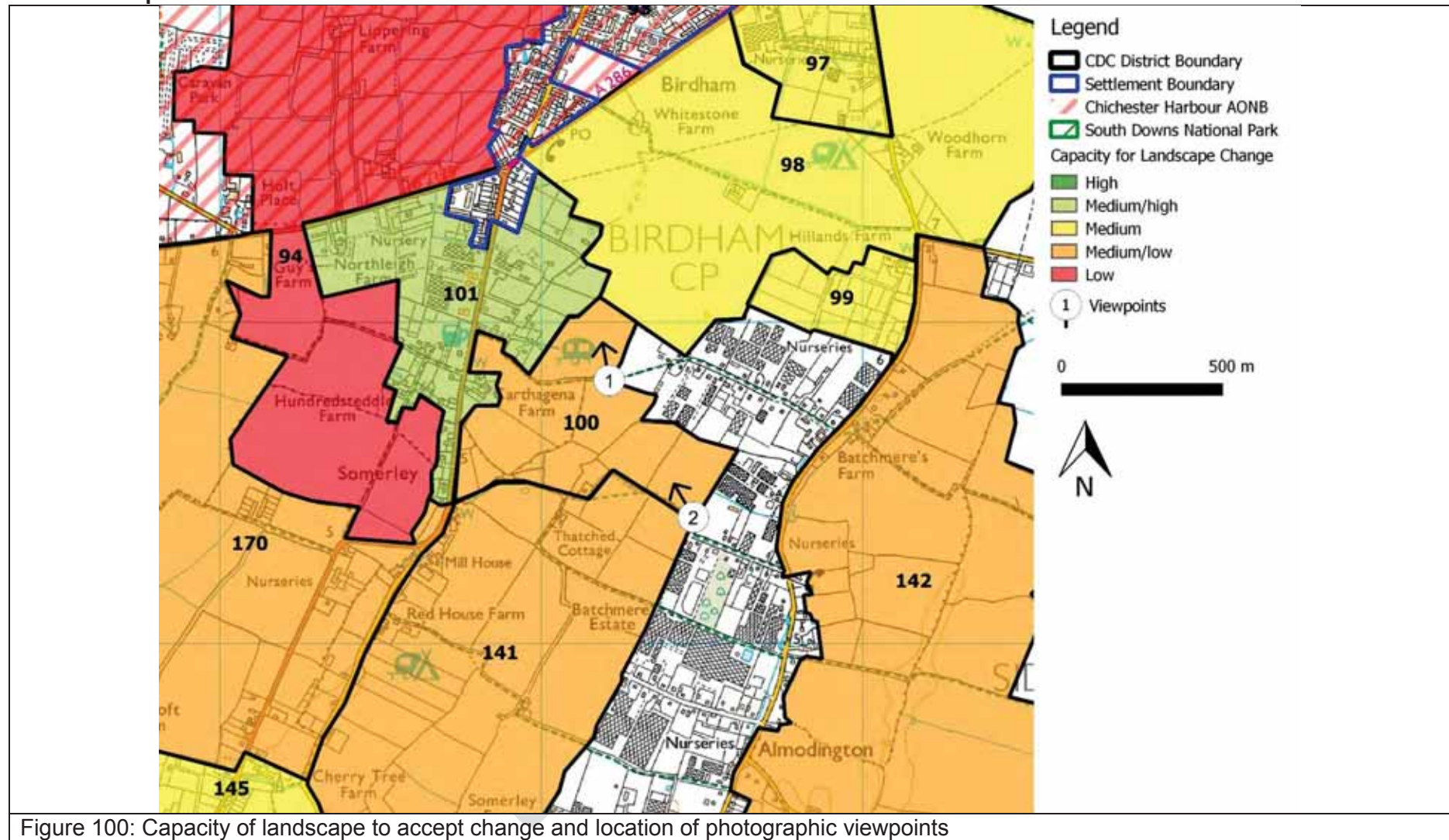


Figure 100: Capacity of landscape to accept change and location of photographic viewpoints

Sub-area description:

Sub-area 100 is an area made up mostly of arable farmland, with pasture fields in the south-west and north-east and a small caravan site in the south. The western edge is adjacent to the Somerley Conservation Area, with a small part within the CA. The eastern edge abuts the Almodington Horticultural Development Area, with the northern and southern boundaries lying adjacent to arable farmland.

For more detail refer to record sheets.

Photographs:



Photo 1: View north-west from footpath, across semi-enclosed, medium scale arable landscape. The South Downs are visible in the distance; Birdham and Somerley hidden behind trees.

Photo 2: View north-west from footpath at edge of Almodington Horticultural Development Area, across semi-enclosed, medium scale arable landscape. Somerley village is hidden behind trees.

Please refer to section 3 methodology of the assessment process

1. **Visual Sensitivity: Medium**
 - Visible from footpaths crossing the area, from rural lanes and from Somerley Conservation Area
 - Distant views to South Downs
 - Strong hedgerow structure provides good opportunities to build upon

2. **Landscape Sensitivity: Medium**
 - Perceptibly flat and low-lying – around the 5m contour
 - Mostly arable farming with pasture fields in south-west and north-east
 - Frequent hedgerows between fields and along lanes, with mature oaks
 - South-western part of area is within Somerley CA
 - Much of area made up of consolidated strip fields, medieval to post-medieval;
 - Small / medium scale, semi-enclosure, created by strong hedgerow / tree framework
 - Largely unspoiled, dark and peaceful landscape

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

4. **Wider Landscape Sensitivity: Medium / high**
 - Urban edge largely well-vegetated
 - Sub-area feels strongly rural and part of the wider countryside and separate from built up areas
 - Forms part of conservation area and separation between Somerley and Almodington to east

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

6. **Landscape Value: Medium**
 - South-western part within Somerley Conservation Area and forms setting of Grade 2 listed cottages

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 conservation area • Loss of views to SDNP
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Loss of grade 2 agricultural land • Loss of hedgerows / trees • Impact on Somerley Conservation Area and listed buildings • Extension of dense settlement into largely undeveloped countryside • Impact on rural and generally tranquil area
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • Erosion of loosely settled, linear pattern of Somerley • Introduction of built form into largely undeveloped countryside
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Retention and restoration of hedges and trees • Strengthen the existing landscape framework through hedgerow and native tree planting • Encourage the planting of new small woodlands and long-term management of woodland blocks • Retaining legibility and setting of PRoW network and creating additional links • Conserve rural character of settlements • Restoration of historic field pattern

Conclusion and recommendations and potential capacity of sub-area

Sub-area 100 has a medium / low capacity, constrained by the Somerley Conservation Area which forms a small part of the sub-area, the rural and generally undeveloped character, its strong links with the wider landscape and the potential for impacting the loosely settled, linear settlement pattern of Somerley.

It is possible that a small amount of development may be accommodated where it is closely related to the settlement. It would need to be informed by further landscape and visual impact assessment and sensitively integrated into the existing settlement and landscape, and 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.

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Sub-areas: 101: Birdham - Somerley Settled Coastal Plain

West Sussex County Council Landscape Character Assessment (WSCCLCA) LCA SC3 Chichester Harbour

Chichester District AONB Landscape Capacity Study – Zone 13

Chichester Harbour AONB Landscape Character Assessment (CHAONBLCA) LCT / LCA I Coastal Peninsula; I1 Manhood Peninsula

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

LCA SC3:

- Contrast with the surrounding open agricultural land
- Wind-shaped trees and scrub.

CHAONBLCA:

- Broadly flat land overlying brickearths, intersected by small streams or rithes.
- Predominantly open arable farmland with medium to large scale field patterns.
- Small scale hedged paddocks, concentrated around the villages, have an intimate character.
- Dispersed modern roadside development along the A286.
- Distinctive clusters of flint and brick cottages at Itchenor, Birdham and Dell Quay.
- Birdham has a very small historic core centred around the church and a small green, comprising a few brick and tile cottages. The rest of the settlement comprises undistinguished modern terrace/detached house development, together with small commercial buildings along the A259.
- Overall condition of the area is moderate. The loss of hedgerows from parts of the arable farmland has eroded visual and ecological character in parts.

Landscape strategy and key sensitivities and guidelines:

- 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.
- 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.
- 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.
- Increasing noise due to traffic and recreational activity eroding tranquillity.
- Seasonal and weekend visitor pressure.

CHAONBLCA:

- Conserve and manage hedgerows, copses and small woodlands.

- Conserve distinctive historic field patterns.
- Promote better management of horse grazed areas around Itchenor Gate/Shipton Green and Birdham.
- Ensure any small scale development in the historic core of villages responds to historic settlement pattern and locally distinctive styles and materials.
- Conserve and enhance the landscape setting of the villages and small estates.
- Consider possible visual impacts of any large scale glasshouses and shed development outside the AONB

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.
- 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.

CHAONBLCA:

- Sea level rise
- Potential pressure for large new farm buildings and glasshouses, both within and outside the AONB.
- Expansion of horse grazing, together with other small scale incremental changes.
- Potential strategic development southwest of Chichester outside the AONB designated area
- The sensitivity 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.

Sub-area map:

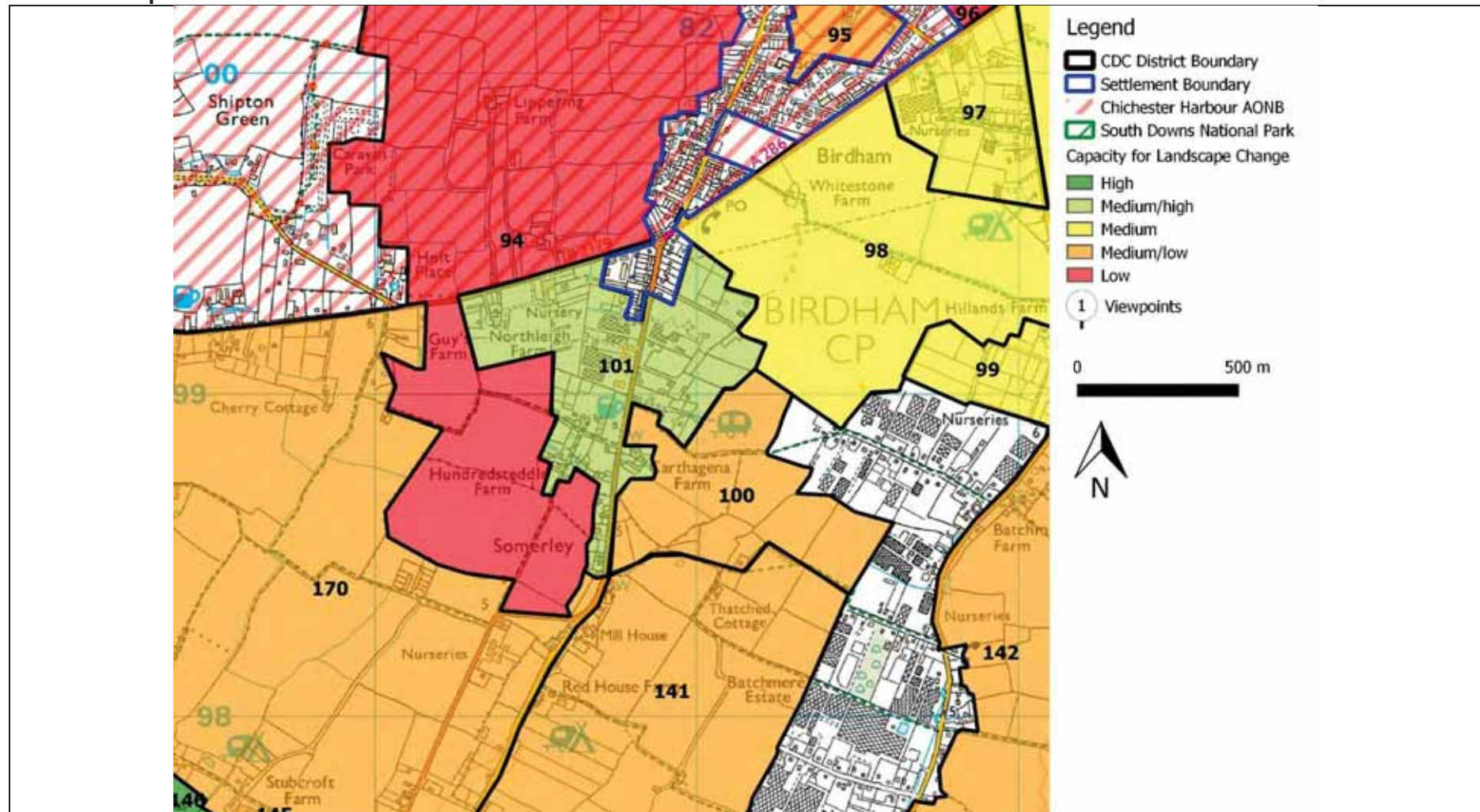


Figure 101: Capacity of landscape to accept change and location of photographic viewpoints. Viewpoint photos to follow.

Sub-area description:

Sub-area 101 is an area of horticultural nurseries / garden centres, housing and a static caravan park, straddling the rural Bell Lane, with the southern part made up of the Somerley Conservation Area. The eastern and western edges abut arable farmland, and part of the northern boundary is formed by the B2179.

For more detail refer to record sheets.

Photographs:

<i>Photo 1: To follow</i>	<i>Photo 2: To follow</i>
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Please refer to section 3 methodology of the assessment process

1. **Visual Sensitivity: Medium**
 - Visible from private land and listed buildings in Somerley Conservation Area
 - Views from local footpaths, within setting of AONB
 - Views out often limited by trees and buildings
 - Strong hedgerow structure provides good opportunities to build upon

2. **Landscape Sensitivity: Medium / low**
 - Perceptibly flat and low-lying – around the 5m contour
 - Tree belts in north-west and along Pinks Lane with some individual trees in gardens and on nurseries
 - Significant tree groups within CA, including along Bell Lane
 - Frequent hedgerows, small deciduous woodland on western edge
 - Southern part of area is within Somerley CA
 - Commercial / horticultural buildings and activities across northern parts affects tranquillity; southern part within conservation area is a higher quality and quieter landscape
 - Small / medium scale, irregular landscape, with complexity created by varied land uses, and enclosure created by built form and hedgerow / tree framework

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

4. Wider Landscape Sensitivity: Medium / low

- No clear edge to either Birdham to the north or Somerley to the south
- The area shares some characteristics of the wider LCA but quite densely developed

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

6. Landscape Value: Medium

- Southern part within Somerley Conservation Area and forms setting of Grade 2 listed buildings

DRAFT

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 conservation area and setting of AONB
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Loss of grade 2 agricultural land • Loss of hedgerows / trees • Impact on Somerley Conservation Area and listed buildings • Further erosion of tranquillity
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • Erosion of loosely settled, linear pattern of Somerley • Further extension of dense settlement into loosely developed area • Full coalescence of Birdham and Somerley
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Retention and restoration of hedges and trees • Strengthen the existing landscape framework through hedgerow and native tree planting • Encourage the planting of new small woodlands and long-term management of woodland blocks • Retaining legibility and setting of PRow network and creating additional links • Conserve rural character of settlements • Restoration of historic field pattern

Conclusion and recommendations and potential capacity of sub-area

Sub-area 101 has a medium / high capacity. Some development / redevelopment may be possible on this partially developed sub-area, which should be constrained by the Somerley Conservation Area and listed buildings, the location adjacent to the AONB, the potential for impacting the settlement patterns of both Somerley and Birdham and the potential for leading to the full coalescence of these settlements.

Any development would need to be informed by further landscape and visual impact assessment and sensitively integrated into the landscape and existing settlements with great care 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 the rural character of adjacent land and road.

DRAFT

Sub-areas: 102: Ella Nore Coastal Plain

West Sussex County Council Landscape Character Assessment (WSCCLCA) LCA SC1 South Coast Shoreline, SC3 Chichester Harbour

Chichester District AONB Landscape Capacity Study – Zone 15

Chichester Harbour AONB Landscape Character Assessment (CHAONBLCA) LCT / LCA I Coastal Peninsula; I1 Manhood Peninsula

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

LCA SC1:

- To the west of Selsey Bill, mainly sandy beaches, dry sand dunes and grassland habitats.
- Influence of extensive linear urban coastal resort development. To the west, notably villages of West Wittering, East Wittering and Bracklesham.
- Low sweeping coastline. Open, exposed foreshore.
- Dominance of the sea. Noise of waves, wind and birds.
- Dynamic seascape of constantly changing weather, light and tidal conditions.
- Movement of shingle and sand along the coast, linked to coastal evolution and geomorphology.
- Relatively narrow undeveloped sections of coastline behind beaches. Bounded by low growing scant vegetation and small areas of wind-sculpted scrub and trees. Often providing separation of urban areas. Areas of both high ecological and landscape importance.
- Shingle and sand dune habitats of national importance, notably at West Wittering, Shoreham and Climping.
- Reed beds, streams and deep drainage ditches known as rifles.
- Frequent wooden and rock groynes and breakwaters.
- Fleets of small fishing boats beached along the shoreline.
- Caravan parks and other built holiday accommodation facilities.
- Yachting, surfing, windsurfing and commercial boat traffic are frequent in seaward views.
- Diving areas off Bracklesham Bay
- Cakeham Tower, Church Norton Mound and St. Wilfrid's Chapel.
- Timber groynes and beach huts.
- Traditional inshore fishing boats.
- Wartime pillboxes, barracks, anti-aircraft batteries and anti-tank blocks dot the area
- A few undisturbed sand dune and shingle habitats remain. Most of the surviving examples are designated as Sites of Special Scientific Interest (SSSI) and Sites of Nature Conservation Importance (SNCI), such as at West Wittering beach, Climping and Shoreham beach.
- Dry sand dunes and grassland habitats.
- Tidal lagoons
- Small areas of unimproved coastal grazing marsh, including saltmarsh, acid grassland and rushy pasture.
- Reed beds and deep drainage ditches (rifles).
- Coastal scrub including large areas of Tamarisk and limited groups of trees.

- Areas of undeveloped coastline are of high ecological importance.

LCA SC3:

- Enclosed natural harbours of marine water, tidal mudflats and saltmarsh with small inlets and creeks.
- Contrast with the surrounding open agricultural land.
- Localised presence of woodland
- 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, reedbeds, 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.
- Wooden quays.
- Traditional boatyards.
- 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

CHAONBLCA:

- Broadly flat land overlying brickearths, intersected by small streams or rithes.
- Predominantly open arable farmland with medium to large scale field patterns.
- Small scale hedged paddocks, concentrated around the villages, have an intimate character.
- Parkland estate landscape at Itchenor and Westlands enclosed by tree belts and copses.
- A wide range of habitats including unimproved coastal grassland, small ancient woodlands, marshes along the River Lavant, and Birdham Millpond contribute to character.
- Dispersed modern roadside development along the A286.
- Distinctive clusters of flint and brick cottages at Itchenor, Birdham and Dell Quay.
- Overall the area retains a largely rural undeveloped character.

- Birdham has a very small historic core centred around the church and a small green, comprising a few brick and tile cottages. The rest of the settlement comprises undistinguished modern terrace/detached house development, together with small commercial buildings along the A259.
- Westlands is a small coastal estate of large detached houses in well treed plots.
- Overall condition of the area is moderate. The loss of hedgerows from parts of the arable farmland has eroded visual and ecological character in parts

Landscape strategy and key sensitivities and guidelines:

SC1:

- Conserve the open, distinctive coastal character of the area and maintain tranquillity.
- Ensure any new development does not result in adverse impact on open character and characteristic views.
- Maintain the distinctive character and identity of the undeveloped coastal grazing marsh and other open green areas behind beaches.
- Maintain the historic character of the shoreline including the fishing boats, beach huts, wooden groynes and piers, and other sea defences including those from wartime.
- Conserve and enhance the natural landscape features of the coast including shingle beaches and banks, saline lagoons, dunes, coastal scrub and trees, rifes and ditches through sympathetic management.
- Conserve and enhance the vegetated shingle habitat.
- Promote coastal grazing marsh management.
- Assess options for coastal management in a comprehensive way, reflecting the dynamic and interdependent processes of erosion and deposition. Where practical, favour “softer” coastal management solutions such as coastal re-alignment, or ensure sympathetic design of any engineered defences.
- Encourage environmental improvements to the suburban shoreline.
- Encourage landscape enhancements of existing car parks and caravan sites especially with the use of small copses, hedgerows and coastal scrub planting.
- All new planting to be of coastal tolerant plants which are adapted to the maritime winds and seaside conditions. Particular care needs to be taken in species selection in sensitive coastal habitats.
- Establish new areas of dense scrub and tree groups through the creation of sheltered areas using sympathetic measures such as low stone walls and earth mounds and nurse species for wind protection.
- Protect the remaining open spaces behind beaches by implementation of strategic gap policies supported by landscape character assessment.
- Promote and extend conservation of sand dunes by protecting and managing existing vegetation and where necessary planting marram grass to encourage stabilisation, using brushwood fences to reduce wind erosion, and controlling visitors especially on areas with special ecological interest

SC3:

- Maintain keys 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, rifes 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.
- 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.

CHAONBLCA:

- Landscape Strategy (within AONB) is conservation and enhancement.
- Panoramic views from the coastal path of the Harbour Pool. Framed views of the Itchenor Reach, Fishbourne Channel. Long views of Chichester Cathedral from west of Apuldram.
- Conserve the rural, undeveloped character of the area.
- Conserve and manage hedgerows, copses and small woodlands.
- Conserve distinctive historic field patterns.
- Take opportunities for managed realignment of sea defences creating areas of new coastal habitat on low lying land. Avoid significant impact on existing important habitats and ensure sympathetic form, design and materials of new sea defences.
- Promote better management of horse grazed areas around Itchenor Gate/Shipton Green and Birdham.
- Ensure any small scale development in the historic core of villages responds to historic settlement pattern and locally distinctive styles and materials.

- Conserve and enhance the landscape setting of the villages and small estates.
- Ensure any new harbourside development does not result in significant loss of trees and hedges, avoids the introduction of suburban styles and materials and is of an appropriate scale, form, design, materials and colour that responds to landscape setting.
- Consider possible visual impacts of any large scale glasshouses and shed development outside the AONB

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

SC1:

- High levels of formal and informal coastal recreational pressure with large seasonal crowds.
- Highly visible intrusion from urban, industrial and caravan development.
- Likely longer term rise in sea level and increased storm frequency threatening the stability and permanency of the coastline and leading to the loss of coastal habitats.
- Managed re-alignment of the coastline may be particularly influential in the future, providing opportunities for creation of new coastal habitats.
- Loss of distinctive coastal habitats through reclamation and dredging, development, coastal defences and recreation.
- Coastal habitats are fragmented, however, there is good survival of some characteristic coastal habitats particularly at Shoreham.
- Coastal geomorphology linked to weather, seasons, coastal processes and tides.
- Replacement of timber groynes with rock groynes and rock islands.

SC3:

- 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.

CHAONBLCA:

- Sea level rise
- Potential pressure for large new farm buildings and glasshouses, both within and outside the AONB.
- Expansion of horse grazing, together with other small scale incremental changes.
- Visual intrusion from existing harbourside housing development.
- Potential pressure for additional harbourside housing development.
- Potential strategic development southwest of Chichester outside the AONB designated area
- The sensitivity 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.

Sub-area map:

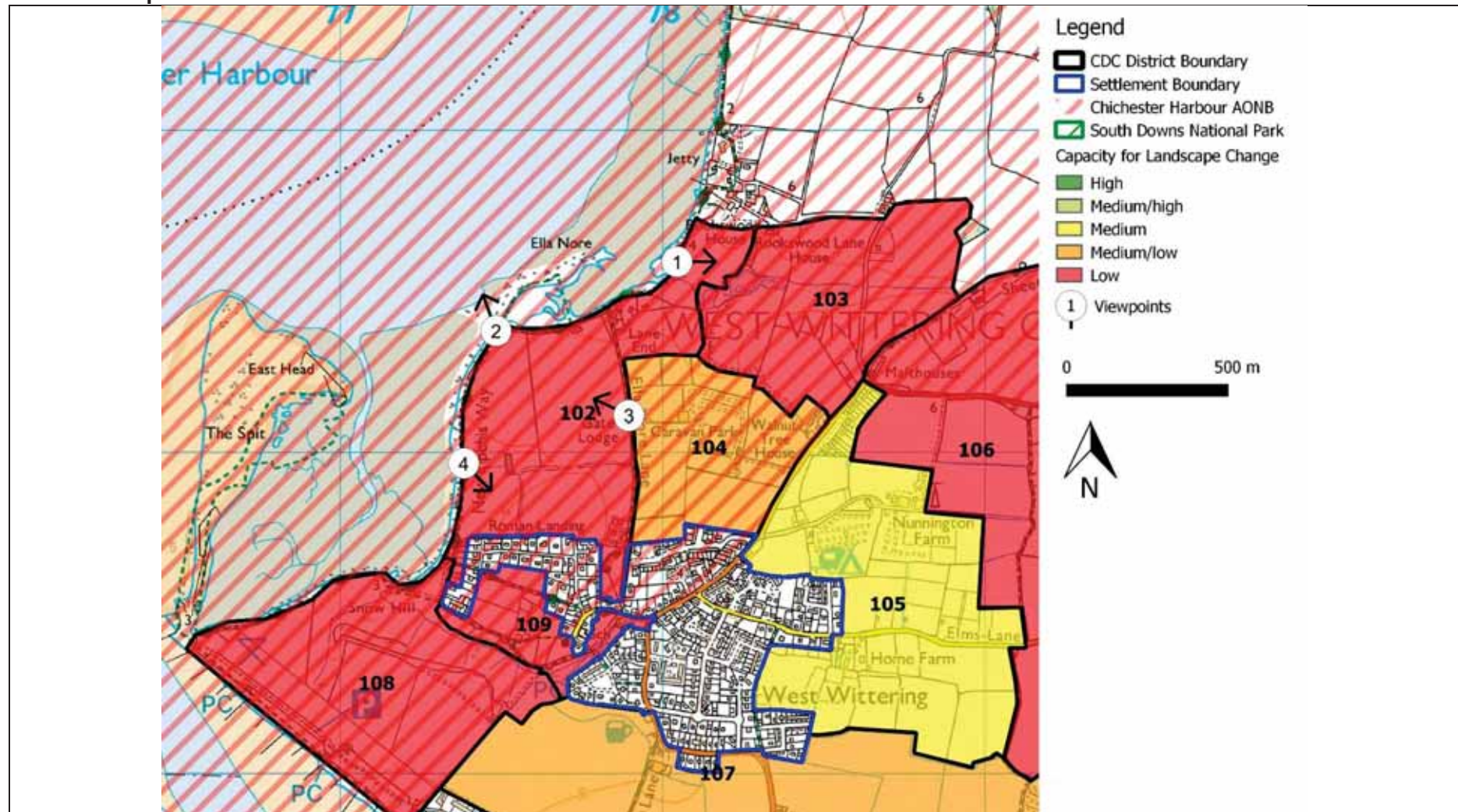


Figure 102: Capacity of landscape to accept change and location of photographic viewpoints

Sub-area description:

Sub-area 102 is largely made up of arable farmland extending north of West Wittering with the shoreline forming the northern and western edges and Ella Nore Lane forming most of the eastern edge. The sub-area is wholly within the AONB and adjacent to the wider Chichester Harbour SSSI, Ramsar and SPA. The south-eastern corner is adjacent to the West Wittering Conservation.

For more detail refer to record sheets.

Photographs:



Photo 1: View from coastal footpath across small-scale, enclosed arable field in north of sub-area.

Photo 2: View north from footpath on shoreline edge of sub-area across Chichester Harbour to South Downs / Portsdown Hill.



Photo 3: View north-west from footpath on Ella Nore Way across larger arable field, with South Downs / Portsdown Hill visible in the distance.

Photo 4: View south-east from coastal footpath across marsh and arable field. The village of West Wittering is largely hidden within trees, open in places.

Please refer to section 3 methodology of the assessment process

1. **Visual Sensitivity: Medium / high**

- Most of sub-area visible from footpaths, shoreline, open water, roads and houses, from edge of West Wittering CA, from Hayling Island
- Expectations of scenic beauty within AONB, and edge of West Wittering CA – many sensitive view receptors
- Long / panoramic views from shoreline
- Sub-area forms skyline where there is an absence of taller vegetation or landform forming a backdrop – including from shoreline
- Hedgerow structure provides opportunities to build upon with new planting
- New planting could result in the loss of open, windswept character, loss of views to South Downs, views across harbour

2. Landscape Sensitivity: Medium

- Gently undulating to flat and low-lying – around the 5m contour
- Drainage ditches
- Arable fields; allotments in south-east
- Short tree belt towards western edge
- Hedgerows (some 'gappy') to most boundaries (some with trees)
- Small part on western side within Chichester Harbour SSSI and Ramsar
- Small adjacency with West Wittering Conservation Area
- Largely undeveloped with small number of isolated cottages; area largely unlit
- Quiet and relatively unspoilt, particularly away from settlement edge
- Open and somewhat exposed in central area and along shore; more enclosure in north and south-east
- Largely medium scale, simple and with some regularity

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

4. Wider Landscape Sensitivity: Medium / high

- Integral part of open coastal plain
- Edge of housing at West Wittering partially vegetated, open in places
- Part of sub-area within flood zone

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

6. Landscape Value: Medium / high

- Within AONB

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

<p>Potential effect on key visual characteristics</p> <ul style="list-style-type: none"> • Impact on skyline and wide, panoramic views • Impact on AONB • Impact on sensitive view receptors • Loss of views to South Downs / Portsdown Hill
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Loss of grade 2 agricultural land • Impact on protected habitats • Loss of flood plain • Loss of open character • Impact on tranquil, rural landscape
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • Further erosion of historic linear pattern of West Wittering • Introduction of built form into largely unsettled areas
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Protection of important habitats • Strengthen the existing landscape framework through hedgerow and native tree planting while conserving overall open character • Encourage the planting of new small woodlands and long-term management of woodland blocks, while generally conserving the overall open character • Retaining legibility and setting of PRoW network and creating additional links • Conserve and manage ditches • Conserve and enhance the natural landscape features of the coast • Conserve rural character of settlements • Promote better management of horse grazed areas

Conclusion and recommendations and potential capacity of sub-area

Sub-area 102 has a low capacity constrained by its location within the AONB, SSSI and Ramsar, its importance as a part of the wider shoreline landscape and its open and generally rural and undeveloped character.

Where closely related to the settlement at Roman Landing it is possible that a small amount of development may be accommodated. It would need to be 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 nature conservation assets, the historic settlement pattern and local distinctiveness.

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Sub-areas: 103: Rookswood Coastal Plain

West Sussex County Council Landscape Character Assessment (WSCCLCA) SC3 Chichester Harbour

Chichester District AONB Landscape Capacity Study – Zone 15

Chichester Harbour AONB Landscape Character Assessment (CHAONBLCA) LCT / LCA I Coastal Peninsula; I1 Manhood Peninsula

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

LCA SC3:

- Enclosed natural harbours of marine water, tidal mudflats and saltmarsh with small inlets and creeks.
- Contrast with the surrounding open agricultural land.
- Localised presence of woodland
- Noise of birds, waves and masts.
- Areas of unimproved grassland concentrated on their edges.
- Wind-shaped trees and scrub.
- 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.
- 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

CHAONBLCA:

- Broadly flat land overlying brickearths, intersected by small streams or rithes.
- Predominantly open arable farmland with medium to large scale field patterns.
- Small scale hedged paddocks, concentrated around the villages, have an intimate character.
- A wide range of habitats including unimproved coastal grassland, small ancient woodlands, marshes along the River Lavant, and Birdham Millpond contribute to character.
- Dispersed modern roadside development along the A286.
- Overall the area retains a largely rural undeveloped character.
- Overall condition of the area is moderate. The loss of hedgerows from parts of the arable farmland has eroded visual and ecological character in parts

Landscape strategy and key sensitivities and guidelines:

SC3:

- 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, rifes and ditches.

- 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.
- 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.
- 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.

CHAONBLCA:

- Landscape Strategy (within AONB) is conservation and enhancement.
- Panoramic views from the coastal path of the Harbour Pool. Framed views of the Itchenor Reach, Fishbourne Channel. Long views of Chichester Cathedral from west of Apuldram.
- Conserve the rural, undeveloped character of the area.
- Conserve and manage hedgerows, copses and small woodlands.
- Conserve distinctive historic field patterns.
- Take opportunities for managed realignment of sea defences creating areas of new coastal habitat on low lying land. Avoid significant impact on existing important habitats and ensure sympathetic form, design and materials of new sea defences.
- Promote better management of horse grazed areas around Itchenor Gate/Shipton Green and Birdham.
- Ensure any small scale development in the historic core of villages responds to historic settlement pattern and locally distinctive styles and materials.
- Conserve and enhance the landscape setting of the villages and small estates.
- Ensure any new harbourside development does not result in significant loss of trees and hedges, avoids the introduction of suburban styles and materials and is of an appropriate scale, form, design, materials and colour that responds to landscape setting.
- Consider possible visual impacts of any large scale glasshouses and shed development outside the AONB

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

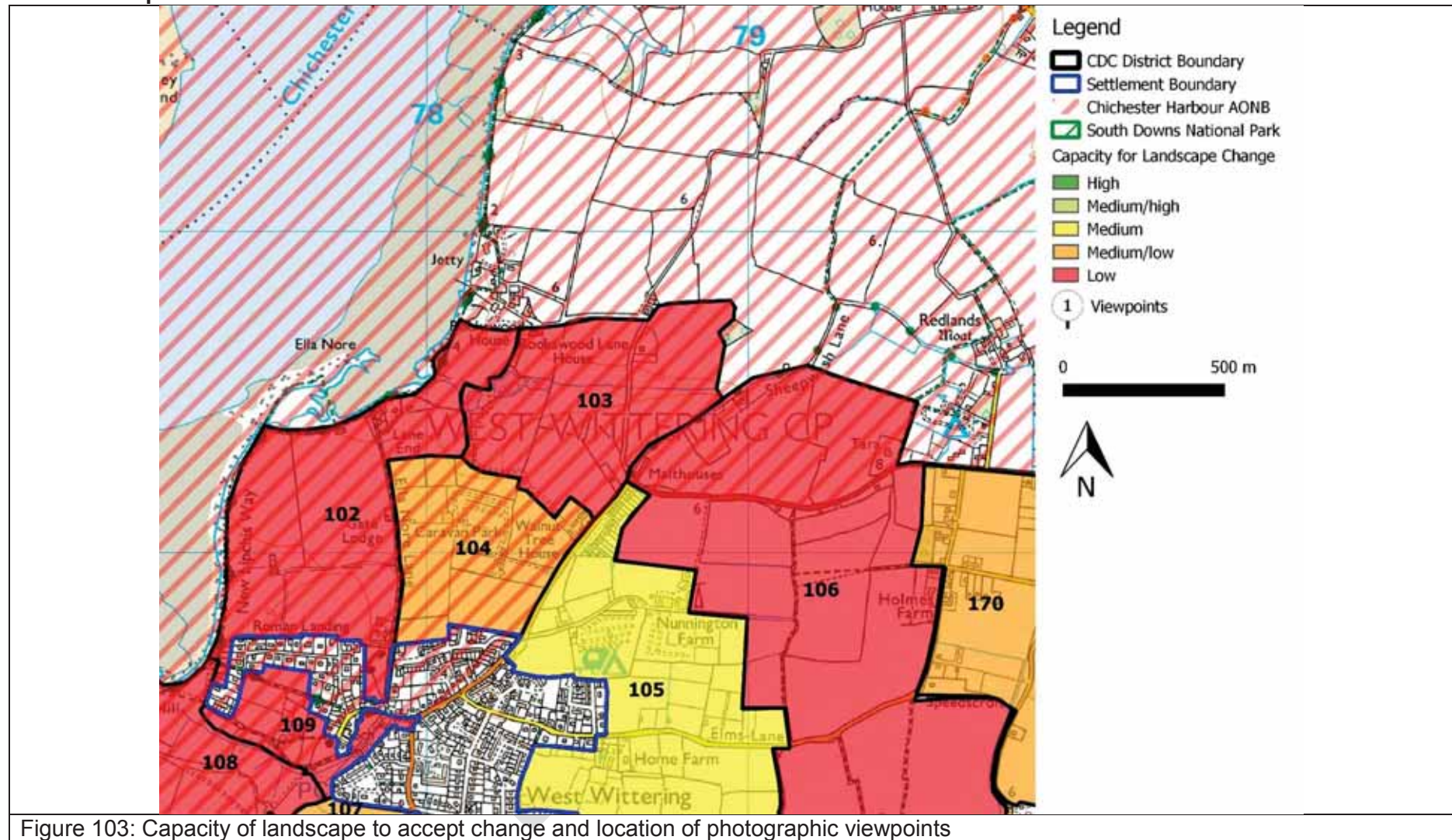
SC3:

- 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.

CHAONBLCA:

- Sea level rise
- Potential pressure for large new farm buildings and glasshouses, both within and outside the AONB.
- Expansion of horse grazing, together with other small scale incremental changes.
- Visual intrusion from existing harbourside housing development.
- Potential pressure for additional harbourside housing development.
- Potential strategic development southwest of Chichester outside the AONB designated area
- The sensitivity 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.

Sub-area map:



Sub-area description:

Sub-area 103 is largely made up of arable fields either side of Rookwood Lane, extending north of the B2179. Open farmland surrounds the sub-area, which is wholly within the AONB.

For more detail refer to record sheets.

Photographs:

<i>Photo 1: To follow</i>	<i>Photo 2: To follow</i>

Please refer to section 3 methodology of the assessment process

1. **Visual Sensitivity: Medium**
 - Eastern side visually prominent from the Rookwood Lane private road.
 - Expectations of scenic beauty within AONB, with sensitive view receptors
 - Good hedgerow structure and woodland pockets provide opportunities to build upon with new planting

2. **Landscape Sensitivity: Medium**
 - Perceptibly flat and low-lying – around the 5m contour
 - Drainage ditches and pond
 - Trees around pond
 - Hedgerows to some boundaries
 - Grade II cottage in north
 - Largely undeveloped
 - Largely peaceful rural landscape – little effect from traffic on B2179
 - Open and somewhat exposed in north
 - Some enclosure in south

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

4. Wider Landscape Sensitivity: High

- Separated by open countryside and trees from West Wittering to south
- Central swathe within flood zone 2
- Integral part of open coastal plain

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

6. Landscape Value: Medium / high

- Within AONB

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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 AONB • Impact on sensitive view receptors
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Loss of grade 2 agricultural land • Impact on open character • Impact on tranquil, rural landscape • Loss of floodplain • Impact on setting of listed building
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • Introduction of built form into largely unsettled area
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Strengthen the existing landscape framework through hedgerow and native tree planting while conserving overall open character • Encourage the planting of new small woodlands and long-term management of woodland blocks, while generally conserving the overall open character • Retaining legibility and setting of PRow network and creating additional links • Conserve and manage ditches • Conserve and enhance the natural landscape features of the coast • Conserve rural character of settlements • Promote better management of horse grazed areas

Conclusion and recommendations and potential capacity of sub-area

Sub-area 103 has a low capacity constrained by its location and visual prominence within the AONB, its importance as a part of the wider coastal plain landscape, its disconnection from West Wittering and its generally peaceful, rural and undeveloped character.

Any housing development on this sub-area is likely to cause harm to the whole and should be avoided.

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Sub-areas: 104: Walnut Tree Coastal Plain

**West Sussex County Council Landscape Character Assessment (WSCCLCA) SC3 Chichester Harbour
Chichester District AONB Landscape Capacity Study – Zone 15
Chichester Harbour AONB Landscape Character Assessment (CHAONBLCA) LCT / LCA I Coastal Peninsula; I1 Manhood Peninsula**

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

LCA SC3:

- Enclosed natural harbours of marine water, tidal mudflats and saltmarsh with small inlets and creeks.
- Contrast with the surrounding open agricultural land.
- Localised presence of woodland
- Noise of birds, waves and masts.
- 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.
- 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.
- 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

CHAONBLCA:

- Broadly flat land overlying brickearths, intersected by small streams or rithes.
- Predominantly open arable farmland with medium to large scale field patterns.
- Small scale hedged paddocks, concentrated around the villages, have an intimate character.
- Parkland estate landscape at Itchenor and Westlands enclosed by tree belts and copses.
- A wide range of habitats including unimproved coastal grassland, small ancient woodlands, marshes along the River Lavant, and Birdham Millpond contribute to character.
- Dispersed modern roadside development along the A286.
- Distinctive clusters of flint and brick cottages at Itchenor, Birdham and Dell Quay.
- Overall the area retains a largely rural undeveloped character.
- Birdham has a very small historic core centred around the church and a small green, comprising a few brick and tile cottages. The rest of the settlement comprises undistinguished modern terrace/detached house development, together with small commercial buildings along the A259.
- Westlands is a small coastal estate of large detached houses in well treed plots.

- Overall condition of the area is moderate. The loss of hedgerows from parts of the arable farmland has eroded visual and ecological character in parts

Landscape strategy and key sensitivities and guidelines:

SC3:

- 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.
- 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.
- 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.
- 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.

CHAONBLCA:

- Landscape Strategy (within AONB) is conservation and enhancement.
- Panoramic views from the coastal path of the Harbour Pool. Framed views of the Itchenor Reach, Fishbourne Channel. Long views of Chichester Cathedral from west of Apuldram.
- Conserve the rural, undeveloped character of the area.
- Conserve and manage hedgerows, copses and small woodlands.
- Conserve distinctive historic field patterns.
- Take opportunities for managed realignment of sea defences creating areas of new coastal habitat on low lying land. Avoid significant impact on existing important habitats and ensure sympathetic form, design and materials of new sea defences.
- Promote better management of horse grazed areas around Itchenor Gate/Shipton Green and Birdham.

- Ensure any small scale development in the historic core of villages responds to historic settlement pattern and locally distinctive styles and materials.
- Conserve and enhance the landscape setting of the villages and small estates.
- Ensure any new harbourside development does not result in significant loss of trees and hedges, avoids the introduction of suburban styles and materials and is of an appropriate scale, form, design, materials and colour that responds to landscape setting.
- Consider possible visual impacts of any large scale glasshouses and shed development outside the AONB

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

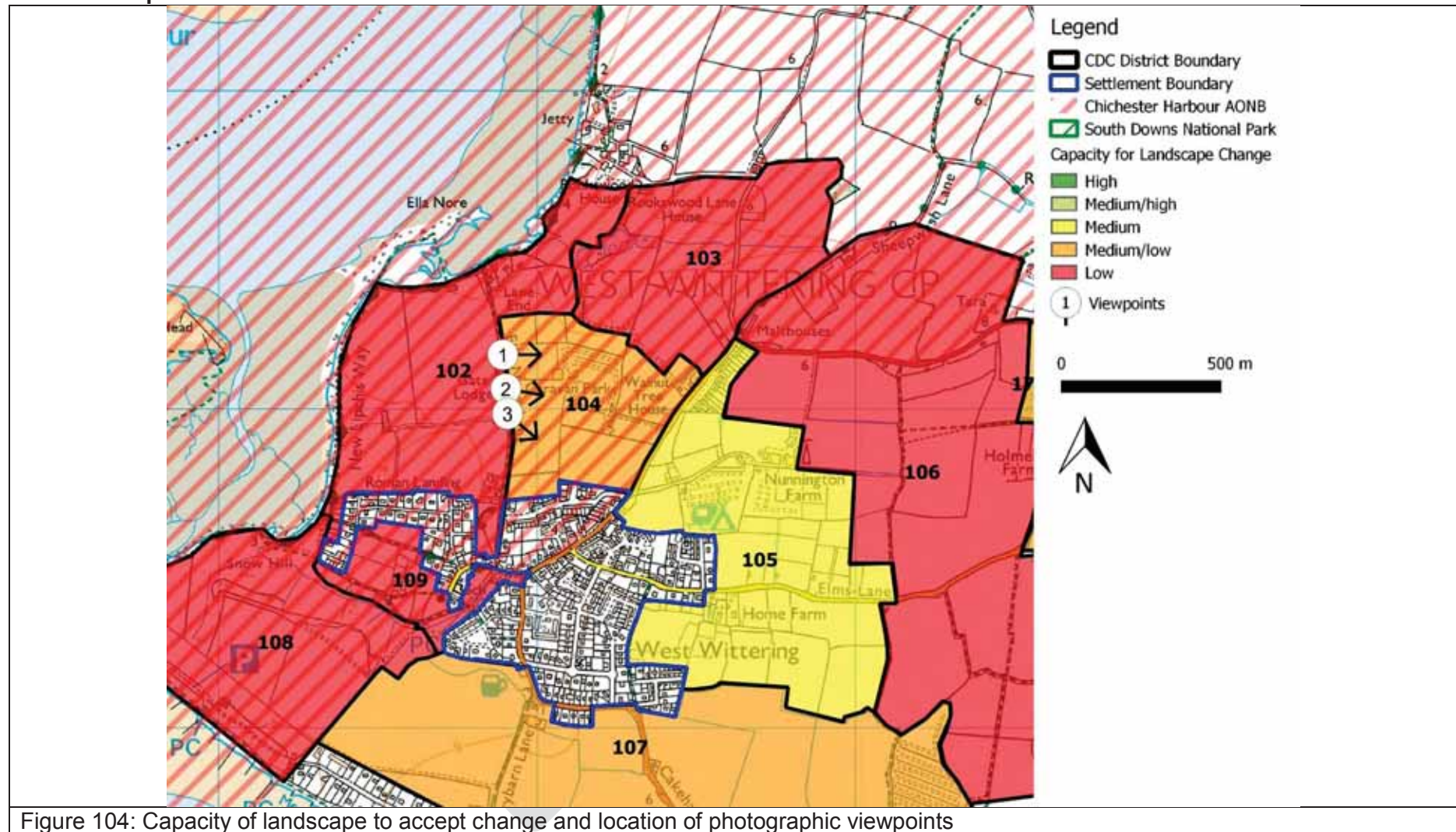
SC3:

- 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.

CHAONBLCA:

- Sea level rise
- Potential pressure for large new farm buildings and glasshouses, both within and outside the AONB.
- Expansion of horse grazing, together with other small scale incremental changes.
- Visual intrusion from existing harbourside housing development.
- Potential pressure for additional harbourside housing development.
- Potential strategic development southwest of Chichester outside the AONB designated area
- The sensitivity 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.

Sub-area map:



Sub-area description:

Sub-area 104 is largely made up of pasture / horse grazing fields and the Walnut Tree House camp site and extends north of West Wittering with Ella Nore Lane forming the western edge and the B2179 forming the eastern edge. Arable farmland lies north of the sub-area, which is wholly within the AONB.

For more detail refer to record sheets.

Photographs:



Photo 1: View east from footpath on Ella Nore Lane. Much of the sub-area is made up of small-scale, semi-enclosed paddocks. The campsite is visible across the field.



Photo 2: View east from footpath on Ella Nore Lane. Much of the sub-area is made up of small-scale, semi-enclosed paddocks. The campsite is visible across the field, as is the open edge of West Wittering.



Photo 3: View south-east from footpath on Ella Nore Lane. Much of the sub-area is made up of small-scale, semi-enclosed paddocks. The open edge of West Wittering is visible across the field.

Please refer to section 3 methodology of the assessment process

1. **Visual Sensitivity: Medium**
 - Eastern side visually prominent from B2179 (at edge of AONB); western parts glimpsed from footpath.
 - Expectations of scenic beauty within AONB, with sensitive view receptors
 - Good hedgerow structure provides opportunities to build upon with new planting
2. **Landscape Sensitivity: Medium / low**
 - Perceptibly flat and low-lying – around and above the 5m contour
 - Largely made up of pasture / horse grazing fields, with one arable field and camp site at Walnut Tree House
 - Poplars along Ella Nore Lane, trees along access road to campsite
 - Hedgerows along part of boundary along B2179 (with trees) and to some internal boundaries (often without trees)

- Small part on western side within Chichester Harbour SSSI and Ramsar
 - Grade II Walnut Tree House in north-east
 - Largely undeveloped with campsite in centre and group of houses at Walnut Tree House
 - Tranquillity somewhat affected by traffic on B2179 and by camp site
 - Semi-enclosed by hedges and built form, more open on eastern edge
 - Small-medium scale, with some regularity
3. Landscape Character Sensitivity: Medium / low (combines 1 and 2)
4. **Wider Landscape Sensitivity: Medium**
- Edge of housing at West Wittering partially vegetated, open in places
 - Eastern part contributes to northern approach to West Wittering along B2179 (the main tourist route)
 - Western part links to wider coastal landscape to west
 - Caravan park weakens link to countryside to the north
5. Overall Landscape Sensitivity: Medium (combines 3 and 4)
6. **Landscape Value: Medium / high**
- Within 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 AONB • Impact on sensitive view receptors
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Loss of grade 2 agricultural land • Impact on protected habitats • Impact on open character (east) • Impact on tranquil, rural landscape
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • Further erosion of historic linear pattern of West Wittering • Introduction of built form into largely unsettled areas
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Protection of important habitats • Strengthen the existing landscape framework through hedgerow and native tree planting while conserving overall open character • Opportunity to soften open urban edge and mitigate impact of camp site • Encourage the planting of new small woodlands and long-term management of woodland blocks, while generally conserving the overall open character • Retaining legibility and setting of PRoW network and creating additional links • Conserve and manage ditches • Conserve and enhance the natural landscape features of the coast • Conserve rural character of settlements • Promote better management of horse grazed areas

Conclusion and recommendations and potential capacity of sub-area

Sub-area 104 has a medium / low capacity constrained by its location within the AONB, partly within SSSI and Ramsar, its importance as a part of the wider landscape and its generally rural and undeveloped character.

It is possible that a small amount of development may be accommodated where it is closely related to the settlement. It would need to be 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 nature conservation assets, the historic settlement pattern and local distinctiveness.

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Sub-areas: 105: West Wittering Eastern Settlement Edge

**West Sussex County Council Landscape Character Assessment (WSCCLCA) LCA SC3 Chichester Harbour;
Chichester District AONB Landscape Capacity Study – Zone 15
Chichester Harbour AONB Landscape Character Assessment (CHAONBLCA) LCT / LCA F Coastal Strip; F2 Wittering Coast**

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

LCA SC3:

- Contrast with the surrounding open agricultural land.
- Localised presence of woodland, for example, Old Park Wood, Bosham and Church Norton Wood.
- Wind-shaped trees and scrub.
- Harbourside field patterns mainly the result of 18th and 19th century Parliamentary Enclosure.
- 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.

CHAONBLCA:

- Open coastal grassland, marsh and large arable fields behind the sea wall drained by ditches and rithes.
- Straight lanes and tracks bounded by grass verges.
- Absence of trees, except around the settlement edges.
- Linear, coastal development of detached houses and bungalows south of West Wittering, and suburban style private estate development at Roman Landing and Snow Hill.
- Large village of West Wittering, enclosing old historic core of flint and brick cottages.
- Car borne summer holiday traffic and busy car parks diminish tranquillity.
- Exposed character
- Views to West Wittering Church and Cakeham Tower which are local landmarks.
- Panoramic views out to sea from the beach.
- Views to East Head and the harbour mouth.
- The small historic core of West Wittering comprises rows of small brick, flint or painted brick cottages on a curving lane leading to the low squat church. Some of the cottages also include timber boarding and slate cladding. There are few modern infill detached houses. Some of the cottages face a small village green. To the north of the historic core there is a small area of C20th terraces and detached houses. The southern edge of West Wittering is screened by an extensive area of coastal scrub. The northern boundary is marked by a few hedgerows or broken lines of hedgerow trees.
- The private estates of Roman Landing and Snow Hill comprise large detached houses in generous plots. They have a well treed character
- Condition is moderate. The West Wittering Beach car park and other coastal development outside the AONB disrupt visual unity. However, there is some good survival of some characteristic coastal habitats.

Landscape strategy and key sensitivities and guidelines:

SC3:

- 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.
- 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 waters 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.

CHAONBLCA:

- Seek to minimise the visual intrusion of parked cars.
- Conserve and manage low lying grazing marsh.
- Conserve the existing scrub and tree cover on the edge of West Wittering.
- Ensure any new development does not result in adverse impact on open character and characteristic views

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

SC3:

- Gradual reduction of the tree and hedgerow cover especially on the Chichester Harbour peninsulas.
- Gradual reduction of bordering grassland and scrub.

- 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.

CHAONBLCA:

- Sea level rise which could lead to loss of low lying coastal grazing marsh. The poor visual appearance of West Wittering Beach car park. Any possible new development on the edge of West Wittering which could lead to loss of/erosion of open character

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Sub-area map:

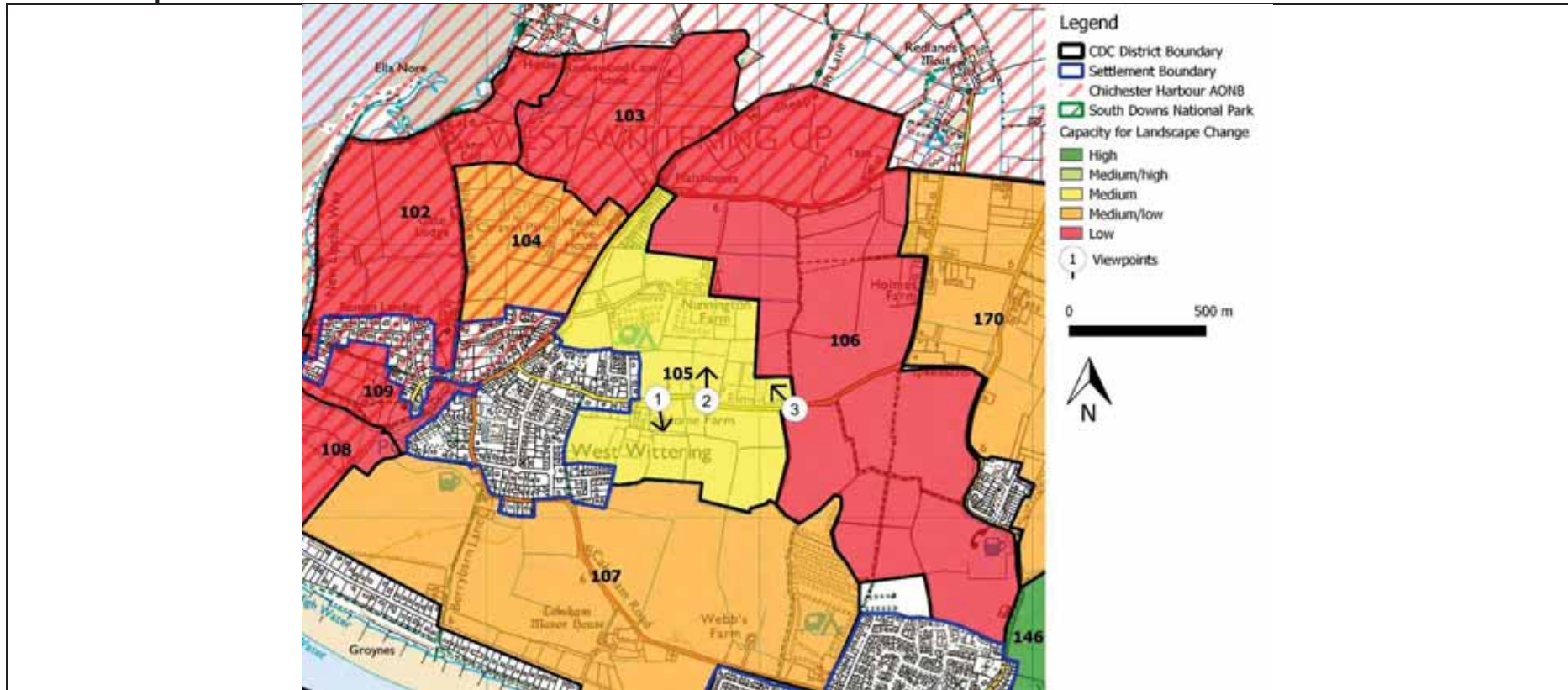


Figure 105: Capacity of landscape to accept change and location of photographic viewpoints

Sub-area description:

Sub-area 105 is largely made up of pasture, with the Nunnington Farm camp site and a playing field, and extends east and north-east of West Wittering. The north-western edge abuts the B2179 with the AONB beyond. The edge of West Wittering forms the rest of the western edge of the sub-area, with open farmland to the east and south and Elms Lane bisecting the sub-area. The West Wittering Conservation abuts a small section of the sub-area.

For more detail refer to record sheets.

Photographs:



Photo 1: View south from Elms Lane across small-scale pasture fields with a reasonably intact vegetation structure.



Photo 2: View north from Elms Lane across small to medium scale horse pasture.



Photo 3: View north-west from Elms Lane across small-scale pasture fields with a reasonably intact vegetation structure.

Please refer to section 3 methodology of the assessment process

1. **Visual Sensitivity: Medium**
 - Most of sub-area locally visible, from roads and a single footpath. Some parts have only glimpsed views.
 - Expectations of scenic beauty at edge of and close to AONB, and edge of West Wittering CA, including important view along Elms Lane
 - Glimpsed long views to South Downs
 - Good hedgerow structure in parts provides opportunities to build upon with new planting

2. **Landscape Sensitivity: Medium / low**
 - Perceptibly flat and low-lying – around and above the 5m contour
 - Drainage ditches
 - Mostly pasture (horse grazing), with a camp site and playing field and one arable field

- Tree belts along B2179, along entrance to Nunnington Farm camp site, around cricket ground, and poplars north of Elms Lane
- Hedgerows along roads (with trees) and to most internal boundaries (often with trees)
- Southern part has a medieval to post-medieval piecemeal enclosure field pattern
- Adjacent to eastern edge of West Wittering CA, with significant tree groups and grass verges along Elms Lane and view east along Elms Lane
- Grade II Nunnington Farmhouse in centre
- Loose development along Elms Lane, farm complex and campsite in centre and concentration of linear houses at Rookwood Road
- Tranquillity somewhat affected by traffic on B2179 and other roads, and by camp site and large buildings at Nunnington Farm
- Semi-enclosed by hedges and built form, more open on north-eastern edge
- Largely small-scale, with some regularity and complexity

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

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

- Area generally feels separate from settlement
- Surviving small-scale field pattern either side of Elms Lane forming setting and eastern approach to West Wittering
- Southern section links to wider landscape to south and forms part of separation between East and West Wittering
- Northern section forms open, rural approach to West Wittering along B2179 (the main tourist route)

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

6. **Landscape Value: Medium**

- Forms part of setting of AONB
- Localised setting of Grade II Nunnington Farmhouse
- Localised setting to West Wittering 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 view receptors • Impact on rural views • Loss of views to South Downs
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Loss of grade 2 agricultural land • Localised impact on West Wittering Conservation Area and setting listed building • Erosion of pastoral, rural landscape
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • Further erosion of historic linear pattern of West Wittering • Erosion of separation between East and West Wittering • Introduction of built form into largely unsettled areas
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Strengthen the existing landscape framework through hedgerow and native tree planting • Encourage the planting of new small woodlands and long-term management of woodland blocks, while generally conserving the overall open character • Retaining legibility and setting of PRoW network and creating additional links • Conserve and manage ditches • Conserve and enhance the natural landscape features of the coast • Conserve rural character of settlements • Promote better management of horse grazed areas

Conclusion and recommendations and potential capacity of sub-area

Sub-area 105 has a medium capacity. Despite this, the scope for development is constrained by its location adjacent to the AONB, its strong links with the wider landscape and its adjacency to West Wittering Conservation Area.

It is possible that a very small amount of development may be accommodated within or around existing settlement or clusters of built form provided it is informed by further landscape and visual impact assessment and sensitively integrated into the landscape and existing settlement pattern with great care taken to avoid any landscape or visual harm. Particular care would be needed to protect the AONB, existing heritage assets, settlement pattern and local distinctiveness, and the rural character of adjacent land and roads.

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Sub-areas: 106: Furze field Western Coastal Plain

West Sussex County Council Landscape Character Assessment (WSCCLCA) LCA SC3 Chichester Harbour

Chichester District AONB Landscape Capacity Study – Zone 15

Chichester Harbour AONB Landscape Character Assessment (CHAONBLCA) LCT / LCA I Coastal Peninsula; I1 Manhood Peninsula

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

LCA SC3:

- Contrast with the surrounding open agricultural land.
- Localised presence of woodland, for example, Old Park Wood, Bosham and Church Norton Wood.
- Wind-shaped trees and scrub.
- Harbourside field patterns mainly the result of 18th and 19th century Parliamentary Enclosure.
- 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.

CHAONBLCA:

- Broadly flat land overlying brickearths, intersected by small streams or rithes.
- Predominantly open arable farmland with medium to large scale field patterns.
- Small scale hedged paddocks, concentrated around the villages, have an intimate character.
- Dispersed modern roadside development along the A286.
- Distinctive clusters of flint and brick cottages at Itchenor, Birdham and Dell Quay.
- Overall the area retains a largely rural undeveloped character.
- Birdham has a very small historic core centred around the church and a small green, comprising a few brick and tile cottages. The rest of the settlement comprises undistinguished modern terrace/detached house development, together with small commercial buildings along the A259.
- Overall condition of the area is moderate. The loss of hedgerows from parts of the arable farmland has eroded visual and ecological character in parts. (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, rifes and ditches.
- 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.
- 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.

CHAONBLCA:

- Landscape Strategy (within AONB) is conservation and enhancement.
- Conserve the rural, undeveloped character of the area.
- Conserve and manage hedgerows, copses and small woodlands.
- Conserve distinctive historic field patterns.
- Promote better management of horse grazed areas around Itchenor Gate/Shipton Green and Birdham.
- Ensure any small scale development in the historic core of villages responds to historic settlement pattern and locally distinctive styles and materials.
- Conserve and enhance the landscape setting of the villages and small estates.
- Ensure any new harbourside development does not result in significant loss of trees and hedges, avoids the introduction of suburban styles and materials and is of an appropriate scale, form, design, materials and colour that responds to landscape setting.
- Consider possible visual impacts of any large scale glasshouses and shed development outside the AONB

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.

CHAONBLCA:

- Sea level rise
- Past loss of hedgerows.
- Potential pressure for large new farm buildings and glasshouses, both within and outside the AONB.
- Expansion of horse grazing, together with other small scale incremental changes.
- Visual intrusion from existing harbourside housing development.
- Potential pressure for additional harbourside housing development.
- Potential strategic development southwest of Chichester outside the AONB designated area
- The sensitivity 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.

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Sub-area map:

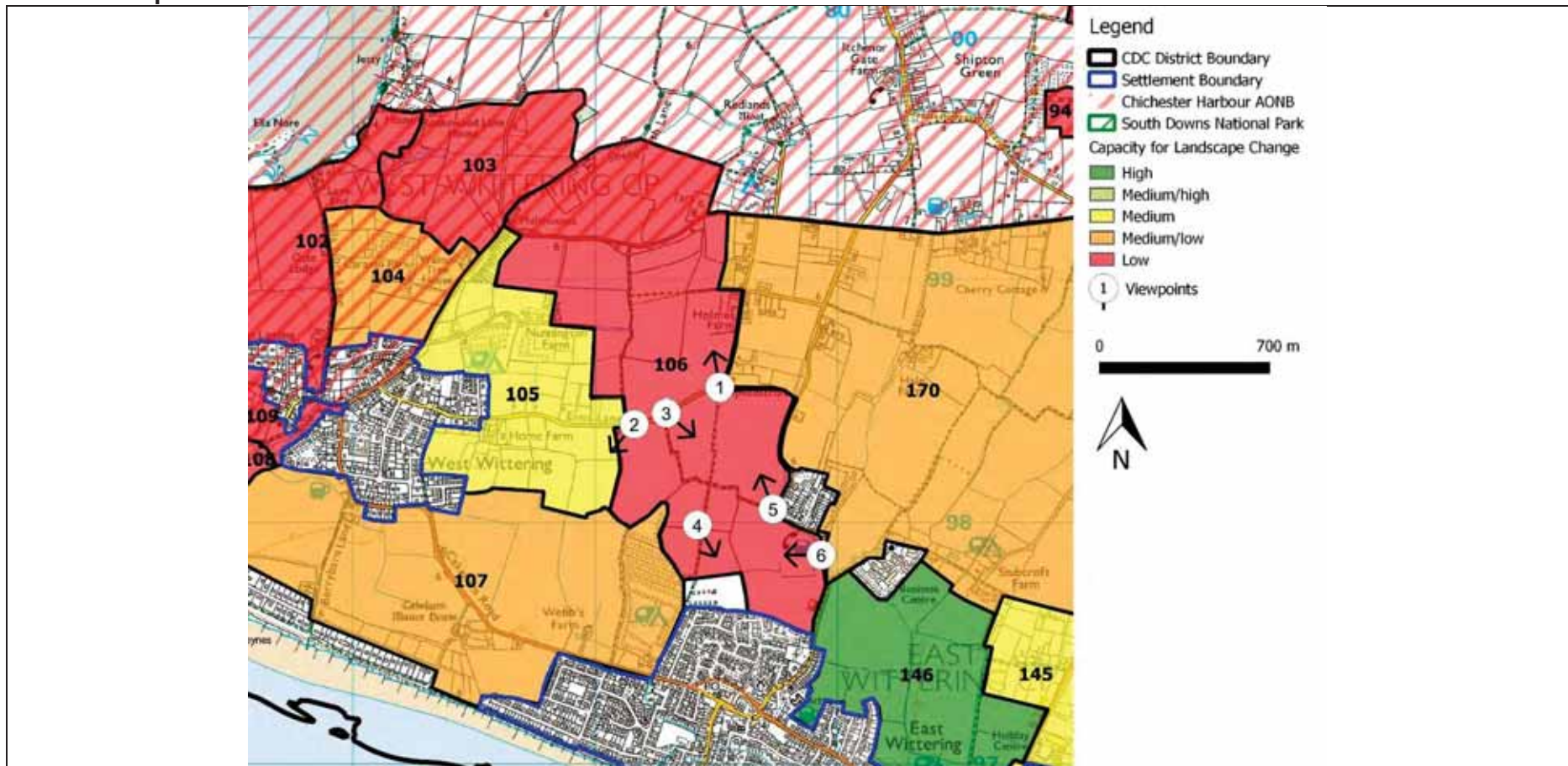


Figure: 106 Capacity of landscape to accept change and location of photographic viewpoints

Sub-area description:

Sub-area 106 is a large sub-area extending north of East Wittering, beyond the B2179, with the arable farmland north of the B2179 within the AONB. The area is largely made up of arable fields, with Piggery Hall / Church / Chapel Lanes forming much of the eastern edge, and East Wittering the southern edge. To the west lies further arable farmland and the camp sites at Nunnington Farm and Scott's Farm.

For more detail refer to record sheets.

Photographs:





Photo 3: View south-east from Chapel Lane. Housing at Furze field is visible across arable farmland.



Photo 4: View south-east from within Scott's Farm Holiday Village. The landscape is somewhat degraded by the land use.

DR



Photo 5: View north-west from Piggery Hall Lane at Furzefield, across open arable fields.



Photo 6: View west from Piggery Hall near Church Farm Business Park. Buildings and structures at Scott's Farm Holiday Village are visible across arable fields.

Please refer to section 3 methodology of the assessment process

1. **Visual Sensitivity: Medium**
 - Most of sub-area locally visible, from roads and relatively high number of footpaths. Some parts are visually prominent.
 - Distant views to South Downs
 - Sub-area forms skyline where there is an absence of taller vegetation or landform forming a backdrop
 - Sensitive view receptors within and close to AONB
 - Some hedgerow structure provides opportunities to build upon
2. **Landscape Sensitivity: Medium / low**
 - Perceptibly flat and low-lying – at and around the 5m contour

- Frequent ditches
- Largely made up of arable fields with pasture fields to north-east and along Elms Lane
- Some trees, mostly near houses, with notable lack of trees in centre
- Hedgerows along most roads (some with trees) and to most internal boundaries (some with trees), hedgerow pattern stronger around smaller fields in north-east
- Largely undeveloped; some loose development in north, with houses often enclosed with vegetation
- Largely unspoiled and tranquil landscape, somewhat affected by roads chiefly the B2179
- Open character with some sense of exposure, within centre; more enclosed within smaller field pattern to north-east

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

4. **Wider Landscape Sensitivity: High**

- Only the south-eastern corner is immediately adjacent to any main settlement
- The area has strong connections with the wider LCA and feels very rural

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

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

- Partly within AONB and otherwise forming part of setting of AONB
- Localised setting to Grade II listed building

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 AONB • Loss of views to South Downs
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Loss of grade 2 agricultural land • Extension of dense settlement into largely undeveloped countryside • Erosion of rural and tranquil character
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • Erosion of loosely settled, linear pattern of Somerley • Introduction of built form into largely undeveloped countryside
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Retention and restoration of hedges and trees • Strengthen the existing landscape framework through hedgerow and native tree planting • Encourage the planting of new small woodlands and long-term management of woodland blocks • Retaining legibility and setting of PRow network and creating additional links • Conserve and manage ditches • Conserve rural character of settlements • Promote better management of horse grazed areas

Conclusion and recommendations and potential capacity of sub-area

Sub-area 106 has a low capacity, constrained by its location partly within the AONB, and its generally rural and undeveloped character.

It is possible that a very small amount of development may be accommodated outside of the AONB 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.

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Sub-areas: 107: West Wittering Southern Coastal Plain

**West Sussex County Council Landscape Character Assessment (WSCCLCA) LCA SC1 South Coast Shoreline, SC3 Chichester Harbour;
Chichester District AONB Landscape Capacity Study – Zone 15
Chichester Harbour AONB Landscape Character Assessment (CHAONBLCA) LCT / LCA F Coastal Strip; F2 Wittering Coast**

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

LCA SC1 (southern section of sub-area):

- To the west of Selsey Bill, mainly sandy beaches, dry sand dunes and grassland habitats.
- Influence of extensive linear urban coastal resort development. To the west, notably villages of West Wittering, East Wittering and Bracklesham.
- Low sweeping coastline. Open, exposed foreshore.
- Dominance of the sea. Noise of waves, wind and birds.
- Dynamic seascape of constantly changing weather, light and tidal conditions.
- Movement of shingle and sand along the coast, linked to coastal evolution and geomorphology.
- Relatively narrow undeveloped sections of coastline behind beaches. Bounded by low growing scant vegetation and small areas of wind-sculpted scrub and trees. Often providing separation of urban areas. Areas of both high ecological and landscape importance.
- Shingle and sand dune habitats of national importance, notably at West Wittering, Shoreham and Climping.
- Reed beds, streams and deep drainage ditches known as rifles.
- Frequent wooden and rock groynes and breakwaters.
- Fleets of small fishing boats beached along the shoreline.
- Caravan parks and other built holiday accommodation facilities.
- Yachting, surfing, windsurfing and commercial boat traffic are frequent in seaward views.
- Diving areas off Bracklesham Bay
- Cakeham Tower, Church Norton Mound and St. Wilfrid's Chapel.
- Timber groynes and beach huts.
- Traditional inshore fishing boats.
- Wartime pillboxes, barracks, anti-aircraft batteries and anti-tank blocks dot the area
- A few undisturbed sand dune and shingle habitats remain. Most of the surviving examples are designated as Sites of Special Scientific Interest (SSSI) and Sites of Nature Conservation Importance (SNCI), such as at West Wittering beach, Climping and Shoreham beach.
- Dry sand dunes and grassland habitats.
- Tidal lagoons
- Small areas of unimproved coastal grazing marsh, including saltmarsh, acid grassland and rushy pasture.
- Reed beds and deep drainage ditches (rifles).
- Coastal scrub including large areas of Tamarisk and limited groups of trees.

- Areas of undeveloped coastline are of high ecological importance.

LCA SC3:

- Enclosed natural harbours of marine water, tidal mudflats and saltmarsh with small inlets and creeks.
- Contrast with the surrounding open agricultural land.
- Localised presence of woodland
- 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, reedbeds, 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.
- 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

CHAONBLCA:

- Exposed shingle and sand beaches divided by timber groynes.
- Open coastal grassland, marsh and large arable fields behind the sea wall drained by ditches and rithes.
- Straight lanes and tracks bounded by grass verges.
- Absence of trees, except around the settlement edges.
- Linear, coastal development of detached houses and bungalows south of West Wittering, and suburban style private estate development at Roman Landing and Snow Hill.
- Large village of West Wittering, enclosing old historic core of flint and brick cottages.
- Car borne summer holiday traffic and busy car parks diminish tranquillity.
- Exposed character
- Views to West Wittering Church and Cakeham Tower which are local landmarks.
- Panoramic views out to sea from the beach.

- Views to East Head and the harbour mouth.
- The small historic core of West Wittering comprises rows of small brick, flint or painted brick cottages on a curving lane leading to the low squat church. Some of the cottages also include timber boarding and slate cladding. There are few modern infill detached houses. Some of the cottages face a small village green. To the north of the historic core there is a small area of C20th terraces and detached houses. The southern edge of West Wittering is screened by an extensive area of coastal scrub. The northern boundary is marked by a few hedgerows or broken lines of hedgerow trees.
- The private estates of Roman Landing and Snow Hill comprise large detached houses in generous plots. They have a well treed character
- Condition is moderate. The West Wittering Beach car park and other coastal development outside the AONB disrupt visual unity. However, there is some good survival of some characteristic coastal habitats.

Landscape strategy and key sensitivities and guidelines:

SC1:

- Conserve the open, distinctive coastal character of the area and maintain tranquillity.
- Ensure any new development does not result in adverse impact on open character and characteristic views.
- Maintain the distinctive character and identity of the undeveloped coastal grazing marsh and other open green areas behind beaches.
- Maintain the historic character of the shoreline including the fishing boats, beach huts, wooden groynes and piers, and other sea defences including those from wartime.
- Conserve and enhance the natural landscape features of the coast including shingle beaches and banks, saline lagoons, dunes, coastal scrub and trees, rifees and ditches through sympathetic management.
- Conserve and enhance the vegetated shingle habitat.
- Promote coastal grazing marsh management.
- Assess options for coastal management in a comprehensive way, reflecting the dynamic and interdependent processes of erosion and deposition. Where practical, favour “softer” coastal management solutions such as coastal re-alignment, or ensure sympathetic design of any engineered defences.
- Encourage environmental improvements to the suburban shoreline.
- Encourage landscape enhancements of existing car parks and caravan sites especially with the use of small copses, hedgerows and coastal scrub planting.
- All new planting to be of coastal tolerant plants which are adapted to the maritime winds and seaside conditions. Particular care needs to be taken in species selection in sensitive coastal habitats.
- Establish new areas of dense scrub and tree groups through the creation of sheltered areas using sympathetic measures such as low stone walls and earth mounds and nurse species for wind protection.
- Protect the remaining open spaces behind beaches by implementation of strategic gap policies supported by landscape character assessment.
- Promote and extend conservation of sand dunes by protecting and managing existing vegetation and where necessary planting marram grass to encourage stabilisation, using brushwood fences to reduce wind erosion, and controlling visitors especially on areas with special ecological interest

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. 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.
- 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.

CHAONBLCA:

- Within the AONB the landscape has a high sensitivity to change due to its openness and high visibility. It is particularly sensitive to any large scale built development that could lead to the loss of open character and intrude on views.
- Conserve historic beach huts. Improve the landscape of West Wittering Car Park.
- Seek to minimise the visual intrusion of parked cars.
- Conserve and manage low lying grazing marsh.
- Seek the removal of intrusive furniture, signs and litter bins near the beach.
- Conserve the existing scrub and tree cover on the edge of West Wittering.
- Ensure any new development does not result in adverse impact on open character and characteristic views

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

SC1:

- High levels of formal and informal coastal recreational pressure with large seasonal crowds.
- Highly visible intrusion from urban, industrial and caravan development.
- Likely longer term rise in sea level and increased storm frequency threatening the stability and permanency of the coastline and leading to the loss of coastal habitats.
- Managed re-alignment of the coastline may be particularly influential in the future, providing opportunities for creation of new coastal habitats.
- Loss of distinctive coastal habitats through reclamation and dredging, development, coastal defences and recreation.
- Coastal habitats are fragmented, however, there is good survival of some characteristic coastal habitats particularly at Shoreham.
- Coastal geomorphology linked to weather, seasons, coastal processes and tides.
- Replacement of timber groynes with rock groynes and rock islands.

SC3:

- 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.

CHAONBLCA:

- Sea level rise which could lead to loss of low lying coastal grazing marsh. The poor visual appearance of West Wittering Beach car park. Any possible new development on the edge of West Wittering which could lead to loss of/erosion of open character

Sub-area map:

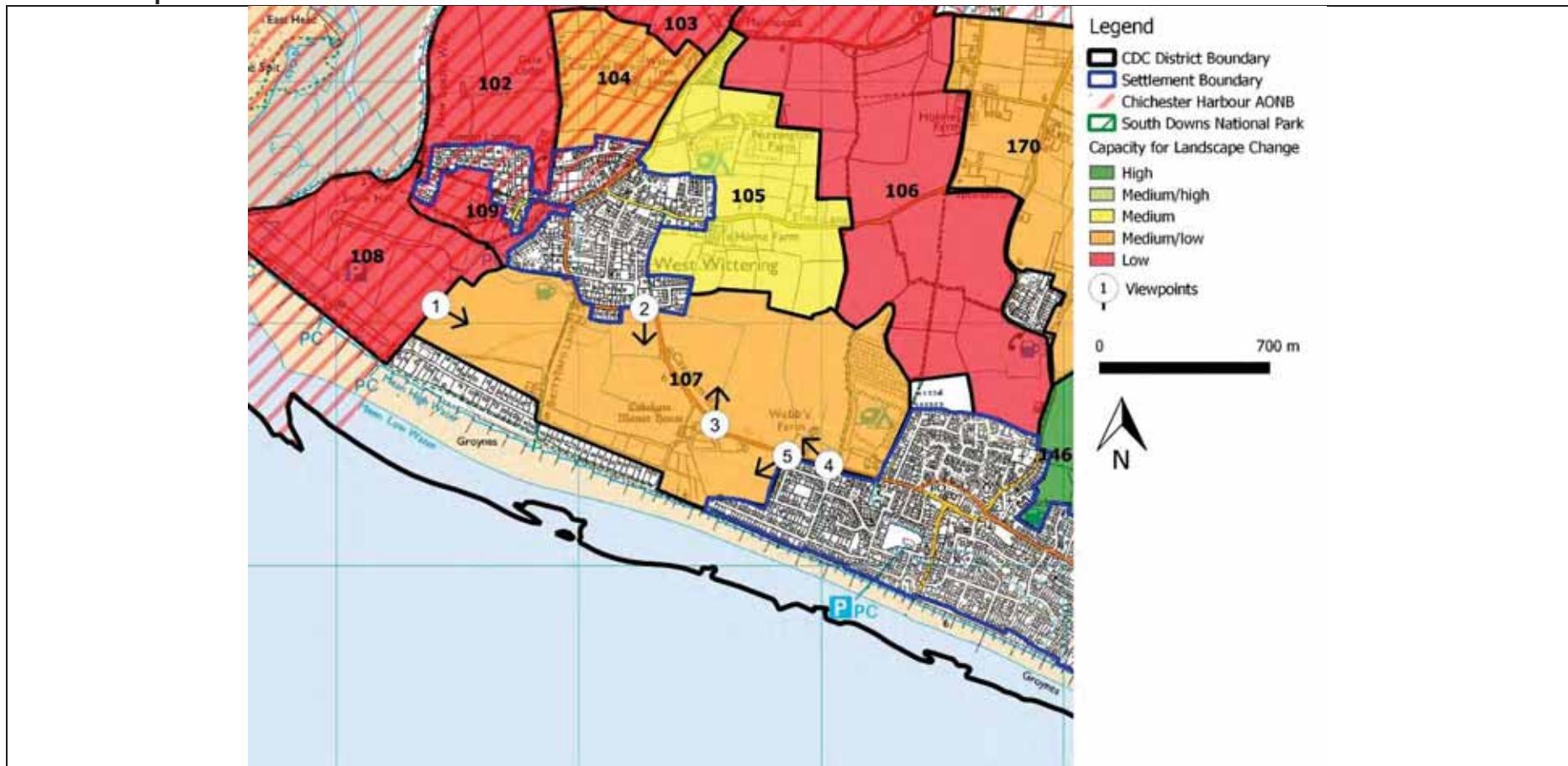


Figure 107: Capacity of landscape to accept change and location of photographic viewpoints

Sub-area description:

Sub-area 107 is largely made up of arable farmland and extends south and east of West Wittering, with East Wittering forming the eastern edge and the seaside houses on the East and West Strand forming the south-western edge. The western edge abuts the AONB and the West Wittering Estate. The

Cakeham Road bisects the sub-area and a camp site fills the eastern part of the sub-area. Arable farmland lies adjacent to the north-eastern boundary. Part of the West Wittering Conservation extends into the northern part of the sub-area.

For more detail refer to record sheets.

Photographs:





Photo 3: View north from Cakeham Road across flat arable fields to the partly open eastern edge of West Wittering. The South Downs are faintly visible on the skyline.



Photo 4: View north-west from Cakeham Road across flat pasture and arable fields to the partly open eastern edge of West Wittering. Cakeham tower is visible as a local landmark.



Photo 5: View south-west from Cakeham Road across flat arable fields to the partly open eastern edge of West Wittering. Houses on East and West Strand are openly visible.

Please refer to section 3 methodology of the assessment process

1. **Visual Sensitivity: Medium / high**
 - Much of sub-area visible from footpaths, roads and houses
 - Expectations of scenic beauty at edge of and close to AONB, and edge of West Wittering CA
 - Long views to South Downs, Isle of Wight, Cakeham tower
 - Sub-area forms skyline where there is an absence of taller vegetation or landform forming a backdrop – including from shoreline
 - Panoramic views from Cakeham Road, looking north
 - Poor hedgerow structure and lack of woodland provide limited opportunities to build upon
 - New planting could soften hard urban edges but could result in the loss of open character, loss of views to Cakeham tower, South Downs, views across sea, views towards AONB, Isle of Wight

2. Landscape Sensitivity: Medium / low

- Perceptibly flat and low-lying – around the 5m contour
- Drainage ditches
- Mostly arable farmland, with holiday park in east
- Trees and hedges largely absent
- Grazing marsh in north-west corner
- West Wittering Conservation Area adjacent to and a small part within the sub-area
- Grade II* listed Cakeham Manor House (tower)
- Largely undeveloped with scattered buildings off of Cakeham Road
- Tranquillity somewhat affected by hard urban edges, traffic on Cakeham Road, and by camp site
- Mostly large-scale, irregular pattern with some homogeneity
- Open and exposed in north-east with some enclosure in west, created by adjacent settlements to north and south

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

4. Wider Landscape Sensitivity: Medium / high

- Contiguous with wider landscape to west and north
- Forms separation between East and West Wittering
- Forms open, rural approach to West Wittering from south-east
- Southern edge of West Wittering largely well vegetated
- Edge of East Wittering and the Strands more open
- Western part generally feels separate from main settlements (Witterings)
- Western and north-western edges within flood zones 2 and 3

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

6. Landscape Value: Medium

- Localised setting of Grade II* Cakeham Manor House
- Forms part of setting of AONB
- Partly within West Wittering 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 skyline and wide, panoramic views • Impact on sensitive view receptors • Impact on rural views • Loss of views to South Downs, Isle of Wight, Cakeham tower
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Loss of grade 2 agricultural land • Impact on West Wittering Conservation Area and setting of Cakeham tower listed building • Loss of floodplain grazing marsh • Loss of flood plain • Loss of open character • Erosion of tranquil, rural landscape
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • Further erosion of historic linear pattern of West Wittering • Erosion of separation between East and West Wittering • Introduction of built form into largely unsettled areas
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Potential to soften hard urban edges • Strengthen the existing landscape framework through hedgerow and native tree planting while conserving overall open character • Encourage the planting of new small woodlands and long-term management of woodland blocks, while generally conserving the overall open character • Retaining legibility and setting of PRow network and creating additional links • Conserve and manage ditches • Conserve and enhance the natural landscape features of the coast • Conserve rural character of settlements • Promote better management of horse grazed areas

Conclusion and recommendations and potential capacity of sub-area

Sub-area 107 has a medium / low capacity constrained by its importance as a part of the wider landscape, including its role in separating settlements, its open and generally rural and undeveloped character, and its location adjacent to West Wittering Conservation Area and the shoreline.

It is possible that a very 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 and existing settlement pattern with great care taken to avoid any landscape or visual harm. Particular care would be needed to protect the existing heritage assets, settlement pattern and local distinctiveness, and the rural character of adjacent land and roads.

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Sub-areas: 108: Cockbush Common Coastal Plain

**West Sussex County Council Landscape Character Assessment (WSCCLCA) LCA SC1 South Coast Shoreline, Chichester District
AONB Landscape Capacity Study – Zone 15
Chichester Harbour AONB Landscape Character Assessment (CHAONBLCA) LCT / LCA F Coastal Strip; F2 Wittering Coast**

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

LCA SC1 (southern section of sub-area):

- To the west of Selsey Bill, mainly sandy beaches, dry sand dunes and grassland habitats.
- Influence of extensive linear urban coastal resort development. To the west, notably villages of West Wittering, East Wittering and Bracklesham.
- Low sweeping coastline. Open, exposed foreshore.
- Dominance of the sea. Noise of waves, wind and birds.
- Dynamic seascape of constantly changing weather, light and tidal conditions.
- Movement of shingle and sand along the coast, linked to coastal evolution and geomorphology.
- Relatively narrow undeveloped sections of coastline behind beaches. Bounded by low growing scant vegetation and small areas of wind-sculpted scrub and trees. Often providing separation of urban areas. Areas of both high ecological and landscape importance.
- Shingle and sand dune habitats of national importance, notably at West Wittering, Shoreham and Climping.
- Reed beds, streams and deep drainage ditches known as rifles.
- Frequent wooden and rock groynes and breakwaters.
- Fleets of small fishing boats beached along the shoreline.
- Caravan parks and other built holiday accommodation facilities.
- Yachting, surfing, windsurfing and commercial boat traffic are frequent in seaward views.
- Diving areas off Bracklesham Bay
- Cakeham Tower, Church Norton Mound and St. Wilfrid's Chapel.
- Timber groynes and beach huts.
- Traditional inshore fishing boats.
- Wartime pillboxes, barracks, anti-aircraft batteries and anti-tank blocks dot the area
- A few undisturbed sand dune and shingle habitats remain. Most of the surviving examples are designated as Sites of Special Scientific Interest (SSSI) and Sites of Nature Conservation Importance (SNCI), such as at West Wittering beach, Climping and Shoreham beach.
- Dry sand dunes and grassland habitats.
- Tidal lagoons
- Small areas of unimproved coastal grazing marsh, including saltmarsh, acid grassland and rushy pasture.
- Reed beds and deep drainage ditches (rifles).
- Coastal scrub including large areas of Tamarisk and limited groups of trees.
- Areas of undeveloped coastline are of high ecological importance.

CHAONBLCA:

- Exposed shingle and sand beaches divided by timber groynes.
- Open coastal grassland, marsh and large arable fields behind the sea wall drained by ditches and rithes.
- Straight lanes and tracks bounded by grass verges.
- Absence of trees, except around the settlement edges.
- Linear, coastal development of detached houses and bungalows south of West Wittering, and suburban style private estate development at Roman Landing and Snow Hill.
- Large village of West Wittering, enclosing old historic core of flint and brick cottages.
- Car borne summer holiday traffic and busy car parks diminish tranquillity.
- Exposed character
- Views to West Wittering Church and Cakeham Tower which are local landmarks.
- Panoramic views out to sea from the beach.
- Views to East Head and the harbour mouth.
- The small historic core of West Wittering comprises rows of small brick, flint or painted brick cottages on a curving lane leading to the low squat church. Some of the cottages also include timber boarding and slate cladding. There are few modern infill detached houses. Some of the cottages face a small village green. To the north of the historic core there is a small area of C20th terraces and detached houses. The southern edge of West Wittering is screened by an extensive area of coastal scrub. The northern boundary is marked by a few hedgerows or broken lines of hedgerow trees.
- The private estates of Roman Landing and Snow Hill comprise large detached houses in generous plots. They have a well treed character
- Condition is moderate. The West Wittering Beach car park and other coastal development outside the AONB disrupt visual unity. However, there is some good survival of some characteristic coastal habitats.

Landscape strategy and key sensitivities and guidelines:

SC1:

- Conserve the open, distinctive coastal character of the area and maintain tranquillity.
- Ensure any new development does not result in adverse impact on open character and characteristic views.
- Maintain the distinctive character and identity of the undeveloped coastal grazing marsh and other open green areas behind beaches.
- Maintain the historic character of the shoreline including the fishing boats, beach huts, wooden groynes and piers, and other sea defences including those from wartime.
- Conserve and enhance the natural landscape features of the coast including shingle beaches and banks, saline lagoons, dunes, coastal scrub and trees, rithes and ditches through sympathetic management.
- Conserve and enhance the vegetated shingle habitat.
- Promote coastal grazing marsh management.
- Assess options for coastal management in a comprehensive way, reflecting the dynamic and interdependent processes of erosion and deposition. Where practical, favour “softer” coastal management solutions such as coastal re-alignment, or ensure sympathetic design of any engineered defences.
- Encourage environmental improvements to the suburban shoreline.

- Encourage landscape enhancements of existing car parks and caravan sites especially with the use of small copses, hedgerows and coastal scrub planting.
- All new planting to be of coastal tolerant plants which are adapted to the maritime winds and seaside conditions. Particular care needs to be taken in species selection in sensitive coastal habitats.
- Establish new areas of dense scrub and tree groups through the creation of sheltered areas using sympathetic measures such as low stone walls and earth mounds and nurse species for wind protection.
- Protect the remaining open spaces behind beaches by implementation of strategic gap policies supported by landscape character assessment.
- Promote and extend conservation of sand dunes by protecting and managing existing vegetation and where necessary planting marram grass to encourage stabilisation, using brushwood fences to reduce wind erosion, and controlling visitors especially on areas with special ecological interest

CHAONBLCA:

- Within the AONB the landscape has a high sensitivity to change due to its openness and high visibility. It is particularly sensitive to any large scale built development that could lead to the loss of open character and intrude on views.
- Conserve historic beach huts. Improve the landscape of West Wittering Car Park.
- Seek to minimise the visual intrusion of parked cars.
- Conserve and manage low lying grazing marsh.
- Seek the removal of intrusive furniture, signs and litter bins near the beach.
- Conserve the existing scrub and tree cover on the edge of West Wittering.
- Ensure any new development does not result in adverse impact on open character and characteristic views

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

SC1:

- High levels of formal and informal coastal recreational pressure with large seasonal crowds.
- Highly visible intrusion from urban, industrial and caravan development.
- Likely longer term rise in sea level and increased storm frequency threatening the stability and permanency of the coastline and leading to the loss of coastal habitats.
- Managed re-alignment of the coastline may be particularly influential in the future, providing opportunities for creation of new coastal habitats.
- Loss of distinctive coastal habitats through reclamation and dredging, development, coastal defences and recreation.
- Coastal habitats are fragmented, however, there is good survival of some characteristic coastal habitats particularly at Shoreham.
- Coastal geomorphology linked to weather, seasons, coastal processes and tides.
- Replacement of timber groynes with rock groynes and rock islands.

CHAONBLCA:

- Sea level rise which could lead to loss of low lying coastal grazing marsh. The poor visual appearance of West Wittering Beach car park. Any possible new development on the edge of West Wittering which could lead to loss of/erosion of open character

Sub-area map:

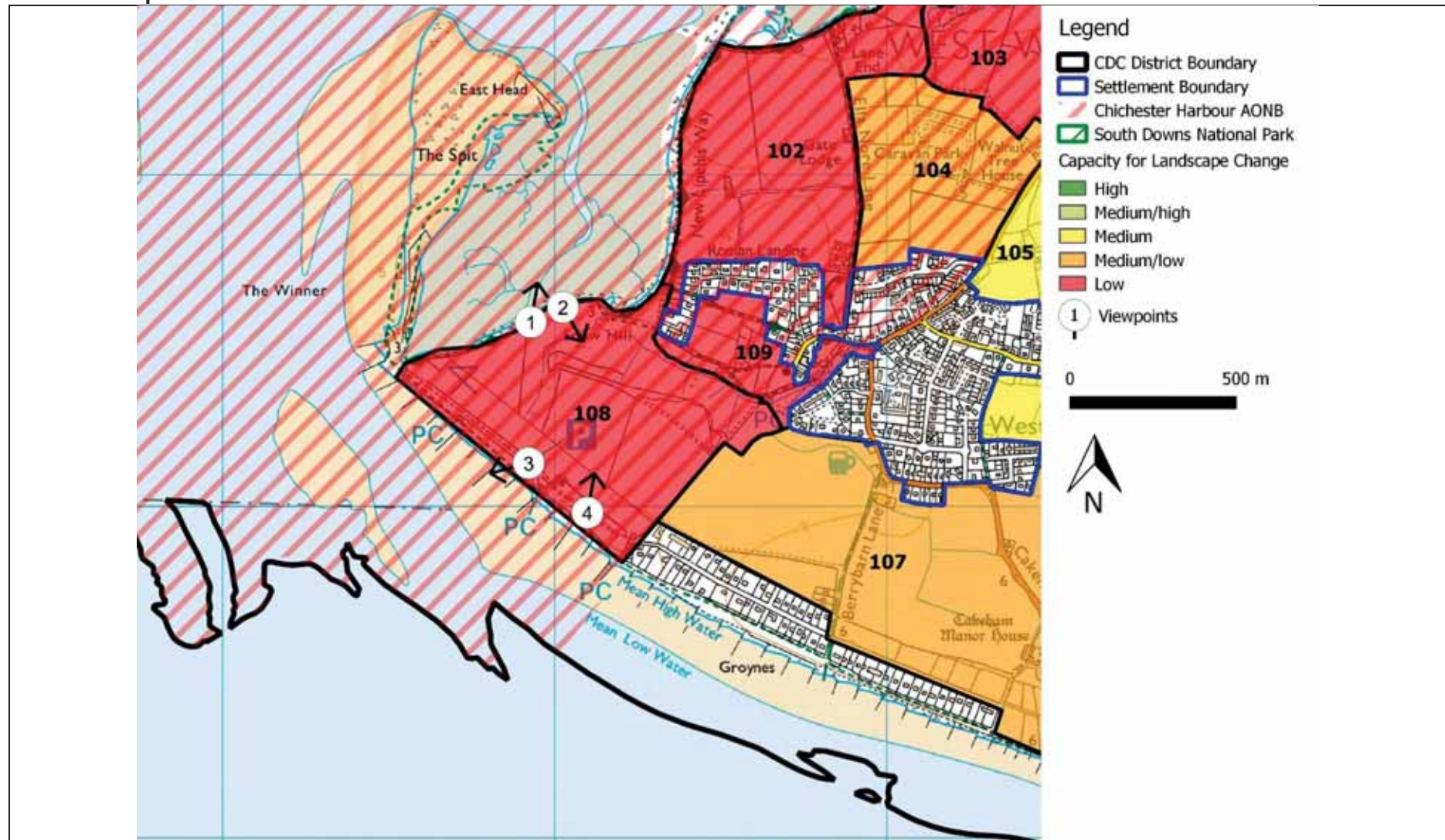


Figure 108: Capacity of landscape to accept change and location of photographic viewpoints

Sub-area description:

Sub-area 108 is largely made up of the grassland of the West Wittering beachfront estate and pasture to the south-west of West Wittering, with the estate road forming the south-eastern edge. The shoreline forms the south-western and north-western edges. The sub-area is wholly within the AONB as well as being part of the wider Chichester Harbour SSSI, Ramsar and SPA. The north-eastern corner is adjacent to the West Wittering Conservation Area.

For more detail refer to record sheets.

Photographs:



Photo 1: View north from shoreline edge of sub-area across Chichester Harbour to South Downs / Portsdown Hill.

Photo 2: View south-east from the footpath on shoreline, across open, flat grazing marsh. Visitors' cars and houses on the Strands are visible.



Photo 3: View south-west from beach at edge of sub-area. Panoramic views across channel to Isle of Wight.

Photo 4: View north-east across parking field and pasture in Wittering Estate. The village of West Wittering is largely hidden within trees. South Downs / Portsdown Hill is visible in the distance.

Please refer to section 3 methodology of the assessment process

1. **Visual Sensitivity: High**
 - All of sub-area visible from footpaths, beach / shoreline, open water, roads and houses, from edge of West Wittering CA, from Hayling Island
 - Expectations of scenic beauty within AONB, and edge of West Wittering CA – many sensitive view receptors
 - Long / panoramic views
 - Sub-area forms skyline where there is an absence of taller vegetation or landform forming a backdrop – including from shoreline
 - Limited vegetation network to build upon with new planting
 - New planting could result in the loss of open, windswept character, loss of views to South Downs, views across sea, views towards Isle of Wight

2. Landscape Sensitivity: Medium

- Gently undulating to flat and low-lying – at and below the 5m contour
- Inlet, water course and drainage ditches
- Pasture and grassland – for beach recreation
- Small wind-blown copse in west, and scrub vegetation associated with marsh inlet
- Salt meadow and marsh; purple moor grass and rush pastures set back from shoreline on south-western edge; maritime cliff and slope along south-western shore
- Largely within Chichester Harbour SSSI and Ramsar and SPA
- Medieval unimproved / unenclosed common (north)
- Close to south-west corner of West Wittering Conservation Area
- Largely undeveloped with isolated buildings towards beach; area largely unlit
- Beach front and parking / recreation area very busy with people and cars; quieter out of season
- Quiet and relatively unspoilt to north-west, particularly along shoreline
- Long distance footpath along shoreline; much of area accessible (free on foot, charged in a vehicle)
- Open and exposed in central area and along shore, more enclosure towards edge of West Wittering;
- Large scale with smaller scale to north
- Simple / homogenous in central grassland area, more complex at edges

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

4. Wider Landscape Sensitivity: Medium / high

- Edge of housing at West Wittering largely well vegetated
- Short edge of West Strand development is open
- The northern edge shoreline is contiguous with the shoreline as it continues to the north; the beach is contiguous with the beach to the east.
- The marsh area in the north is a typical feature of the wider landscape character area.
- Unique character created by leisure use sets much of the sub-area apart from adjacent countryside, although there is some connection with the farmland to the south-east. The area is cut off from the coastal plain to the north by the western edge of West Wittering
- Large tract within flood zones 2 and 3

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

6. Landscape Value: High

- Within Chichester and Langstone Harbour SPA
- North-western part within SAC
- Within AONB
- Important views from West Wittering Conservation Area

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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 skyline and wide, panoramic views • Impact on AONB • Impact on sensitive view receptors • Loss of views to South Downs / Portsdown Hill, Isle of Wight
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Loss of grade 2 and 3 agricultural land • Impact on West Wittering Conservation Area • Impact on protected habitats • Loss of priority habitats • Loss of flood plain • Loss of open character • Further erosion of tranquil, rural landscape (away from beach front / parking)
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • Further erosion of historic linear pattern of West Wittering • Introduction of built form into largely unsettled areas
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Protection of important habitats • Potential to soften hard urban edges • Strengthen the existing landscape framework through hedgerow and native tree planting while conserving overall open character • Encourage the planting of new small woodlands and long-term management of woodland blocks, while generally conserving the overall open character • Retaining legibility and setting of PRoW network and creating additional links • Conserve and manage ditches • Conserve and enhance the natural landscape features of the coast • Conserve rural character of settlements • Promote better management of horse grazed areas

Conclusion and recommendations and potential capacity of sub-area

Sub-area 108 has a low capacity constrained by its location within the AONB, SPA, SSSI and Ramsar, its importance as a part of the wider shoreline landscape and function as a recreational area, and its open and generally rural and undeveloped character.

Any housing development on this sub-area is likely to cause harm to the whole and should be avoided.

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Sub-areas: 109: Roman Landing Coastal Plain

**West Sussex County Council Landscape Character Assessment (WSCCLCA) LCA SC1 South Coast Shoreline, Chichester District
AONB Landscape Capacity Study – Zone 15
Chichester Harbour AONB Landscape Character Assessment (CHAONBLCA) LCT / LCA F Coastal Strip; F2 Wittering Coast**

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

LCA SC1 (southern section of sub-area):

- Influence of extensive linear urban coastal resort development. To the west, notably villages of West Wittering, East Wittering and Bracklesham.
- Low sweeping coastline. Open, exposed foreshore.
- Dominance of the sea. Noise of waves, wind and birds.
- Dynamic seascape of constantly changing weather, light and tidal conditions.
- Movement of shingle and sand along the coast, linked to coastal evolution and geomorphology.
- Relatively narrow undeveloped sections of coastline behind beaches. Bounded by low growing scant vegetation and small areas of wind-sculpted scrub and trees. Often providing separation of urban areas. Areas of both high ecological and landscape importance.
- Shingle and sand dune habitats of national importance, notably at West Wittering, Shoreham and Climping.
- Reed beds, streams and deep drainage ditches known as rithes.
- Frequent wooden and rock groyne and breakwaters.
- Fleets of small fishing boats beached along the shoreline.
- Caravan parks and other built holiday accommodation facilities.
- Yachting, surfing, windsurfing and commercial boat traffic are frequent in seaward views.
- Diving areas off Bracklesham Bay
- Cakeham Tower, Church Norton Mound and St. Wilfrid's Chapel.
- Timber groyne and beach huts.
- Traditional inshore fishing boats.
- Wartime pillboxes, barracks, anti-aircraft batteries and anti-tank blocks dot the area
- A few undisturbed sand dune and shingle habitats remain. Most of the surviving examples are designated as Sites of Special Scientific Interest (SSSI) and Sites of Nature Conservation Importance (SNCI), such as at West Wittering beach, Climping and Shoreham beach.
- Dry sand dunes and grassland habitats.
- Tidal lagoons
- Small areas of unimproved coastal grazing marsh, including saltmarsh, acid grassland and rushy pasture.
- Reed beds and deep drainage ditches (rithes).
- Coastal scrub including large areas of Tamarisk and limited groups of trees.
- Areas of undeveloped coastline are of high ecological importance.

CHAONBLCA:

- Open coastal grassland, marsh and large arable fields behind the sea wall drained by ditches and rithes.
- Straight lanes and tracks bounded by grass verges.
- Absence of trees, except around the settlement edges.
- Linear, coastal development of detached houses and bungalows south of West Wittering, and suburban style private estate development at Roman Landing and Snow Hill.
- Large village of West Wittering, enclosing old historic core of flint and brick cottages.
- Car borne summer holiday traffic and busy car parks diminish tranquillity.
- Exposed character
- Views to West Wittering Church and Cakeham Tower which are local landmarks.
- Panoramic views out to sea from the beach.
- Views to East Head and the harbour mouth.
- The small historic core of West Wittering comprises rows of small brick, flint or painted brick cottages on a curving lane leading to the low squat church. Some of the cottages also include timber boarding and slate cladding. There are few modern infill detached houses. Some of the cottages face a small village green. To the north of the historic core there is a small area of C20th terraces and detached houses. The southern edge of West Wittering is screened by an extensive area of coastal scrub. The northern boundary is marked by a few hedgerows or broken lines of hedgerow trees.
- The private estates of Roman Landing and Snow Hill comprise large detached houses in generous plots. They have a well treed character
- Condition is moderate. The West Wittering Beach car park and other coastal development outside the AONB disrupt visual unity. However, there is some good survival of some characteristic coastal habitats.

Landscape strategy and key sensitivities and guidelines:

SC1:

- Conserve the open, distinctive coastal character of the area and maintain tranquillity.
- Ensure any new development does not result in adverse impact on open character and characteristic views.
- Maintain the distinctive character and identity of the undeveloped coastal grazing marsh and other open green areas behind beaches.
- Maintain the historic character of the shoreline including the fishing boats, beach huts, wooden groynes and piers, and other sea defences including those from wartime.
- Conserve and enhance the natural landscape features of the coast including shingle beaches and banks, saline lagoons, dunes, coastal scrub and trees, rithes and ditches through sympathetic management.
- Conserve and enhance the vegetated shingle habitat.
- Promote coastal grazing marsh management.
- Assess options for coastal management in a comprehensive way, reflecting the dynamic and interdependent processes of erosion and deposition. Where practical, favour “softer” coastal management solutions such as coastal re-alignment, or ensure sympathetic design of any engineered defences.
- Encourage environmental improvements to the suburban shoreline.
- Encourage landscape enhancements of existing car parks and caravan sites especially with the use of small copses, hedgerows and coastal scrub planting.

- All new planting to be of coastal tolerant plants which are adapted to the maritime winds and seaside conditions. Particular care needs to be taken in species selection in sensitive coastal habitats.
- Establish new areas of dense scrub and tree groups through the creation of sheltered areas using sympathetic measures such as low stone walls and earth mounds and nurse species for wind protection.
- Protect the remaining open spaces behind beaches by implementation of strategic gap policies supported by landscape character assessment.
- Promote and extend conservation of sand dunes by protecting and managing existing vegetation and where necessary planting marram grass to encourage stabilisation, using brushwood fences to reduce wind erosion, and controlling visitors especially on areas with special ecological interest

CHAONBLCA:

- Within the AONB the landscape has a high sensitivity to change due to its openness and high visibility. It is particularly sensitive to any large scale built development that could lead to the loss of open character and intrude on views.
- Conserve historic beach huts. Improve the landscape of West Wittering Car Park.
- Seek to minimise the visual intrusion of parked cars.
- Conserve and manage low lying grazing marsh.
- Seek the removal of intrusive furniture, signs and litter bins near the beach.
- Conserve the existing scrub and tree cover on the edge of West Wittering.
- Ensure any new development does not result in adverse impact on open character and characteristic views

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

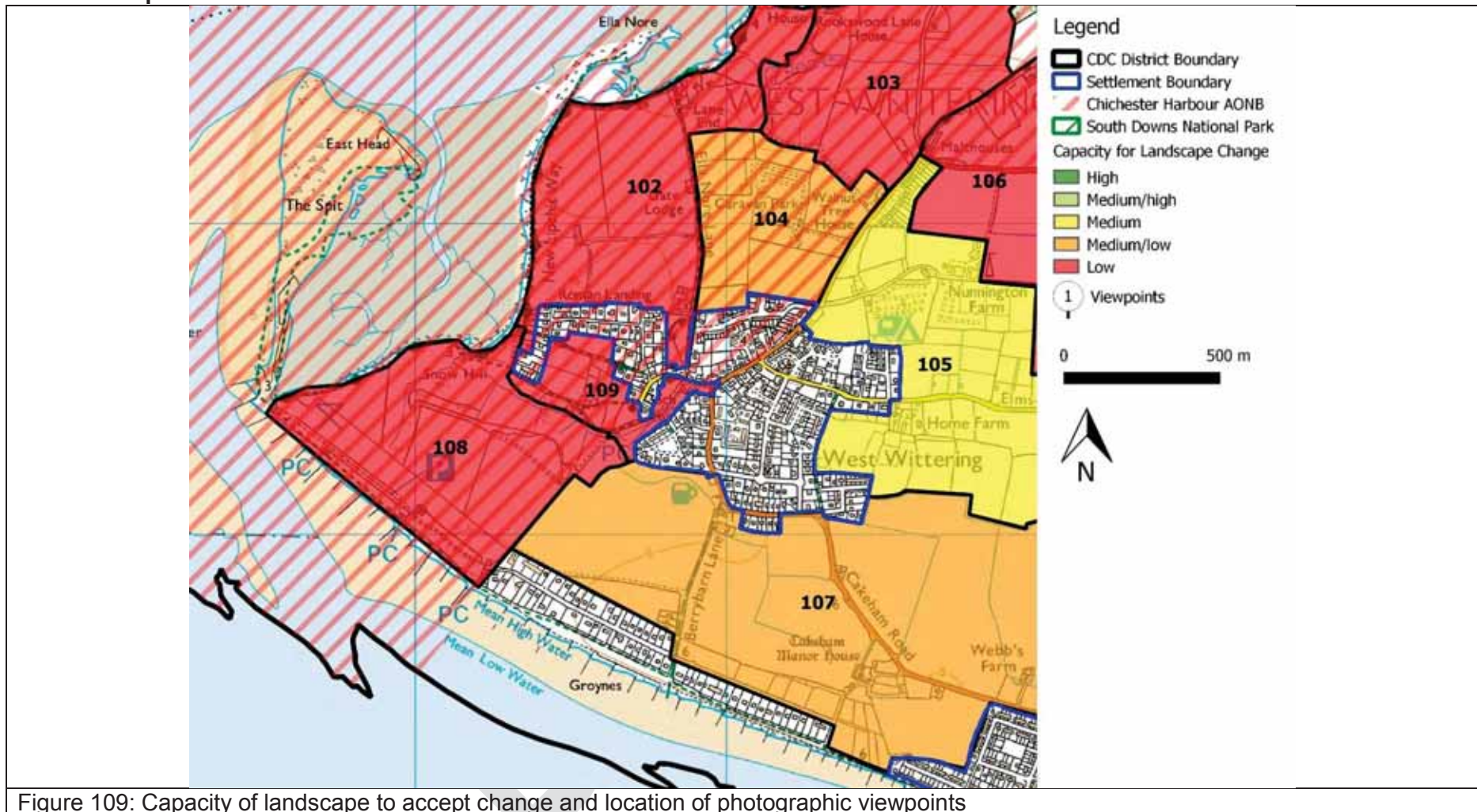
SC1:

- High levels of formal and informal coastal recreational pressure with large seasonal crowds.
- Highly visible intrusion from urban, industrial and caravan development.
- Likely longer term rise in sea level and increased storm frequency threatening the stability and permanency of the coastline and leading to the loss of coastal habitats.
- Managed re-alignment of the coastline may be particularly influential in the future, providing opportunities for creation of new coastal habitats.
- Loss of distinctive coastal habitats through reclamation and dredging, development, coastal defences and recreation.
- Coastal habitats are fragmented, however, there is good survival of some characteristic coastal habitats particularly at Shoreham.
- Coastal geomorphology linked to weather, seasons, coastal processes and tides.
- Replacement of timber groynes with rock groynes and rock islands.

CHAONBLCA:

- Sea level rise which could lead to loss of low lying coastal grazing marsh. The poor visual appearance of West Wittering Beach car park. Any possible new development on the edge of West Wittering which could lead to loss of/erosion of open character

Sub-area map:



Sub-area description:

Sub-area 109 is a small sub-area containing / partly surrounded by West Wittering and containing the village green, churchyard, school field, pasture, a caravan park and a field used for storage of sail boats. The sub-area is partly within the AONB and the wider Chichester Harbour SSSI, Ramsar and SPA. The eastern part is within the West Wittering Conservation Area.

For more detail refer to record sheets.

Photographs:

<i>Photo 1: To follow</i>	<i>Photo 2: To follow</i>
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Please refer to section 3 methodology of the assessment process

1. **Visual Sensitivity: Medium / high**
 - Most of sub-area visible from footpaths, churchyard, school, roads and houses, West Wittering CA
 - Views to church and towards beach (important views identified from CA)
 - Expectations of scenic beauty within AONB, and West Wittering CA – many sensitive view receptors
 - Limited vegetation network in parts to build upon with new planting
 - New planting could result in the loss of views to church

2. **Landscape Sensitivity: Medium / high**
 - Gently undulating to flat and low-lying – at and below the 5m contour
 - Water course and drainage ditches in eastern part
 - Trees within churchyard and along Coastguard Lane and on village green
 - Deciduous woodland along stream in east
 - Scrub vegetation associated with marsh inlet
 - South-western part within Chichester Harbour SSSI and Ramsar and SPA
 - Brick and flint walls in CA
 - Early medieval / Dark Ages settlement in east
 - Partly within West Wittering Conservation Area
 - Forms setting of St Peter and St Paul’s Church listed grade I and Grade II listed Coastguard Cottages
 - Strong sense of history
 - Area generally seasonally very busy with people and cars; quieter to west and out of season

- Tranquillity affected by cars, intense activity during summer months in particular.
- Long distance footpath crosses north
- Generally enclosed by trees and built form, more open at southern edge
- Small scale with grazing fields having some regularity and homogeneity, more complexity and irregularity to edges

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

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

- Edge of housing at West Wittering largely well vegetated
- Much of sub-area, except north-western part within flood zones 2 and 3
- The sub-area is integral to the village and surrounded on 3 sides by the village.
- The open grazed fields are important to the setting of the village, including the church, and provide separation between different parts of the village
- The wooded watercourse is a typical feature of the wider landscape and is contiguous with the water course as it continues downstream

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

6. **Landscape Value: High**

- Within AONB or its setting
- Partly within Chichester and Langstone Harbour SPA
- Partly within West Wittering 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 AONB • Impact on sensitive view receptors • Loss of views to church
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Loss of grade 2 and 3 agricultural land • Impact on West Wittering Conservation Area and listed buildings • Impact on protected habitats • Loss of priority habitats • Loss of flood plain
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • Further erosion of historic linear pattern of West Wittering • Introduction of built form into open setting of village
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Protection of important habitats • Strengthen the existing landscape framework through hedgerow and native tree planting while conserving overall open character • Encourage the planting of new small woodlands and long-term management of woodland blocks, while generally conserving the overall open character • Retaining legibility and setting of PRoW network and creating additional links • Conserve and manage ditches • Conserve and enhance the natural landscape features of the coast • Conserve rural character of settlements • Promote better management of horse grazed areas

Conclusion and recommendations and potential capacity of sub-area

Sub-area 109 has a low capacity constrained by its location within the AONB, SPA, SSSI and Ramsar, by being partly within West Wittering Conservation Area, and being important as the open setting to listed buildings and the village. The sub-area has a strong sense of history with clear connections to the natural world created by the natural vegetation to the east and south.

Housing development on this sub-area is likely to cause harm to the whole and should be avoided.

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Sub-area: 136 Sidlesham – Street End Coastal Plain

**West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA SC2 Manhood Peninsula
Chichester District Landscape Capacity Study Extension 2011 (CDLCSE): LCA Zone 15**

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

- Mainly low-lying flat landform.
- Pockets of small enclosed pasture fields and horse paddocks.
- Linear villages.
- Narrow, right-angled or winding lanes.
- Extensive farms with both traditional and modern farm buildings and silos.
- Industry in the countryside mainly associated with horticulture, resulting in large expanses of glasshouses.
- Scattered vernacular villages with mixed building materials, often flint, and brick, half-timber and stone, often with sprawling modern fringes.
- Rife and ditch systems with associated unimproved grassland and edged by reed beds.
- Busy roads.
- Field patterns mainly the result of 18th and 19th century Parliamentary enclosure.
- Medieval churches at Sidlesham and Earnley.
- Smallholdings.
- Low-lying species-rich grasslands adjacent to the rithes.
- Remnant semi-natural broadleaved woodlands form pockets of high nature conservation importance.
- Remnants of floodplain woodland and stands of planted black poplar.

Landscape strategy and key sensitivities and guidelines:

- Conserve existing area of tranquil character.
- Create a new large-scale tree and hedgerow framework which complements the open, intensively farmed landscape, whilst maintaining significant views.
- Encourage a colour and design study with a view to issuing guidelines for new and existing agricultural and industrial buildings
- Conserve and enhance the character and setting of the villages.
- Encourage the replacement or restoration of derelict glasshouses, where these appear detrimental to the landscape.
- Promote sympathetic design of new road schemes.
- Formulate a management plan for urban edges to enhance the distinction between the urban and rural landscape.
- Promote the planting of trees and scrub within and around caravan parks and holiday camps to reduce their visual impact.
- Substantially extend woodland and hedgerow cover around village fringes to screen unsightly elements.
- Restrict extensive areas of tree planting to poorer quality agricultural land.
- Encourage bold tree planting associated with large agricultural buildings and glasshouses to assimilate them into the landscape more satisfactorily.

- Conserve and manage existing tree groups and individuals.
- Maintain and link existing remnant hedgerows and tree lines to re-establish coherent field boundaries and wildlife corridors, strengthening the wider network.
- Establish new vegetation features by the planting of hedgerows and hedge trees along roadsides, especially those approaching settlements, and tree clumps in field corners.
- Enhance the visual prominence of rifes through the establishment of water side vegetation features.
- Encourage and promote land management schemes to increase grassland areas.
- Promote and establish grassland management regimes of grazing, hay cutting and silage.
- Plant tree and shrub species that are tolerant of close proximity to the coast and salt laden winds.
- Enhance the landscape and conservation value of rifes through the reprofiling of 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.
- Large-scale glasshouse expansion which can be highly visible and prominent in long views.
- 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.
- Expansion and development on urban and village edges.
- Ingress of salt laden winds inland.

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

- Changes in farming practices leading to industrial size installations and glasshouses.
- Active recreational and seasonal visitor pressure impacting on access to the coast.
- Traffic generation resulting in erosion of rural lanes and loss of tranquillity.
- New housing development associated with the expansion of Bognor Regis.
- Changes in drainage patterns.
- 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:

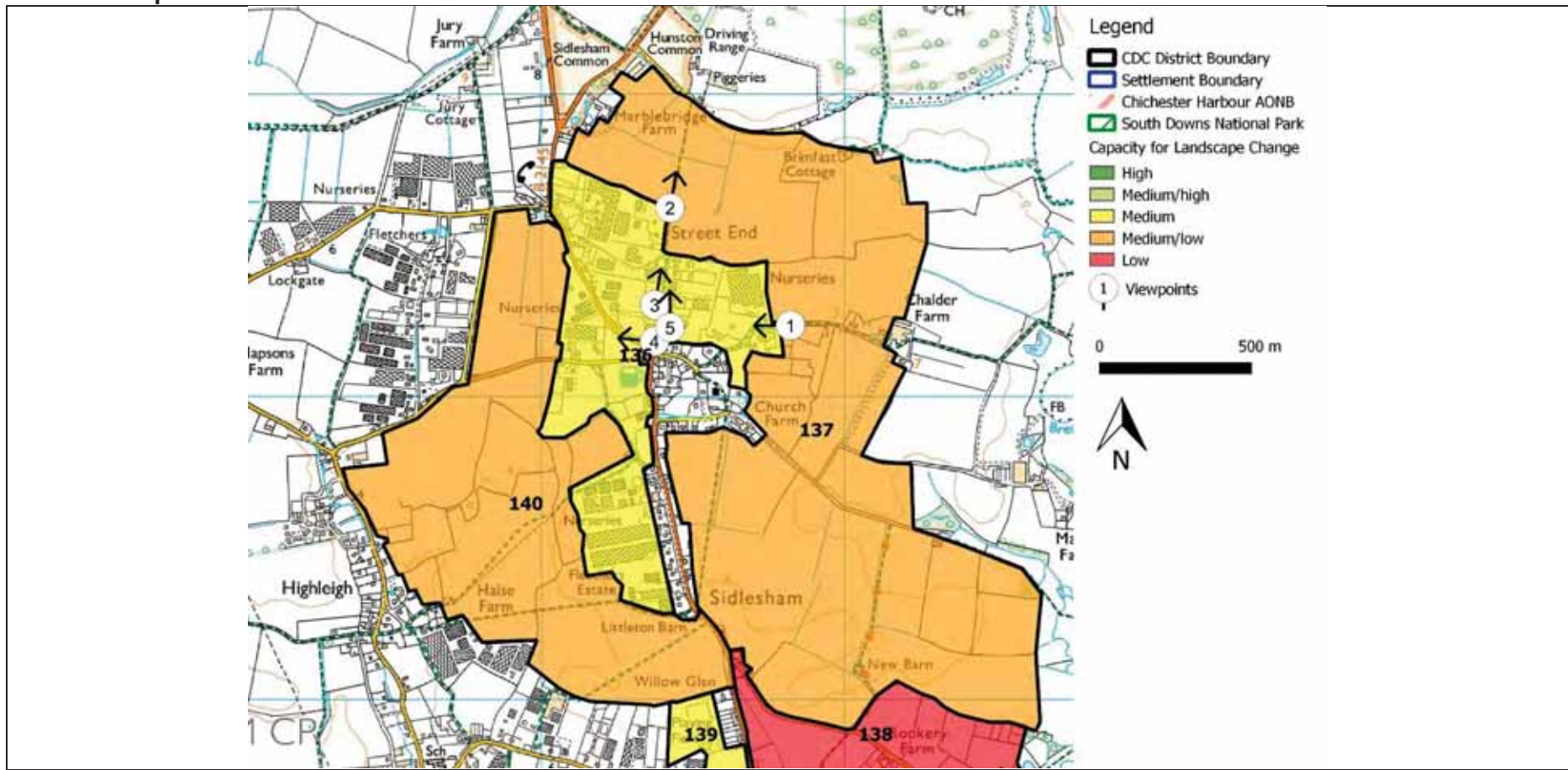


Figure: 136 Capacity of landscape to accept change and location of photographic viewpoints

Sub-area description:

Sub-area 136 is an area straddling the B2145 between Street End and Sidlesham. The area is characterised by a mix of greenhouses, of varying size, age and quality, horticultural areas with outside growing areas, residential buildings often with well treed gardens and small grass fields/paddocks. The area partly encircles the Sidlesham Church Conservation Area to the south east

Photographs:



Photo 1: View towards the sub-area from Chalder Lane, with greenhouses visible on periphery



Photo 2: View from periphery of sub-area out towards surrounding open countryside



Photo 3: View along Street End Lane showing a mix of small paddocks and residential development

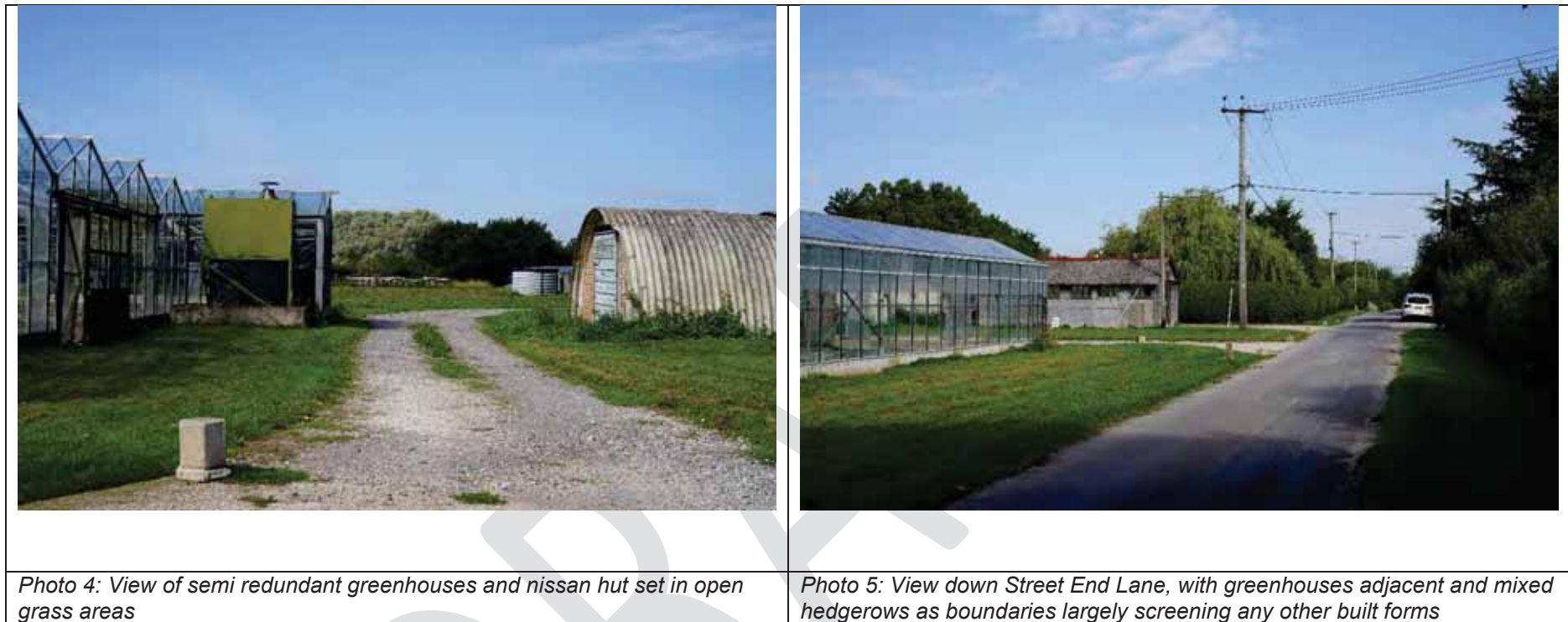


Photo 4: View of semi redundant greenhouses and nissan hut set in open grass areas

Photo 5: View down Street End Lane, with greenhouses adjacent and mixed hedgerows as boundaries largely screening any other built forms

Please refer to section 3 methodology of the assessment process

1. Visual Sensitivity: Medium/low

- Mainly short-range views within sub-area due to high density of hedgerows, tree cover, buildings and greenhouses
- Contrasting long views from periphery of sub-area across open farmland
- Greenhouses on periphery visible from adjacent open areas of farmland including sub-areas 140 and 137
- Limited inter-visibility with adjacent Conservation Area
- Open visibility from B2145 to adjacent areas
- Good opportunity for new mitigation planting as could build on existing framework of hedgerows and small woodlands

2. Landscape Sensitivity: Medium

- Generally flattish with a mix of Grade 1 (excellent) and Grade 2 (very good) soil quality
- Land use with businesses connected to the horticultural industry
- A mix of greenhouses of varying size, age and condition intermixed with residential plots mainly detached
- Mix of hedgerows including a number of leylandii and native
- Mature garden trees and shrubs with robust vegetated boundary treatment
- Small woodland copses
- Man-made water features
- Small fields/paddocks
- Adjacent Sidlesham Church Conservation Area, with adjacent open fields (within sub-area) enhancing its rural character and setting
- Contains two listed Grade II buildings
- Good accessibility with a number of PRoW within the sub-area, which then continue into the surrounding open countryside
- An area of Priority Habitat of traditional orchards

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

4. Wider Landscape Sensitivity: Medium

- An irregular shaped sub-area surrounded by open countryside
- There is some inter-visibility with the surrounding area, with some greenhouses visible on the boundary, although the boundary is often demarcated by a thick hedgerow
- Adjacent a Conservation Area, although separated by small fields
- Much of sub-area feels semi-rural

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

6. Landscape Value: Medium

- This sub-area has a horticultural character with numerous activities visible relating to this industry
- Located adjacent a Conservation Area
- Includes two Listed buildings
- Robust vegetation framework with mature trees and areas with a small field network
- A number of PRoW

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

<p>Potential effect on key visual characteristics</p> <ul style="list-style-type: none"> • Loss of visual separation of Conservation Area with other built form • Loss of rural views from PRow • Visual impact on surrounding open rural landscape
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Loss of hedgerows of value and trees • Loss of small woodland copses • Increased traffic on small lanes and noise levels • Loss of rural quality of the B2145 • Loss of open rural setting for listed buildings • Loss of tranquil character away from the B2145
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • Loss of open rural setting for Conservation Area
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Retention of the open rural setting of the adjacent Conservation Area and listed buildings • Retention of woodland and all good and moderate quality tree cover including garden trees and locally distinctive boundary treatments and features • Retention of other vegetated areas where they contribute to landscape and biodiversity value • Remove non-native hedgerows and avoid replanting similar species • Improve boundary tree and hedgerow planting to the wider countryside to minimise and further reduce any adverse visual impact on the adjacent landscape • Restore lost field boundaries and connecting woodland • Maintain rural character of B2145, with open stretches between buildings allowing views out towards adjacent open countryside • Retaining legibility and setting of PRow network and creating additional links • Conserve rural character of lanes

Conclusion and recommendations and potential capacity of sub-area

Sub-area 136 has a medium capacity, with its existing built form character, robust hedgerows and small woodland framework, as well as being semi-screened from the surrounding landscape. The sub-area also encircles the Sidlesham Church Conservation Area, where adjacent small fields within the sub-area contribute to its rural setting and historic character.

There are opportunities within the sub-area to develop areas for housing; these would be located within the southern section to the west of the B2145 and the northern section at a suitable distance from the Conservation Area. These potential areas would need to 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. New housing areas should also not intrude on the adjacent open rural landscape or the open setting of the Conservation Area, or impinge on the rural quality and setting of the existing PRoW network. Existing open views out from the B2145 to the surrounding open countryside should also be maintained.

Building conversions may also 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: 137: Sidlesham Eastern Coastal Plain

**West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA SC2 Manhood Peninsula and Pagham Harbour
LCA SC4**

Chichester District Landscape Capacity Study Extension 2011 (CDLCSE): LCA Zone 15

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

- Mainly low-lying flat landform.
- Pockets of small enclosed pasture fields and horse paddocks.
- Linear villages.
- Narrow, right-angled or winding lanes.
- Occasional views from the land of the water, or of yacht masts.
- Few trees or hedgerows, partly as a result of Dutch elm disease from the 1970s and the Great Storm in 1987 and high value agricultural land, although where they do exist, they form prominent features.
- Large scale arable farming with large, often hedge-less fields.
- Extensive farms with both traditional and modern farm buildings and silos.
- Scattered vernacular villages with mixed building materials, often flint, and brick, half-timber and stone, often with sprawling modern fringes.
- Rife and ditch systems with associated unimproved grassland and edged by reed beds.
- Busy roads.
- Field patterns mainly the result of 18th and 19th century Parliamentary enclosure.
- Medieval churches at Sidlesham and Earnley.
- Low-lying species-rich grasslands adjacent to the rifes.
- Remnant semi-natural broadleaved woodlands form pockets of high nature conservation importance.
- Remnants of floodplain woodland and stands of planted black poplar.
- Low-lying, seasonally flooded pasture, adjacent to Pagham Harbour, is important for wintering waders and wildfowl such as Black-tailed Godwit, Curlew and Brent Geese.
- 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.
- Rich range of habitats at the harbour edges including mudflats, saltmarsh, grazing marsh, reedbeds, sand dunes, and shingle banks.
- Areas of unimproved grassland concentrated on their edges.
- Wind-shaped trees and scrub.
- 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.

- 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.
- Pagham Harbour and areas within Chichester Harbour (Nutborne Marshes, Pilsey Island and Eames Farm) are Local Nature Reserves and so managed for their wildlife importance.

Landscape strategy and key sensitivities and guidelines:

- Conserve existing area of tranquil character.
- Create a new large-scale tree and hedgerow framework which complements the open, intensively farmed landscape, whilst maintaining significant views.
- Encourage a colour and design study with a view to issuing guidelines for new and existing agricultural and industrial buildings
- Conserve and enhance the character and setting of the villages.
- Encourage the replacement or restoration of derelict glasshouses, where these appear detrimental to the landscape.
- Promote sympathetic design of new road schemes.
- Formulate a management plan for urban edges to enhance the distinction between the urban and rural landscape.
- Promote the planting of trees and scrub within and around caravan parks and holiday camps to reduce their visual impact. Extend woodland and hedgerow cover around village fringes to screen unsightly elements.
- Restrict extensive areas of tree planting to poorer quality agricultural land.
- Encourage bold tree planting associated with large agricultural buildings and glasshouses to assimilate them into the landscape more satisfactorily.
- Conserve and manage existing tree groups and individuals.
- Maintain and link existing remnant hedgerows and tree lines to re-establish coherent field boundaries and wildlife corridors, strengthening the wider network.
- Establish new vegetation features by the planting of hedgerows and hedge trees along roadsides, especially those approaching settlements, and tree clumps in field corners.
- Enhance the visual prominence of rithes through the establishment of water side vegetation features.
- Encourage and promote land management schemes to increase grassland areas.
- Promote and establish grassland management regimes of grazing, hay cutting and silage.
- Plant tree and shrub species that are tolerant of close proximity to the coast and salt laden winds.
- Enhance the landscape and conservation value of rithes through the re-profiling of 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.
- Large-scale glasshouse expansion which can be highly visible and prominent in long views.
- 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.
- Expansion and development on urban and village edges.

- Close proximity to internationally important landscapes of Chichester Harbour Area of Outstanding Natural Beauty (AONB) and Pagham Harbour Local Nature Reserve (LNR).
- Ingress of salt laden winds inland.
- 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.
- 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.
- 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.

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

- Changes in farming practices leading to industrial size installations and glasshouses.
- Active recreational and seasonal visitor pressure impacting on access to the coast.
- Traffic generation resulting in erosion of rural lanes and loss of tranquillity.

- New housing development associated with the expansion of Bognor Regis.
- Changes in drainage patterns.
- 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.
- 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.

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Sub-area map:

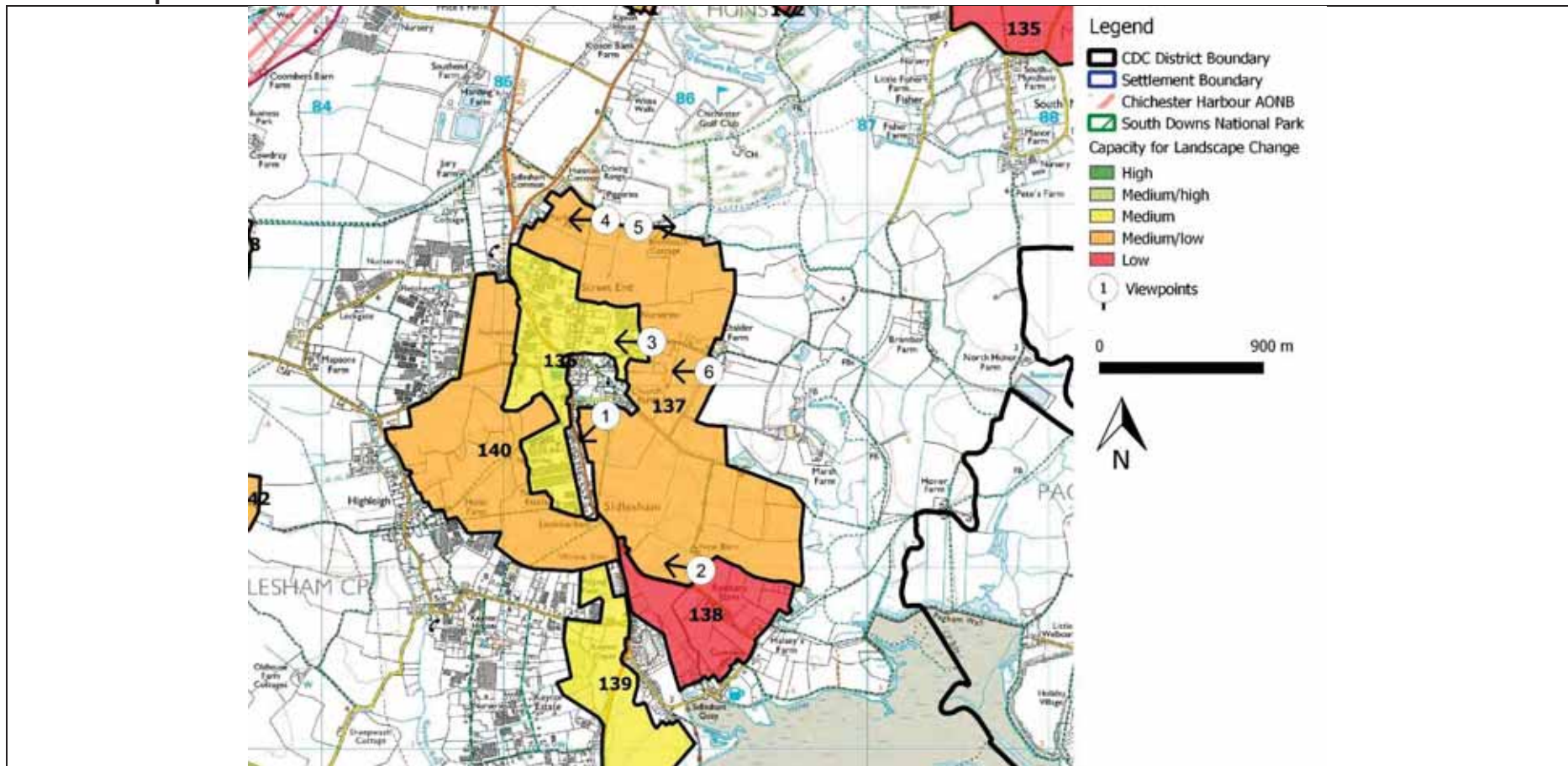


Figure: 137 Capacity of landscape to accept change and location of photographic viewpoints

Sub-area description:

Sub-area 137 is an area located on the eastern side of Street End and Sidlesham. This sub-area has an open rural character and is characterised by mainly medium size hedge-less arable fields with also a small area of well hedged grassed fields on the southern side of Chalder Lane. The area partly encircles the Sidlesham Church Conservation Area providing an open rural setting.

For more detail refer to record sheets.

Photographs:



Photo 1: View from PRow across sub-area to properties on B214, framed by mature trees



Photo 2: Long view from PRow across sub-area to a thatched cottage on the B2145



Photo 3: View towards the adjacent sub-area 136 from Chalder Lane, with greenhouses visible. The adjacent field of sweetcorn semi screens the views



Photo 4: Open view out from Brimfast Lane across hedge-less arable field into sub-area. Field-side mature trees and open ditches are a feature



Photo 5: View along Brimfast Lane to Brimfast Cottage set in an open rural landscape with long views

Photo 6: View along Calder Lane, with residential property just visible (within sub-area 136). An area of small hedged fields is located to the left

Please refer to section 3 methodology of the assessment process

1. Visual Sensitivity: Medium/high

- Long views out across sub-area from PRow and rural lanes to surrounding rural landscape
- Views across to hills within SDNP
- Open views from Sustrans cycleway
- Open views across to adjacent sub-area 136 with greenhouses and residential properties on the periphery
- Open views across to edge of adjacent Conservation Area
- Large scale arable landscape, with a limited hedgerow structure for mitigation planting to build upon

2. Landscape Sensitivity: Medium

- Flat with some local undulations, with only a small area on the eastern boundary within flood zone
- Mainly arable, with some hedged pasture fields on periphery and south of Chalder Lane
- Good tranquillity levels, although nosier towards the B2145 within the west
- Fields mainly post medieval Parliamentary Enclosures
- Lack of visual detractors within sub-area, although some poor-quality buildings are visible on the edge of sub-area 136
- Soil quality includes a mix of Grade 1 (excellent) and Grade 2 (very good)
- Open field side ditches align the arable fields
- Good framework of hedgerows with mature trees in western section adjacent Sidlesham Conservation Area
- Good accessibility with a network of PRoW and a National Cycleway Route 88 aligns in eastern section
- Built form is sparse with an isolated cottage (outside sub-area, but on periphery) on Brimfast Lane and a derelict barn within the southern section
- No listed buildings within sub-area, although there are a number on the periphery, which the open landscape within this sub-area contributes to their open rural setting
- Adjacent Pagham Harbour SSSI/Ramsar Site to the south

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

4. Wider Landscape Sensitivity: High

- The sub-area forms part of the continuation of open countryside to the east. To the west there is some inter-visibility of the existing greenhouses, residential properties although reduced due to the robust screening value of the periphery vegetation
- This sub-area feels strongly rural and remote

5. Overall Landscape Sensitivity: 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
- Provides an open setting for adjacent listed buildings
- Includes National Cycleway Route 88 in eastern section
- Some pockets of a robust vegetation framework with mature trees

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 setting of Conservation Area • Loss of open rural views from PRoW and Route 88 cycleway • 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 • Increased traffic on small lanes and increased noise levels • Loss of rural character of the B2145 with its intermittent ribbon development which allows framed views out towards surrounding open countryside • Loss of open rural setting for adjacent listed buildings • Loss of tranquil character away from the B2145 • Loss of open setting for Pagham Harbour • Loss of open rural setting for National Cycleway Route 88
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • Loss of open rural setting for Conservation Area within adjacent village
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Retention of the rural open setting of the adjacent Conservation Area and listed buildings • Retention of the gaps between the built form on the B2145 to retain open views across adjacent countryside • 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 • Retain rural character of National Cycleway Route 88 • Conserve rural character of lanes • Consider using the old alignment of the Tramway as a PRoW/cycleway to Selsey and Chichester

Conclusion and recommendations and potential capacity of sub-area

Sub-area 137 has a low capacity, constrained by its open, rural landscape character, sensitive views including between gaps in built form along the B2145, and its location adjacent to the Siddlesham Church Conservation Area. This sub-area forms an important part of the wider countryside to the east and is important as part of the open setting for Pagham Harbour to the south and the open rural setting for the Conservation Area to the north west. It is not recommended that development takes place within the sub-area.

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Sub-area: 138: Sidlesham Quay Northern Coastal Plain

West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA SC2 Manhood Peninsula and SC4 Pagham Harbour

Chichester District Landscape Capacity Study Extension 2011 (CDLCSE): LCA Zone 15

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

- Mainly low-lying flat landform.
- Pockets of small enclosed pasture fields and horse paddocks.
- Linear villages.
- Narrow, right-angled or winding lanes.
- Few trees or hedgerows, partly as a result of Dutch elm disease from the 1970s and the Great Storm in 1987 and high value agricultural land, although where they do exist, they form prominent features.
- Large scale arable farming with large, often hedge less fields.
- Scattered vernacular villages with mixed building materials, often flint, and brick, half-timber and stone, often with sprawling modern fringes.
- Rife and ditch systems with associated unimproved grassland and edged by reed beds.
- Busy roads.
- Field patterns mainly the result of 18th and 19th century Parliamentary enclosure.
- Low-lying species-rich grasslands adjacent to the rithes.
- Remnant semi-natural broadleaved woodlands form pockets of high nature conservation importance.
- Low-lying, seasonally flooded pasture, adjacent to Pagham Harbour, is important for wintering waders and wildfowl such as Black-tailed Godwit, Curlew and Brent Geese.
- Enclosed natural harbours of marine water, tidal mudflats and saltmarsh with small inlets and creeks.
- Contrast with the surrounding open agricultural land.
- 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.
- 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.
- Pagham Harbour and areas within Chichester Harbour (Nutborne Marshes, Pilsey Island and Eames Farm) are Local Nature Reserves and so managed for their wildlife importance.

Landscape strategy and key sensitivities and guidelines:

- Conserve existing area of tranquil character.
- Create a new large-scale tree and hedgerow framework which complements the open, intensively farmed landscape, whilst maintaining significant views.
- Encourage a colour and design study with a view to issuing guidelines for new and existing agricultural and industrial buildings
- Conserve and enhance the character and setting of the villages.
- Encourage the replacement or restoration of derelict glasshouses, where these appear detrimental to the landscape.
- Promote sympathetic design of new road schemes.
- Promote the planting of trees and scrub within and around caravan parks and holiday camps to reduce their visual impact.
- Substantially extend woodland and hedgerow cover around village fringes to screen unsightly elements.
- Restrict extensive areas of tree planting to poorer quality agricultural land.
- Encourage bold tree planting associated with large agricultural buildings and glasshouses to assimilate them into the landscape more satisfactorily.
- Conserve and manage existing tree groups and individuals.
- Maintain and link existing remnant hedgerows and tree lines to re-establish coherent field boundaries and wildlife corridors, strengthening the wider network.
- Establish new vegetation features by the planting of hedgerows and hedge trees along roadsides, especially those approaching settlements, and tree clumps in field corners.
- Enhance the visual prominence of rithes through the establishment of water side vegetation features.
- Encourage and promote land management schemes to increase grassland areas.
- Promote and establish grassland management regimes of grazing, hay cutting and silage.
- Plant tree and shrub species that are tolerant of close proximity to the coast and salt laden winds.
- Enhance the landscape and conservation value of rithes through the re-profiling of 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.
- Large-scale glasshouse expansion which can be highly visible and prominent in long views.
- 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.
- Expansion and development on urban and village edges.

- Close proximity to internationally important landscapes of Chichester Harbour Area of Outstanding Natural Beauty (AONB) and Pagham Harbour Local Nature Reserve (LNR).
- Ingress of salt laden winds inland.
- Active recreational and seasonal visitor pressure impacting on access to the coast.
- Traffic generation resulting in erosion of rural lanes and loss of tranquillity.
- Changes in drainage patterns.
- 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.
- Conserve and manage the diverse existing natural landscape features, including mudflats, salt marsh, sand dunes, shingle banks, woodland, rithes and ditches.
- 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.
- 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.

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

- Active recreational and seasonal visitor pressure impacting on access to the coast.

- Traffic generation resulting in erosion of rural lanes and loss of tranquillity.
- Changes in drainage patterns.
- 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.
- 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.

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Sub-area map:

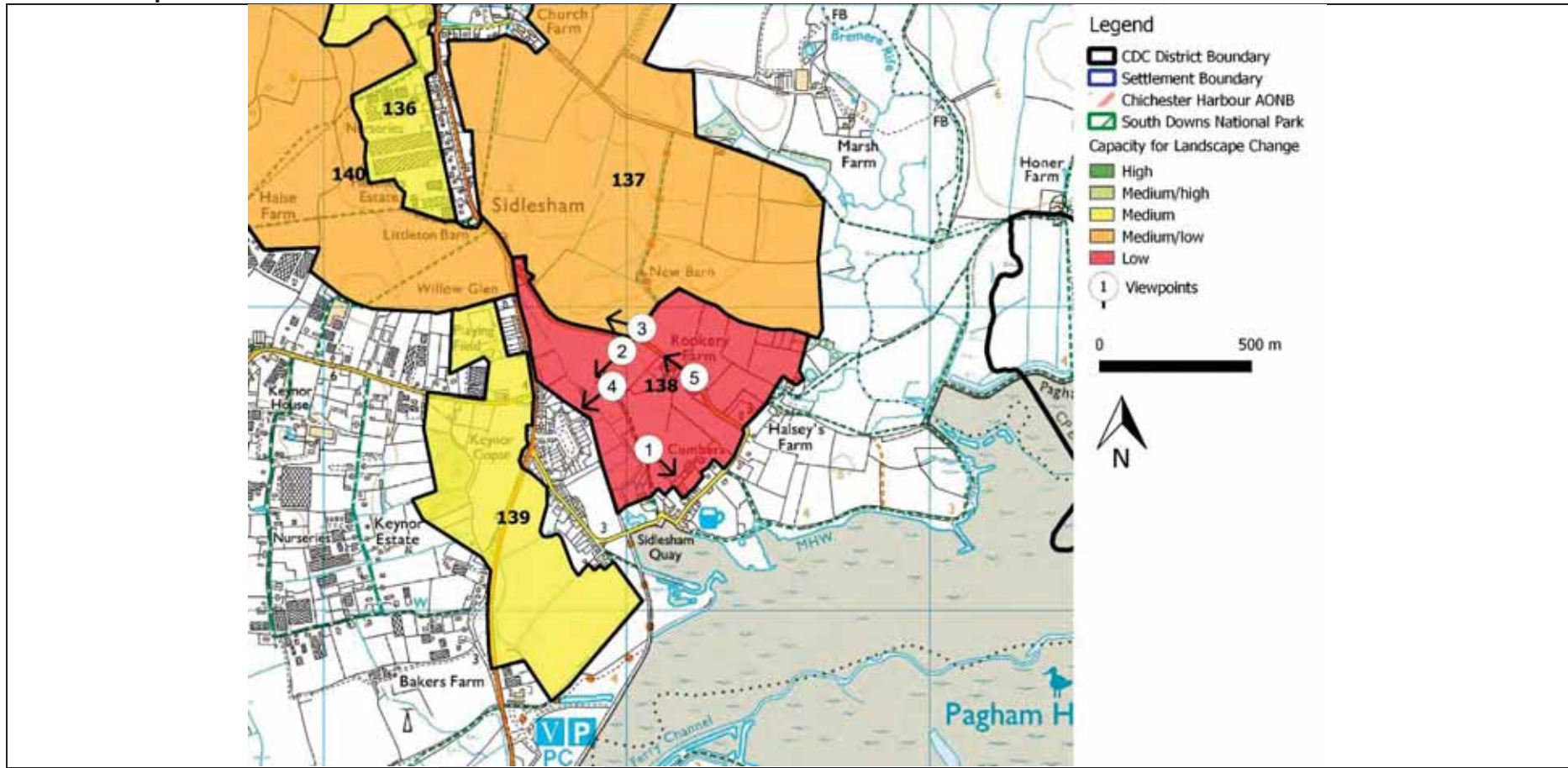


Figure: 138 Capacity of landscape to accept change and location of photographic viewpoints

Sub-area description:

Sub-area 138 is an area on the southern edge of Sidlesham, east of the B2145. Composed of a mix of arable and hedged pasture fields it also forms the setting for the Sidlesham Quay Conservation Area to the south. The sub-area contains a number of tributaries feeding into Pagham Harbour further to the south. The sub-area has a strong rural character, with few visual detractors, where good tranquillity exists within the eastern section away from the B2145.

For more detail refer to record sheets.

Photographs:



Photo 1: View from PRow across sub-area to northern edge of Sidlesham Quay Conservation Area, where the planting mainly screens any built form



Photo 2: View from PRow across sub-area to western edge demarcated by woodland adjacent B2145 (B2145 screened)



Photo 3: View from PRow on northern edge into adjacent sub-area 137 and open landscape



Photo 4: View from PRow across area of reeds including tributaries feeding into Pagham Harbour

Photo 5: View along Rookery Lane, with well-established hedgerows

Please refer to section 3 methodology of the assessment process

1. Visual Sensitivity: Medium

- Rookery Lane has well established roadside hedgerows which restricts views, although more open within the northern section
- Views across to northern edge of Sidlesham Quay Conservation Area
- Rural views from PRow to east, west south and north
- Views across to adjacent sub-area 137 with open fields
- Good framework of hedgerows with mature trees which mitigation planting could build upon
- Adjacent B2145 screened by roadside woodland
- Isolated properties screened by mature garden vegetation

2. Landscape Sensitivity: Medium/high

- Flattish and gently falling across to the west. Western section included within flood zone
- Mix of small scale arable, pasture fields, within a robust hedgerow framework
- Southern edge adjacent Conservation Area boundary
- A range of priority habitats including good quality semi-improved grassland, coastal and floodplain grazing, lowland meadows, reedbeds and deciduous woodland
- Network of streams feeding onto Sidlesham Quay to the south
- Fields mainly post medieval Parliamentary Enclosures
- Lack of visual detractors within sub-area
- Soil quality includes a mix of Grade 2 (very good) and Grade 3 (good to moderate)
- Old tramline marked in landscape partly by hedgerow
- Overgrown hedgerow with mature oak trees on western edge of PRoW
- Includes part of SSSI (Pagham Harbour) within western section
- Includes part of Local Nature Reserve on edge of Pagham Harbour to the south
- Adjacent Pagham Harbour Ramsar Site, SSSI, Special Protection Area,
- Rookery Farm House Grade II listed, isolated and set within an open landscape of fields
- A semi-enclosed landscape with short range views
- Three PRoW, two on periphery and one transects sub-area as a footpath down to Sidlesham Quay
- Provides PRoW to Sidlesham Quay a popular visitor destination

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

4. Wider Landscape Sensitivity: High

- The sub-area forms part of the continuation of open countryside to the east
- Forms part of the open and rural setting and character of Sidlesham Quay
- Forms part of the open rural setting of Sidlesham Quay Conservation Area
- This sub-area feels strongly rural

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

6. Landscape Value: Medium/high

- Contains part of a SSSI, Local Nature Reserve
- Adjacent Pagham Harbour Ramsar site and SPA
- Located adjacent a Conservation Area and provides a rural setting

- Provides an open setting for listed buildings
- Robust framework of hedgerows with mature trees
- Contains landscape features of value which are described within the LCA

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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"> • Loss of open rural setting of Conservation Area • 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 an area of woodland • Loss of priority habitats, including a network of streams which feed into Pagham Harbour • Loss of small patchwork of fields and field hedgerows • Loss of an area of SSSI • Increased traffic on small lanes and increased noise levels • Loss of rural character of the B2145 • Loss of open rural setting for a listed building • Loss of tranquil character away from the B2145 • Loss of open undeveloped setting for Pagham Harbour
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • Loss of open rural setting for Sidlesham Quay
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Retention of the open rural setting of the adjacent Conservation Area and listed buildings • Retention of the gaps between the built form on the B2145 to retain rural character of road • 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 • Consider using the old alignment of the Tramway as a PRoW/cycleway to Selsey and Chichester

Conclusion and recommendations and potential capacity of sub-area

Sub-area 138 has a low capacity, constrained by its open rural landscape character. This sub-area forms part of the wider countryside to the east and is important as part of the open landscape setting for Pagham Harbour and the open rural setting for the Conservation Area both to the south. The sub-area contains an area of marshland with tributaries which feed into Pagham Harbour, which the southern end is part of the Pagham Harbour SSSI. The sub-area is also accessible by PRow, where there are good views across open countryside before extending into a wider network and in particular down to the scenic viewpoint at Sidlesham Quay on the edge of Pagham Harbour.

It is not recommended that development takes place within the 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.

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Sub-area: 139: Sidlesham Quay Western Coastal Plain

West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA SC2 Manhood Peninsula and SC4 Pagham Harbour

Chichester District Landscape Capacity Study Extension 2011 (CDLCSE): LCA Zone 15

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

- Mainly low-lying flat landform.
- Pockets of small enclosed pasture fields and horse paddocks.
- Linear villages.
- Narrow, right-angled or winding lanes.
- Few trees or hedgerows, partly as a result of Dutch elm disease from the 1970s and the Great Storm in 1987 and high value agricultural land, although where they do exist, they form prominent features.
- Large scale arable farming with large, often hedge-less fields.
- Industry in the countryside mainly associated with horticulture, resulting in large expanses of glasshouses.
- Scattered vernacular villages with mixed building materials, often flint, and brick, half-timber and stone, often with sprawling modern fringes.
- Rife and ditch systems with associated unimproved grassland and edged by reed beds.
- Busy roads.
- Field patterns mainly the result of 18th and 19th century Parliamentary enclosure.
- Smallholdings.
- Low-lying species-rich grasslands adjacent to the rithes.
- Remnant semi-natural broadleaved woodlands form pockets of high nature conservation importance.
- Ancient woodland at Keynor Copse, a Site of Nature Conservation Importance (SNCI).
- Remnants of floodplain woodland and stands of planted black poplar.
- Low-lying, seasonally flooded pasture, adjacent to Pagham Harbour, is important for wintering waders and wildfowl such as Black-tailed Godwit, Curlew and Brent Geese.
- 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.
- 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.
- 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.
- Pagham Harbour is a Local Nature Reserves and so managed for their wildlife importance.

Landscape strategy and key sensitivities and guidelines:

- Conserve existing area of tranquil character.
- Create a new large-scale tree and hedgerow framework which complements the open, intensively farmed landscape, whilst maintaining significant views.
- Encourage a colour and design study with a view to issuing guidelines for new and existing agricultural and industrial buildings
- Conserve and enhance the character and setting of the villages.
- Encourage the replacement or restoration of derelict glasshouses, where these appear detrimental to the landscape.
- Promote sympathetic design of new road schemes.
- Formulate a management plan for urban edges to enhance the distinction between the urban and rural landscape.
- Substantially extend woodland and hedgerow cover around village fringes to screen unsightly elements.
- Restrict extensive areas of tree planting to poorer quality agricultural land.
- Encourage bold tree planting associated with large agricultural buildings and glasshouses to assimilate them into the landscape more satisfactorily.
- Conserve and manage existing tree groups and individuals.
- Maintain and link existing remnant hedgerows and tree lines to re-establish coherent field boundaries and wildlife corridors, strengthening the wider network.
- Establish new vegetation features by the planting of hedgerows and hedge trees along roadsides, especially those approaching settlements, and tree clumps in field corners.
- Enhance the visual prominence of rithes through the establishment of water side vegetation features.
- Encourage and promote land management schemes to increase grassland areas.
- Promote and establish grassland management regimes of grazing, hay cutting and silage.
- Plant tree and shrub species that are tolerant of close proximity to the coast and salt laden winds.
- Enhance the landscape and conservation value of rithes through the re-profiling of 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.
- Large-scale glasshouse expansion which can be highly visible and prominent in long views.
- 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.
- Expansion and development on urban and village edges.
- Close proximity to internationally important landscapes of Chichester Harbour Area of Outstanding Natural Beauty (AONB) and Pagham Harbour Local Nature Reserve (LNR).
- Ingress of salt laden winds inland.

- 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, rithes 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.
- 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.
- 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:

- 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.
- Changes in drainage patterns.
- 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.
- 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.

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Sub-area map:

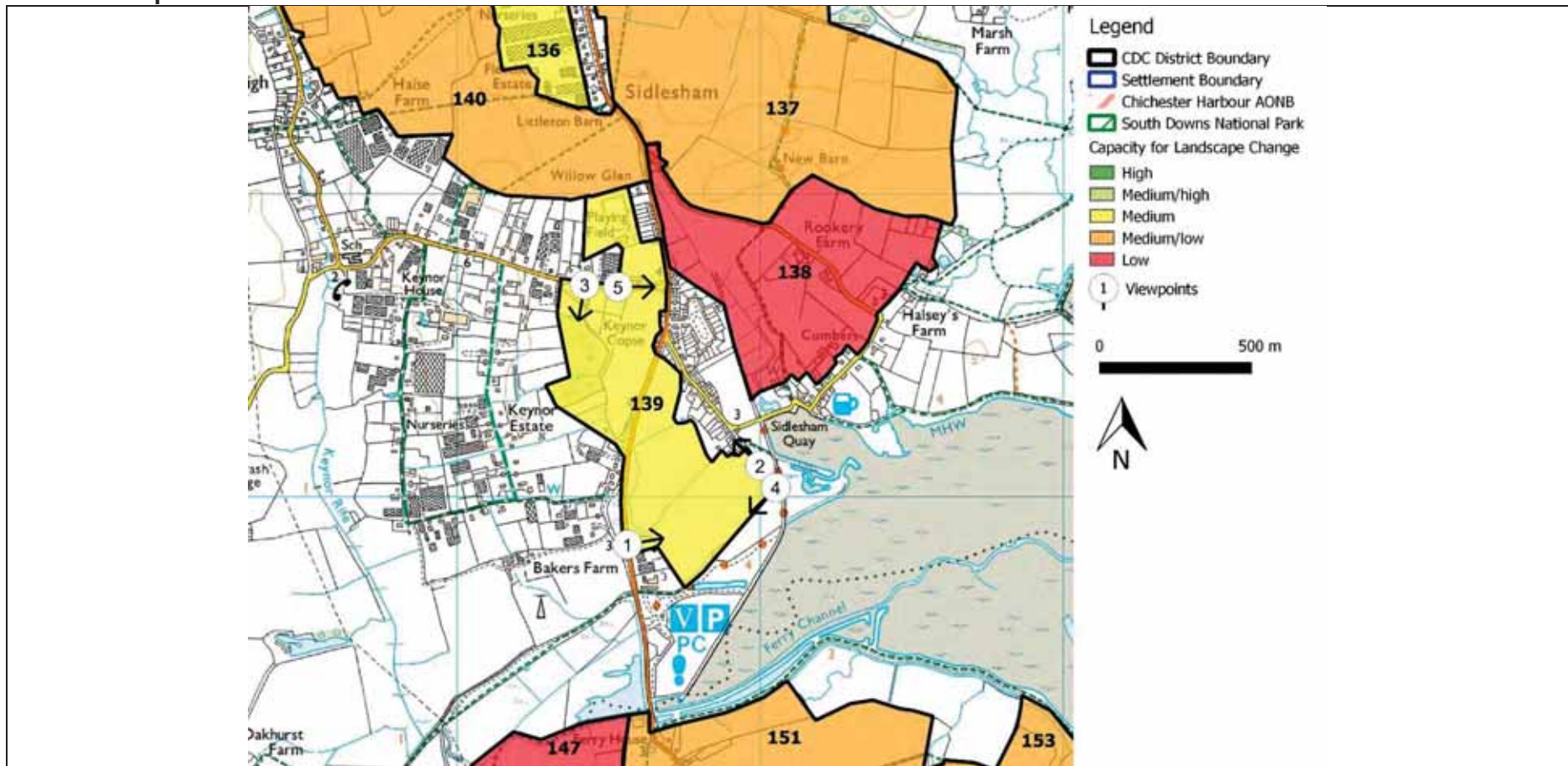


Figure: 139 Capacity of landscape to accept change and location of photographic viewpoints

Sub-area description:

Sub-area 139 is an area on the southern edge of Sidlesham, straddling the B2145. Comprising of a number of large arable fields with intermittent hedgerows and field ditches, a large Ancient and Semi-Natural Woodland and also SNCI to the west (Keynor Copse) which is also visually prominent within the adjacent landscape, an area of post and rail grassed paddocks, mature gardens and on the northern edge

playing/sports fields. This sub-area also lies adjacent the Sidlesham Quay Conservation Area to the east and Pagham Harbour to the south. From the B2145 (which transects the area), there are some long open views (for vehicle users) through the intermittent roadside vegetation out to the east and west.

For more detail refer to record sheets.

Photographs:



Photo 1: View from B2145 across sub-area to the east



Photo 2: View from PRoW on periphery of sub-area looking back towards the Conservation Area



Photo 3: View from Keynor Lane looking towards Keynor Copse across grass paddocks



Photo 4: View from adjacent PRow through intervening hedgerow towards sub-area. Views from this PRow are limited due to the robust hedgerow



Photo 5: View along Keynor Lane of an area of adjacent greenhouses

Please refer to section 3 methodology of the assessment process

1. Visual Sensitivity: Medium

- Views east and west from B2145 through intermittent hedgerow and post and rail fencing towards adjacent open fields (within sub-area)
- Views across sub-area to the western edge of Sidlesham Conservation Area
- Adjacent PRow along southern boundary: Limited views of sub-area due to robust boundary vegetation
- Keynor Copse a mature woodland on western periphery forms local landmark within sub-area, visible from the B2145

2. Landscape Sensitivity: Medium

- Flattish, with southern section included within flood zone
- Mix of large-scale arable fields and an area of grassed paddocks, often with post and rail fencing

- Large woodland within western section known as Keynor Copse also an Ancient and Semi-Natural Woodland and SNCI. Woodland is set in open undeveloped rural setting
- Enclosed playing/sports field within northern section
- Eastern boundary adjacent Conservation Area boundary
- Priority habitats include coastal and floodplain grazing and a deciduous woodland (Keynor Copse)
- Network of streams and field ditches feeding onto Pagham Harbour to the south
- Fields mainly post medieval Parliamentary Enclosures
- Soil quality includes a mix of Grade 2 (very good) and Grade 3 (good to moderate)
- A few detached properties exist within this sub-area, where the garden/grounds include a number of mature trees which frame the central building and reduce the visual impact on the surrounding open landscape character
- No PRoW within sub-area
- Traffic noise from the B2145 degrades central area

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

4. Wider Landscape Sensitivity: Medium

- This sub-area forms an undeveloped wedge between the Conservation Area to the east and the HAD area to the west.
- Provides a rural open setting for the adjacent Conservation Area
- Provides open setting to the south and Pagham Harbour
- The area is largely typical of the wider LCA

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

6. Landscape Value: Medium

- The rural tranquillity of this sub-area is degraded by the noise from the B2145
- Adjacent Pagham Harbour which is a Ramsar site, SSSI, SPA and Local Nature Reserve
- Provides a rural setting for adjacent Conservation Area
- Provides an open setting for listed buildings (3No)
- Robust framework of hedgerows with mature trees
- Contains Ancient and Semi Natural woodland and SNCI: Keynor Copse

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 setting of Conservation Area • Loss of open rural views from B2145 • Visual impact on rural lanes and views out towards surrounding countryside • Loss of open setting of Keynor Copse woodland
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Loss of hedgerows and trees of value • Loss of an area of Ancient and Semi ancient woodland and SSSI site: Keynor Copse • Loss of priority habitats, including a network of streams which feed into Pagham Harbour • Loss of small patchwork of fields and field hedgerows • Increased traffic on small lanes and increased noise levels • Loss of rural character of the B2145 • Loss of open rural setting for a listed building • Loss of tranquil character away from the B2145 • Loss of open undeveloped setting for Pagham Harbour
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • Loss of open rural setting for Conservation Area
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Retention of the rural open setting of the adjacent Conservation Area and listed buildings • Retention of the gaps between the built form on the B2145 to retain rural character of road and views out to adjacent open landscape • 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 • Conserve and retain the open setting of Keynor Copse

Conclusion and recommendations and potential capacity of sub-area

Sub-area 139 has a medium capacity, partly constrained by its open rural landscape character which contains an Ancient and Semi-natural woodland known as Keynor Copse, which is also a SNCI site. The sub-area has a higher sensitivity within its southern section due to its proximity to the adjacent Conservation Area and Pagham Harbour. Although the sub-area does not contain any PRow, the B2145 aligns through the central section allowing open views either side across the undeveloped landscape.

There are some opportunities for areas of development within the northern section, north of Keynor Road 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. Additionally, the setting for any listed building should be respected. It is not recommended that development takes place within the southern section of this sub-area due to its more open rural landscape character with long open views across to Keynor Copse, the open landscape setting of the Conservation Area and the open undeveloped landscape character adjacent Pagham Harbour.

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Sub-area: 140: Sidlesham – Highleigh Coastal Plain

**West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA SC2 Manhood Peninsula
Chichester District Landscape Capacity Study Extension 2011 (CDLCSE): LCA Zone 15**

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

- Mainly low-lying flat landform.
- Pockets of small enclosed pasture fields and horse paddocks.
- Linear villages.
- Narrow, right-angled or winding lanes.
- Few trees or hedgerows, partly as a result of Dutch elm disease from the 1970s and the Great Storm in 1987 and high value agricultural land, although where they do exist, they form prominent features.
- Large scale arable farming with large, often hedge less fields.
- Extensive farms with both traditional and modern farm buildings and silos.
- Industry in the countryside mainly associated with horticulture, resulting in large expanses of glasshouses.
- Scattered vernacular villages with mixed building materials, often flint, and brick, half-timber and stone, often with sprawling modern fringes.
- Rife and ditch systems with associated unimproved grassland and edged by reed beds.
- Busy roads.
- Field patterns mainly the result of 18th and 19th century Parliamentary enclosure.
- Medieval churches at Sidlesham and Earnley.
- Smallholdings.
- Low-lying species-rich grasslands adjacent to the rifes.
- Remnant semi-natural broadleaved woodlands form pockets of high nature conservation importance.
- Remnants of floodplain woodland and stands of planted black poplar.
- Low-lying, seasonally flooded pasture, adjacent to Pagham Harbour, is important for wintering waders and wildfowl such as Black-tailed Godwit, Curlew and Brent Geese.

Landscape strategy and key sensitivities and guidelines:

- Conserve existing area of tranquil character.
- Create a new large-scale tree and hedgerow framework which complements the open, intensively farmed landscape, whilst maintaining significant views.
- Encourage a colour and design study with a view to issuing guidelines for new and existing agricultural and industrial buildings
- Conserve and enhance the character and setting of the villages.
- Encourage the replacement or restoration of derelict glasshouses, where these appear detrimental to the landscape.
- Promote sympathetic design of new road schemes.

- Formulate a management plan for urban edges to enhance the distinction between the urban and rural landscape.
- Promote the planting of trees and scrub within and around caravan parks and holiday camps to reduce their visual impact.
- Substantially extend woodland and hedgerow cover around village fringes to screen unsightly elements.
- Restrict extensive areas of tree planting to poorer quality agricultural land.
- Encourage bold tree planting associated with large agricultural buildings and glasshouses to assimilate them into the landscape more satisfactorily.
- Conserve and manage existing tree groups and individuals.
- Maintain and link existing remnant hedgerows and tree lines to re-establish coherent field boundaries and wildlife corridors, strengthening the wider network.
- Establish new vegetation features by the planting of hedgerows and hedge trees along roadsides, especially those approaching settlements, and tree clumps in field corners.
- Enhance the visual prominence of rifes through the establishment of water side vegetation features.
- Encourage and promote land management schemes to increase grassland areas.
- Promote and establish grassland management regimes of grazing, hay cutting and silage.
- Plant tree and shrub species that are tolerant of close proximity to the coast and salt laden winds.
- Enhance the landscape and conservation value of rifes through the re-profiling of 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.
- Large-scale glasshouse expansion which can be highly visible and prominent in long views.
- 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.
- Expansion and development on urban and village edges.
- Close proximity to internationally important landscapes of Chichester Harbour Area of Outstanding Natural Beauty (AONB) and Pagham Harbour Local Nature Reserve (LNR).
- Ingress of salt laden winds inland.

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

- Changes in farming practices leading to industrial size installations and glasshouses.
- Active recreational and seasonal visitor pressure impacting on access to the coast.
- Traffic generation resulting in erosion of rural lanes and loss of tranquillity.
- New housing development associated with the expansion of Bognor Regis.
- Changes in drainage patterns.
- 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.

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Sub-area map:

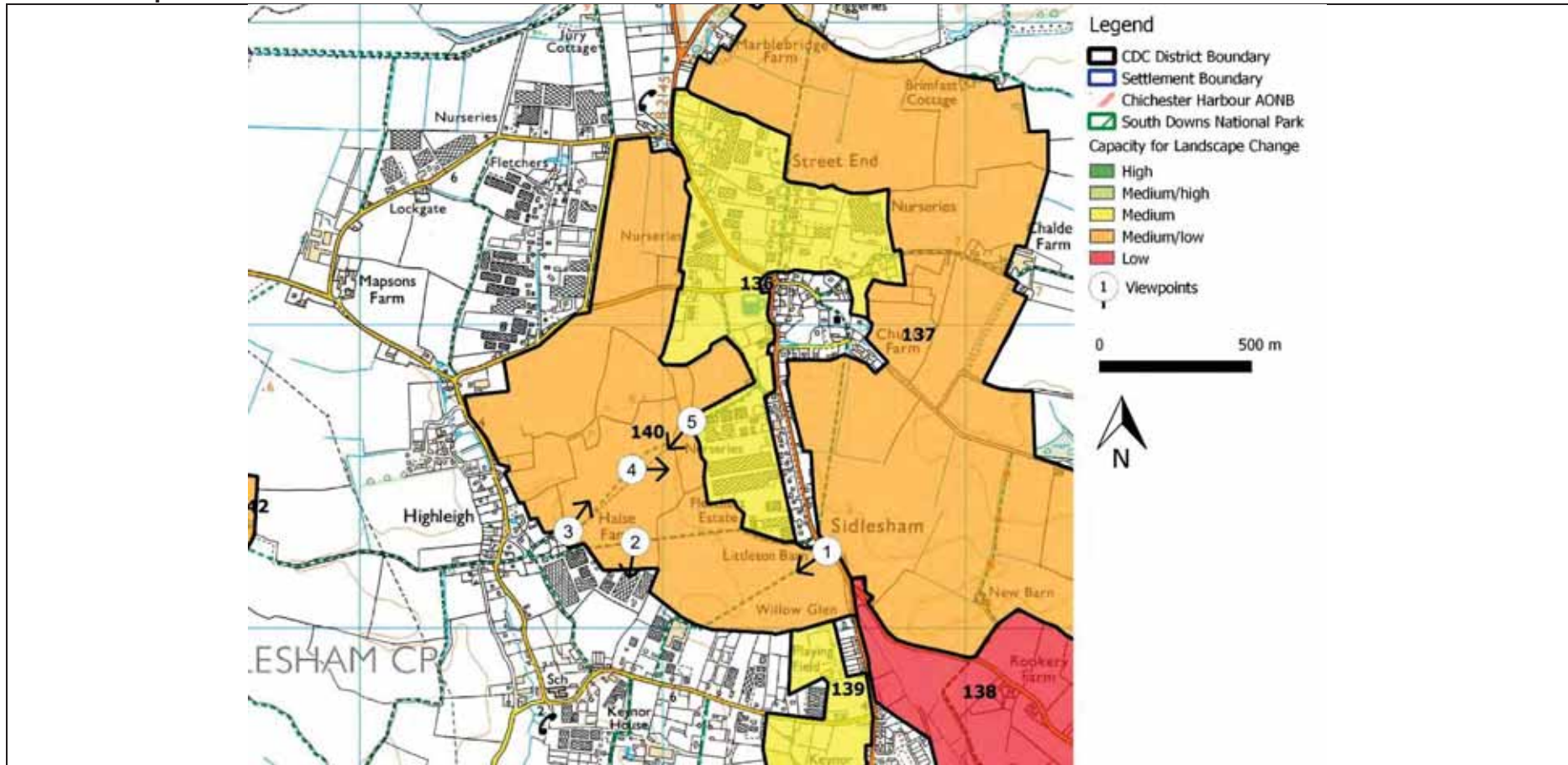


Figure: 140 Capacity of landscape to accept change and location of photographic viewpoints

Sub-area description:

Sub-area 140 is an area on the western edge of Sidlesham and the eastern edge of Highleigh; comprising of a number of large arable fields with intermittent hedgerows and an area which transects the central section of small hedged mainly grass fields with good mature trees. The sub-area is also visible from the B2145, where there are long views across the open landscape. There are also a number of PRoW which

transect this sub-area, which provides walking access between the two settlements. The adjacent area contains a number of large greenhouses which in some locations are particularly visible from within this sub-area, but in other locations where the boundary vegetation is more robust are well screened.

For more detail refer to record sheets.

Photographs:



Photo 1: View from edge of B2145 across sub-area to the west, with light columns visible within adjacent sports field



Photo 2: View across sub-area to western boundary where a line of trees screens adjacent greenhouses



Photo 3: View across sub-area towards the central section, which is characterised by small hedged fields with some mature trees



Photo 4: View from PRoW to greenhouses on the boundary of the sub-area

Photo 5: View from PRoW south west across sub-area towards Highleigh

Please refer to section 3 methodology of the assessment process

- 1. Visual Sensitivity: Medium/high**
 - Long views across sub-area from PRoW and some adjacent roads where roadside vegetation permits
 - Long views out across the B2145 to the east and the wider countryside
 - Some views of adjacent greenhouses, however mature boundary vegetation provides screening to others
 - Views to lighting columns within adjacent sports field
 - Visible to a large number of holiday makers and walkers

- 2. Landscape Sensitivity: Medium/low**
 - Flattish, with only a small area adjacent the B2145 within the flood zone
 - Mix of large-scale arable fields and an area of well hedged (including mature trees) pasture fields across central section
 - Field ditches within north eastern section

- Sub-area has good lengths of a mature boundary hedgerows with mature trees
- Lack of built form, with only three small detached properties on eastern side of Bloxham Lane
- Good accessibility with three PRoW crossing area
- No priority habitats
- Fields mainly post medieval Parliamentary Enclosures
- Soil quality includes a mix of Grade1 (excellent) and Grade 2 (very good)
- Traffic noise from the B2145 degrades eastern area

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

4. **Wider Landscape Sensitivity: High**

- A sub-area consisting of an open area of farmland between areas of greenhouses and the linear settlement of Highleigh, a few views of the greenhouses can be experienced, but mainly adjacent development is screened
- Provides a rural setting for the linear settlement of Highleigh
- The area is part of and largely typical of the wider LCA further to the east

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

6. **Landscape Value: Medium**

- The eastern section of the sub-area is dominated by the noise from the B2145
- Provides an open rural setting for listed buildings within sub-area and adjacent buildings at the northern end
- Three PRoW provide good access across sub-area for local walkers
- Includes an area of small fields with a robust framework of hedgerows 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 setting of Highleigh and Sidlesham • Loss of open rural views from B2145 • 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 area of a patchwork of fields and field hedgerows with mature trees • Increased traffic on small lanes and increased noise levels • Loss of rural character of the B2145 • Loss of open rural setting for adjacent listed buildings • Loss of tranquil character away from the B2145
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • Loss of open rural setting for Highleigh and Sidlesham
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Retention of the rural open setting of the adjacent listed buildings • Retention of the gaps between the built form on the B2145 to retain rural character of road and views across adjacent open landscape • 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 • Retention of open setting for adjacent listed buildings

Conclusion and recommendations and potential capacity of sub-area

Sub-area 140 has a medium/low capacity, constrained by its open rural landscape character. This sub-area forms part of the wider open countryside to the east and is important to the setting and maintaining the open rural landscape between the village settlements of Highleigh and Sidlesham. The sub-area also contains a number of PRoW, where the rural character of this sub-area can be viewed and appreciated.

However, there might be some opportunities for small scale housing development on the western edge adjacent Highleigh, 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. Additionally, suitable mitigation planting could build on the existing vegetation framework which would need to mitigate any residual impact on the surrounding open landscape as viewed from the PRoW network and any other sensitive receptors within this area. It is not recommended that development takes place elsewhere within this sub-area.

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Sub-areas: 141: Almodington - Somerley Coastal Plain

West Sussex County Council Landscape Character Assessment (WSCCLCA) LCA SC3 Chichester Harbour

Chichester District AONB Landscape Capacity Study – Zone 15

Chichester Harbour AONB Landscape Character Assessment (CHAONBLCA) LCT / LCA I Coastal Peninsula; I1 Manhood Peninsula

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

LCA SC3:

- Wind-shaped trees and scrub.

CHAONBLCA:

- Broadly flat land overlying brickearths, intersected by small streams or rithes.
- Predominantly open arable farmland with medium to large scale field patterns.
- Small scale hedged paddocks, concentrated around the villages, have an intimate character.
- Dispersed modern roadside development along the A286.
- Distinctive clusters of flint and brick cottages at Itchenor, Birdham and Dell Quay.
- Overall the area retains a largely rural undeveloped character.
- Birdham has a very small historic core centred around the church and a small green, comprising a few brick and tile cottages. The rest of the settlement comprises undistinguished modern terrace/detached house development, together with small commercial buildings along the A259.
- Overall condition of the area is moderate. The loss of hedgerows from parts of the arable farmland has eroded visual and ecological character in parts. (CHAONBLCA)

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.
- 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.
- Maintain existing hedgerows and strengthen the wider network through hedgerow restoration.
- 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.

CHAONBLCA:

- Conserve the rural, undeveloped character of the area.
- Conserve and manage hedgerows, copses and small woodlands.
- Conserve distinctive historic field patterns.
- Promote better management of horse grazed areas around Itchenor Gate/Shipton Green and Birdham.
- Ensure any small scale development in the historic core of villages responds to historic settlement pattern and locally distinctive styles and materials.
- Conserve and enhance the landscape setting of the villages and small estates.
- Consider possible visual impacts of any large scale glasshouses and shed development outside the AONB

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.
- Traffic generation resulting in erosion of rural lanes and loss of tranquillity.

CHAONBLCA:

- Sea level rise
- Potential pressure for large new farm buildings and glasshouses, both within and outside the AONB.
- Expansion of horse grazing, together with other small scale incremental changes.
- Visual intrusion from existing harbourside housing development.
- Potential pressure for additional harbourside housing development.
- Potential strategic development southwest of Chichester outside the AONB designated area
- The sensitivity 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.

Sub-area map:

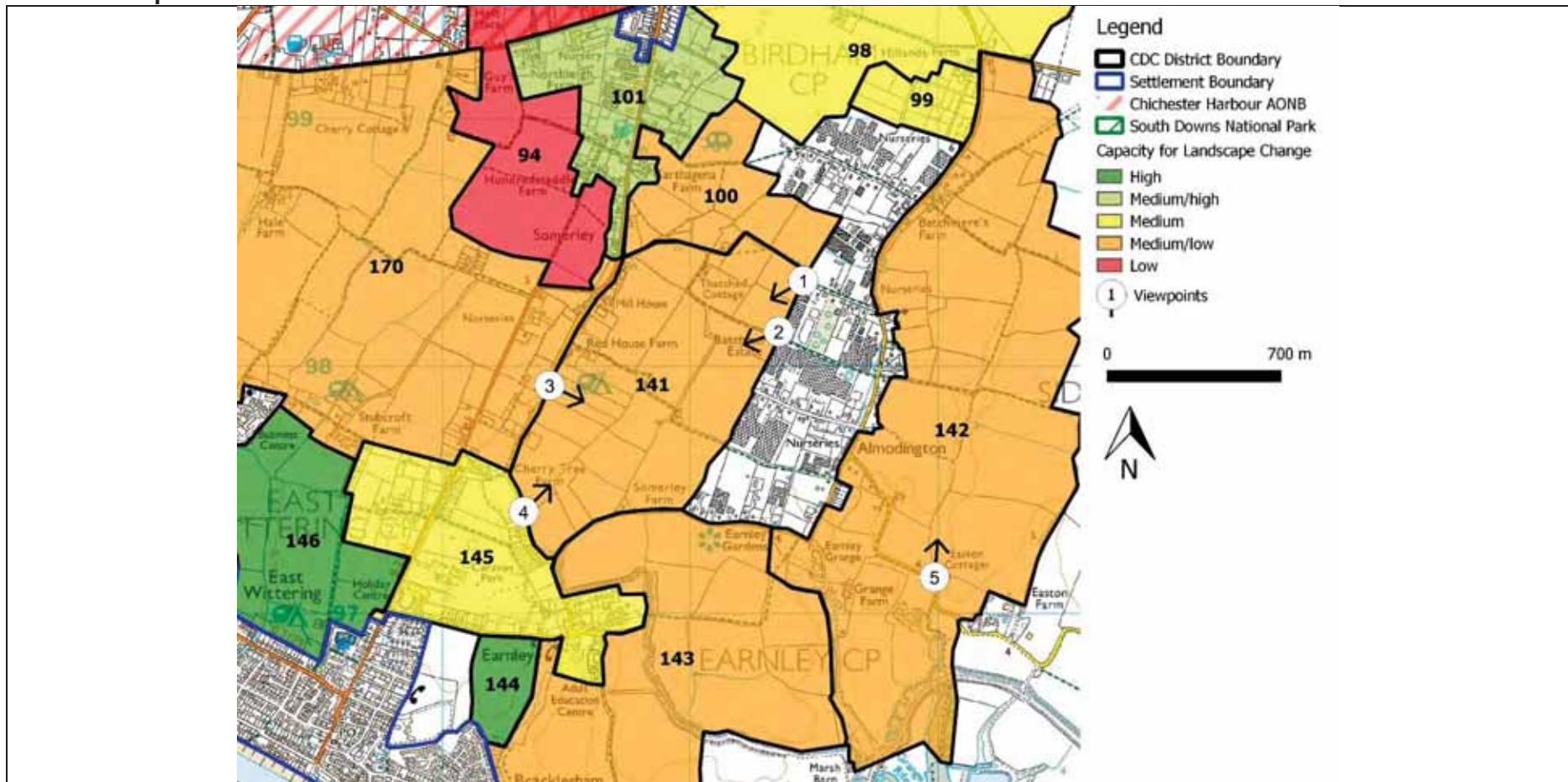


Figure 141: Capacity of landscape to accept change and location of photographic viewpoints

Sub-area description:

Sub-area 141 is an area made up mostly of arable farming with some pockets of pasture fields in south and a small campsite at Red House Farm. A small section in the north-west is within the Somerley Conservation Area, with Bookers Lane forming the western boundary. The eastern edge abuts the Almodington Horticultural Development Area, with the northern and southern boundaries lying adjacent to arable farmland.

For more detail refer to record sheets.

Photographs:



Photo 1: View south-west from footpath at edge of Almodington Horticultural Development Area, across semi-enclosed, medium scale arable landscape.



Photo 2: View south-west from footpath at edge of Almodington Horticultural Development Area, across semi-enclosed, medium scale arable landscape.



Photo 3: View south-east through field gate on Bookers Lane across smaller scale paddocks.



Photo 4: View north-east from Bookers Lane across more open landscape, with long views of South Downs. Almodington nurseries are largely hidden within vegetation.

Please refer to section 3 methodology of the assessment process

1. **Visual Sensitivity: Medium**
 - Most of sub-area visible from footpaths crossing the area, from rural lanes and from Somerley Conservation Area
 - Distant views to South Downs
 - Strong hedgerow structure provides good opportunities to build upon with new planting
2. **Landscape Sensitivity: Medium**
 - Perceptibly flat and low-lying – around the 5m contour
 - Mostly arable farming with pasture fields in south-west
 - Frequent hedgerows often without trees, particularly in south

- Small woodland area around Red House Farm
 - North-western part of area is within Somerley CA, including significant tree groups, listed cottages and Earnley windmill and wide grass verges along southern section of Bell Lane
 - Largely unsettled landscape with isolated farm buildings and linear form of southern Somerley
 - Largely unspoiled, dark and peaceful landscape
 - Much of southern part is large scale with some regularity and homogeneity;
 - Smaller scale in north-east and parts of western edge
3. Landscape Character Sensitivity: Medium (combines 1 and 2)
4. **Wider Landscape Sensitivity: Medium / high**
- Edge of Somerley and HDA largely well-vegetated
 - Sub-area feels strongly rural and part of the wider countryside and separate from built up areas; forms part of Somerley Conservation Area and separation between Somerley and Almodington and Earnley, and between Almodington and Earnley / East Wittering
5. Overall Landscape Sensitivity: Medium / high (combines 3 and 4)
6. **Landscape Value: Medium**
- North-western part within Somerley Conservation Area and forms setting of listed windmill and cottages

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 conservation area and on rural footpaths • Loss of views to SDNP
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Loss of grade 2 agricultural land • Loss of woodland and hedgerows • Impact on Somerley Conservation Area and listed buildings • Extension of dense settlement into largely undeveloped countryside • Impact on rural and generally tranquil area
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • Erosion of loosely settled, linear pattern of Somerley • Introduction of built form into largely undeveloped countryside
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Retention and restoration of hedges and trees • Strengthen the existing landscape framework through hedgerow and native tree planting • Encourage the planting of new small woodlands and long-term management of woodland blocks • Retaining legibility and setting of PRoW network and creating additional links • Conserve rural character of settlements • Restoration of historic field pattern • Promote better management of horse grazed areas

Conclusion and recommendations and potential capacity of sub-area

Sub-area 141 has a medium / low capacity, constrained by the Somerley Conservation Area, the rural and generally undeveloped character, its strong links with the wider landscape and the potential for impacting the settlement pattern of Somerley.

It is possible that a small amount of development may be accommodated where it is closely related to the settlement. It would need to be informed by further landscape and visual impact assessment and sensitively integrated into the existing settlement and landscape, and 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.

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Sub-areas: 142: Almodington Eastern Coastal Plain

**West Sussex County Council Landscape Character Assessment (WSCCLCA) SC2 Manhood Peninsula;
Chichester District AONB Landscape Capacity Study – Zone 15
Chichester Harbour AONB Landscape Character Assessment (CHAONBLCA) LCT / LCA I Coastal Peninsula; I1 Manhood Peninsula**

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

LCA SC2:

- Mainly low-lying flat landform.
- Pockets of small enclosed pasture fields and horse paddocks.
- Linear villages.
- Narrow, right-angled or winding lanes.
- Occasional views from the land of the water, or of yacht masts.
- Few trees or hedgerows, partly as a result of Dutch elm disease from the 1970s and the Great Storm in 1987 and high value agricultural land, although where they do exist, they form prominent features.
- Large scale arable farming with large, often hedge-less fields.
- Extensive farms with both traditional and modern farm buildings and silos.
- Industry in the countryside mainly associated with horticulture, resulting in large expanses of glasshouses.
- Scattered vernacular villages with mixed building materials, often flint, brick, half timber and stone, often with sprawling modern fringes.
- Rife and ditch systems with associated unimproved grassland and edged by reed beds.
- Busy roads.
- Medieval manor house.
- Field patterns mainly the result of 18th and 19th century Parliamentary enclosure.
- Smallholdings.
- Low-lying species-rich grasslands adjacent to the rifes.
- Remnant semi-natural broadleaved woodlands form pockets of high nature conservation importance.
- Remnants of floodplain woodland and stands of planted black poplar.

CHAONBLCA:

- Broadly flat land overlying brickearths, intersected by small streams or rithes.
- Predominantly open arable farmland with medium to large scale field patterns.
- Small scale hedged paddocks, concentrated around the villages, have an intimate character.
- Overall the area retains a largely rural undeveloped character.
- Overall condition of the area is moderate. The loss of hedgerows from parts of the arable farmland has eroded visual and ecological character in parts. (CHAONBLCA)

Landscape strategy and key sensitivities and guidelines:

SC2:

- Conserve existing area of tranquil character.
- Create a new large scale tree and hedgerow framework which complements the open, intensively farmed landscape, whilst maintaining significant views.
- Encourage a colour and design study with a view to issuing guidelines for new and existing agricultural and industrial buildings
- Conserve and enhance the character and setting of the villages.
- Encourage the replacement or restoration of derelict glasshouses, where these appear detrimental to the landscape.
- Promote sympathetic design of new road schemes.
- Formulate a management plan for urban edges to enhance the distinction between the urban and rural landscape.
- Promote the planting of trees and scrub within and around caravan parks and holiday camps to reduce their visual impact.
- Substantially extend woodland and hedgerow cover around village fringes to screen unsightly elements.
- Restrict extensive areas of tree planting to poorer quality agricultural land.
- Encourage bold tree planting associated with large agricultural buildings and glasshouses to assimilate them into the landscape more satisfactorily.
- Conserve and manage existing tree groups and individuals.
- Maintain and link existing remnant hedgerows and tree lines to re-establish coherent field boundaries and wildlife corridors, strengthening the wider network.
- Establish new vegetation features by the planting of hedgerows and hedge trees along roadsides, especially those approaching settlements, and tree clumps in field corners.
- Enhance the visual prominence of rifes through the establishment of water side vegetation features.
- Encourage and promote land management schemes to increase grassland areas.
- Promote and establish grassland management regimes of grazing, hay cutting and silage.
- Plant tree and shrub species that are tolerant of close proximity to the coast and salt laden winds.
- Enhance the landscape and conservation value of rifes through the re-profiling of 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.

CHAONBLCA:

- Landscape Strategy (within AONB) is conservation and enhancement.
- Conserve the rural, undeveloped character of the area.
- Conserve and manage hedgerows, copses and small woodlands.
- Conserve distinctive historic field patterns.
- Promote better management of horse grazed areas around Itchenor Gate/Shipton Green and Birdham.
- Ensure any small scale development in the historic core of villages responds to historic settlement pattern and locally distinctive styles and materials.
- Conserve and enhance the landscape setting of the villages and small estates.

- Ensure any new harbourside development does not result in significant loss of trees and hedges, avoids the introduction of suburban styles and materials and is of an appropriate scale, form, design, materials and colour that responds to landscape setting.
- Consider possible visual impacts of any large scale glasshouses and shed development outside the AONB

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

SC2:

- 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.
- Large-scale glasshouse expansion which can be highly visible and prominent in long views.
- 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.
- Expansion and development on urban and village edges.
- Close proximity to internationally important landscapes of Chichester Harbour Area of Outstanding Natural Beauty (AONB) and Pagham Harbour Local Nature Reserve (LNR).
- Ingress of salt laden winds inland.

CHAONBLCA:

- Sea level rise
- Past loss of hedgerows.
- Potential pressure for large new farm buildings and glasshouses, both within and outside the AONB.
- Expansion of horse grazing, together with other small scale incremental changes.
- Visual intrusion from existing harbourside housing development.
- Potential pressure for additional harbourside housing development.
- Potential strategic development southwest of Chichester outside the AONB designated area
- The sensitivity 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.

Sub-area map:

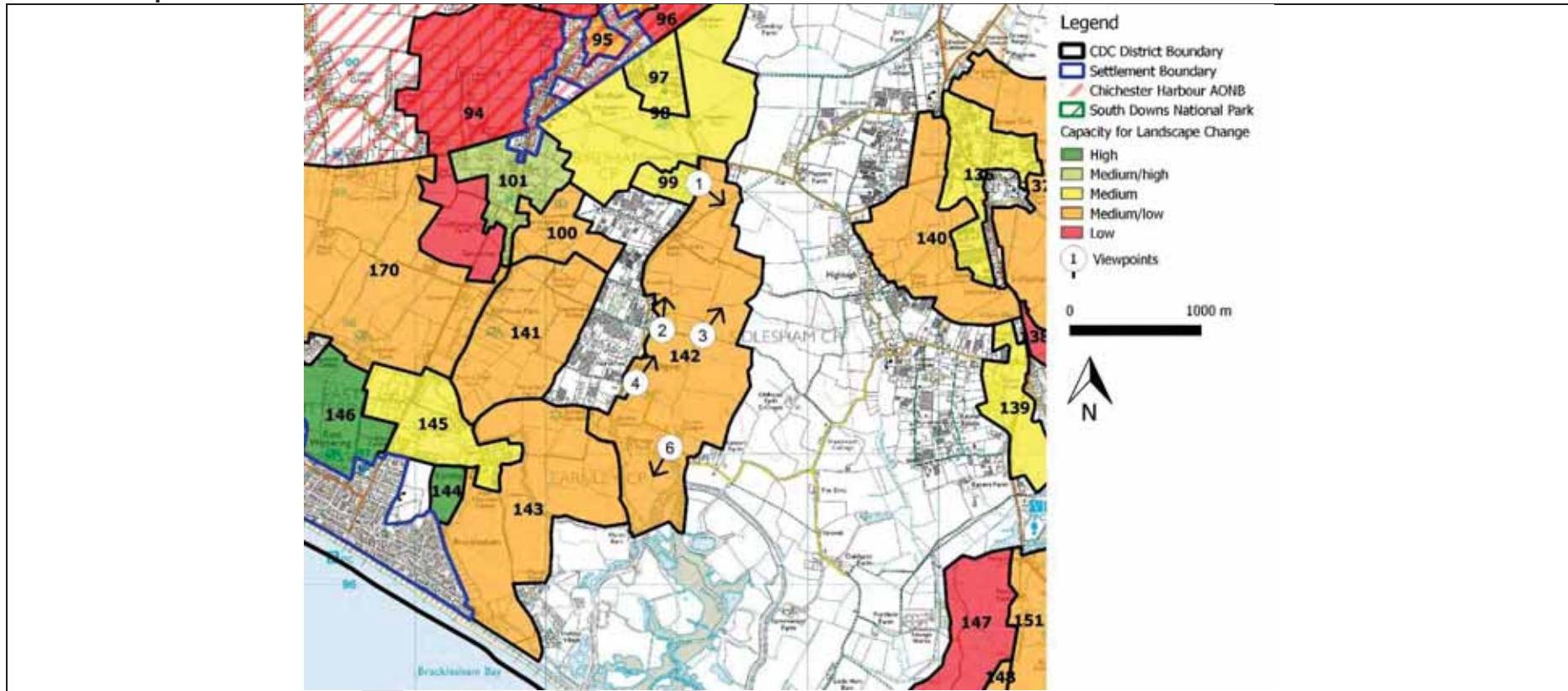


Figure 142: Capacity of landscape to accept change and location of photographic viewpoints

Sub-area description:

Sub-area 142 extends east of the Almodington Horticultural Development Area and comprises mostly arable farming with some pockets of pasture and a caravan storage field in the west – along Batchmere Road / Almodington Lane, which form much of the western boundary. The rural Easton Lane runs across the sub-area which extends south-east to the coastal realignment and Easton Rife. A large tract of arable farmland adjoins the eastern edge of the sub-area, with Highleigh / Sidlesham beyond.

For more detail refer to record sheets.

Photographs:



Photo 1: View south-east from Batchmere Road across large-scale arable farmland towards. There is a strong sense of openness.



Photo 2: View through gap in hedge looking north from footpath east of Batchmere Road across group of smaller scale pasture fields, with South Downs visible on skyline.



Photo 3: View north-east from footpath across centre of sub-area. There are long views across the exposed, open farmland.



Photo 4: View north-east from Easton Lane. The South Downs are distantly visible across the open, arable landscape. Houses along Batchmere Road / Almodington Lane are glimpsed but horticultural structures are screened by trees.



Photo 5: View north from Easton Lane. The South Downs are distantly visible across the open, arable landscape.



Photo 6: View south-west from Easton Lane. There is a strong sense of openness and proximity to the sea, with wind-blown trees.

Please refer to section 3 methodology of the assessment process

1. **Visual Sensitivity: Medium**
 - Most of sub-area visible from footpaths, roads and houses
 - Walkers with some expectation of scenic beauty, close to AONB and coast
 - Long views to South Downs
 - Sub-area forms skyline where there is an absence of taller vegetation or landform forming a backdrop
 - Panoramic views across open countryside
 - Moderate hedgerow structure provides some opportunities to build upon, although planting could result in loss of open character and views to South Downs

2. **Landscape Sensitivity: Medium**

- Perceptibly flat and low-lying – around the 5m contour
- Drainage ditches, including coastal realignment channel and basins in south-east – Easton Rife; farm ponds
- Some trees along edge of Almodington – otherwise largely absent
- Mostly arable farmland, with some pockets of pasture in west
- Small area of floodplain grazing marsh in south
- Grade II Earnley Grange in south-west - fields adjacent to group of listed buildings outside sub-area at edge of Almodington may be important to their setting
- Largely unsettled area with some low density housing along roads, loosely grouped Grange Farm and Earnley Grange in south-west and isolated Easton Cottages in south-east
- Peaceful, dark and largely unspoiled landscape
- Footpaths cross parts of sub-area; eastern part inaccessible
- Open character with some exposure; more enclosed and smaller scale along western edge
- Much of sub-area is large scale with some homogeneity;
- Smaller scale and more enclosed along western edge

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

4. **Wider Landscape Sensitivity: High**

- Sub-area feels strongly rural and part of the wider countryside and separate from built up areas
- Forms part of separation between settlements
- Contains extensive areas within flood zones

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

6. **Landscape Value: Medium**

- Localised areas along western edge and around Earnley Grange form setting of Grade 2 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 skyline and wide, panoramic views • Impact on sensitive view receptors • Impact on rural views
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Loss of grade 2 agricultural land • Impact on listed buildings • Loss of floodplain grazing marsh • Loss of flood plain and impact on drainage system • Loss of open character • Erosion of tranquil, rural landscape
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • Erosion of separation of Almodington and Highleigh / Sidlesham • Introduction of built form into largely unsettled areas
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Strengthen the existing landscape framework through hedgerow and native tree planting while conserving overall open character • Encourage the planting of new small woodlands and long-term management of woodland blocks, while generally conserving the overall open character • Retaining legibility and setting of PRow network and creating additional links • Conserve and manage ditches • Conserve and enhance the natural landscape features of the coast • Conserve rural character of settlements • Promote better management of horse grazed areas

Conclusion and recommendations and potential capacity of sub-area

Sub-area 142 has a medium / low capacity constrained by its general disconnection from settlements, its importance to the wider land drainage system and its generally rural and undeveloped character.

It is possible that a very small amount of development may be accommodated within or around existing clusters of built form provided it is informed by further landscape and visual impact assessment and sensitively integrated into the landscape and existing settlement pattern with great care taken to avoid any landscape or visual harm. Particular care would be needed to protect the flood drainage system, existing heritage assets, settlement pattern and local distinctiveness, and the rural character of adjacent land and roads.

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Sub-areas: 143: Almodington – Bracklesham Coastal Plain

West Sussex County Council Landscape Character Assessment (WSCCLCA) LCA SC1 South Coast Shoreline, SC2 Manhood Peninsula;

Chichester District AONB Landscape Capacity Study – Zone 15

Chichester Harbour AONB Landscape Character Assessment (CHAONBLCA) LCT / LCA I Coastal Peninsula; I1 Manhood Peninsula

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

LCA SC1 (southern section of sub-area):

- To the west of Selsey Bill, mainly sandy beaches, dry sand dunes and grassland habitats.
- Influence of extensive linear urban coastal resort development. To the west, notably villages of West Wittering, East Wittering and Bracklesham.
- Low sweeping coastline. Open, exposed foreshore.
- Dominance of the sea. Noise of waves, wind and birds.
- Dynamic seascape of constantly changing weather, light and tidal conditions.
- Movement of shingle and sand along the coast, linked to coastal evolution and geomorphology.
- Relatively narrow undeveloped sections of coastline behind beaches. Bounded by low growing scant vegetation and small areas of wind-sculpted scrub and trees. Often providing separation of urban areas. Areas of both high ecological and landscape importance.
- Shingle and sand dune habitats of national importance, notably at West Wittering, Shoreham and Climping.
- Reed beds, streams and deep drainage ditches known as rifles.
- Frequent wooden and rock groynes and breakwaters.
- Fleets of small fishing boats beached along the shoreline.
- Caravan parks and other built holiday accommodation facilities.
- Yachting, surfing, windsurfing and commercial boat traffic are frequent in seaward views.
- Diving areas off Bracklesham Bay
- Cakeham Tower, Church Norton Mound and St. Wilfrid's Chapel.
- Timber groynes and beach huts.
- Traditional inshore fishing boats.
- Wartime pillboxes, barracks, anti-aircraft batteries and anti-tank blocks dot the area
- A few undisturbed sand dune and shingle habitats remain. Most of the surviving examples are designated as Sites of Special Scientific Interest (SSSI) and Sites of Nature Conservation Importance (SNCI), such as at West Wittering beach, Climping and Shoreham beach.
- Dry sand dunes and grassland habitats.
- Tidal lagoons
- Small areas of unimproved coastal grazing marsh, including saltmarsh, acid grassland and rushy pasture.
- Reed beds and deep drainage ditches (rifles).
- Coastal scrub including large areas of Tamarisk and limited groups of trees.

- Areas of undeveloped coastline are of high ecological importance.

LCA SC2:

- Mainly low-lying flat landform.
- Pockets of small enclosed pasture fields and horse paddocks.
- Linear villages.
- Narrow, right-angled or winding lanes.
- Occasional views from the land of the water, or of yacht masts.
- Few trees or hedgerows, partly as a result of Dutch elm disease from the 1970s and the Great Storm in 1987 and high value agricultural land, although where they do exist, they form prominent features.
- Large scale arable farming with large, often hedgeless fields.
- Extensive farms with both traditional and modern farm buildings and silos.
- Industry in the countryside mainly associated with horticulture, resulting in large expanses of glasshouses.
- Scattered vernacular villages with mixed building materials, often flint, brick, half timber and stone, often with sprawling modern fringes.
- Rife and ditch systems with associated unimproved grassland and edged by reed beds.
- Busy roads.
- Medieval manor house.
- Field patterns mainly the result of 18th and 19th century Parliamentary enclosure.
- Smallholdings.
- Low-lying species-rich grasslands adjacent to the rifes.
- Remnant semi-natural broadleaved woodlands form pockets of high nature conservation importance.
- Remnants of floodplain woodland and stands of planted black poplar.

CHAONBLCA:

- Broadly flat land overlying brickearths, intersected by small streams or rithes.
- Predominantly open arable farmland with medium to large scale field patterns.
- Small scale hedged paddocks, concentrated around the villages, have an intimate character.
- Overall the area retains a largely rural undeveloped character.
- Overall condition of the area is moderate. The loss of hedgerows from parts of the arable farmland has eroded visual and ecological character in parts. (CHAONBLCA)

Landscape strategy and key sensitivities and guidelines:

SC1:

- Conserve the open, distinctive coastal character of the area and maintain tranquillity.
- Ensure any new development does not result in adverse impact on open character and characteristic views.
- Maintain the distinctive character and identity of the undeveloped coastal grazing marsh and other open green areas behind beaches.

- Maintain the historic character of the shoreline including the fishing boats, beach huts, wooden groynes and piers, and other sea defences including those from wartime.
- Conserve and enhance the natural landscape features of the coast including shingle beaches and banks, saline lagoons, dunes, coastal scrub and trees, rifees and ditches through sympathetic management.
- Conserve and enhance the vegetated shingle habitat.
- Promote coastal grazing marsh management.
- Assess options for coastal management in a comprehensive way, reflecting the dynamic and interdependent processes of erosion and deposition. Where practical, favour “softer” coastal management solutions such as coastal re-alignment, or ensure sympathetic design of any engineered defences.
- Encourage environmental improvements to the suburban shoreline.
- Encourage landscape enhancements of existing car parks and caravan sites especially with the use of small copses, hedgerows and coastal scrub planting.
- All new planting to be of coastal tolerant plants which are adapted to the maritime winds and seaside conditions. Particular care needs to be taken in species selection in sensitive coastal habitats.
- Establish new areas of dense scrub and tree groups through the creation of sheltered areas using sympathetic measures such as low stone walls and earth mounds and nurse species for wind protection.
- Protect the remaining open spaces behind beaches by implementation of strategic gap policies supported by landscape character assessment.
- Promote and extend conservation of sand dunes by protecting and managing existing vegetation and where necessary planting marram grass to encourage stabilisation, using brushwood fences to reduce wind erosion, and controlling visitors especially on areas with special ecological interest

SC2:

- Conserve existing area of tranquil character.
- Create a new large scale tree and hedgerow framework which complements the open, intensively farmed landscape, whilst maintaining significant views.
- Encourage a colour and design study with a view to issuing guidelines for new and existing agricultural and industrial buildings
- Conserve and enhance the character and setting of the villages.
- Encourage the replacement or restoration of derelict glasshouses, where these appear detrimental to the landscape.
- Promote sympathetic design of new road schemes.
- Formulate a management plan for urban edges to enhance the distinction between the urban and rural landscape.
- Promote the planting of trees and scrub within and around caravan parks and holiday camps to reduce their visual impact.
- Substantially extend woodland and hedgerow cover around village fringes to screen unsightly elements.
- Restrict extensive areas of tree planting to poorer quality agricultural land.
- Encourage bold tree planting associated with large agricultural buildings and glasshouses to assimilate them into the landscape more satisfactorily.
- Conserve and manage existing tree groups and individuals.
- Maintain and link existing remnant hedgerows and tree lines to re-establish coherent field boundaries and wildlife corridors, strengthening the wider network.

- Establish new vegetation features by the planting of hedgerows and hedge trees along roadsides, especially those approaching settlements, and tree clumps in field corners.
- Enhance the visual prominence of rifes through the establishment of water side vegetation features.
- Encourage and promote land management schemes to increase grassland areas.
- Promote and establish grassland management regimes of grazing, hay cutting and silage.
- Plant tree and shrub species that are tolerant of close proximity to the coast and salt laden winds.
- Enhance the landscape and conservation value of rifes through the reprofiling of 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.

CHAONBLCA:

- Landscape Strategy (within AONB) is conservation and enhancement.
- Conserve the rural, undeveloped character of the area.
- Conserve and manage hedgerows, copses and small woodlands.
- Conserve distinctive historic field patterns.
- Promote better management of horse grazed areas around Itchenor Gate/Shipton Green and Birdham.
- Ensure any small scale development in the historic core of villages responds to historic settlement pattern and locally distinctive styles and materials.
- Conserve and enhance the landscape setting of the villages and small estates.
- Ensure any new harbourside development does not result in significant loss of trees and hedges, avoids the introduction of suburban styles and materials and is of an appropriate scale, form, design, materials and colour that responds to landscape setting.
- Consider possible visual impacts of any large scale glasshouses and shed development outside the AONB

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

SC1:

- High levels of formal and informal coastal recreational pressure with large seasonal crowds.
- Highly visible intrusion from urban, industrial and caravan development.
- Likely longer term rise in sea level and increased storm frequency threatening the stability and permanency of the coastline and leading to the loss of coastal habitats.
- Managed re-alignment of the coastline may be particularly influential in the future, providing opportunities for creation of new coastal habitats.
- Loss of distinctive coastal habitats through reclamation and dredging, development, coastal defences and recreation.
- Coastal habitats are fragmented, however, there is good survival of some characteristic coastal habitats particularly at Shoreham.
- Coastal geomorphology linked to weather, seasons, coastal processes and tides.
- Replacement of timber groynes with rock groynes and rock islands.

SC2:

- 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.
- Large-scale glasshouse expansion which can be highly visible and prominent in long views.
- 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.
- Expansion and development on urban and village edges.
- Close proximity to internationally important landscapes of Chichester Harbour Area of Outstanding Natural Beauty (AONB) and Pagham Harbour Local Nature Reserve (LNR).
- Ingress of salt laden winds inland.

CHAONBLCA:

- Sea level rise
- Past loss of hedgerows.
- Potential pressure for large new farm buildings and glasshouses, both within and outside the AONB.
- Expansion of horse grazing, together with other small scale incremental changes.
- Visual intrusion from existing harbourside housing development.
- Potential pressure for additional harbourside housing development.
- Potential strategic development southwest of Chichester outside the AONB designated area
- The sensitivity 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.

Sub-area map:

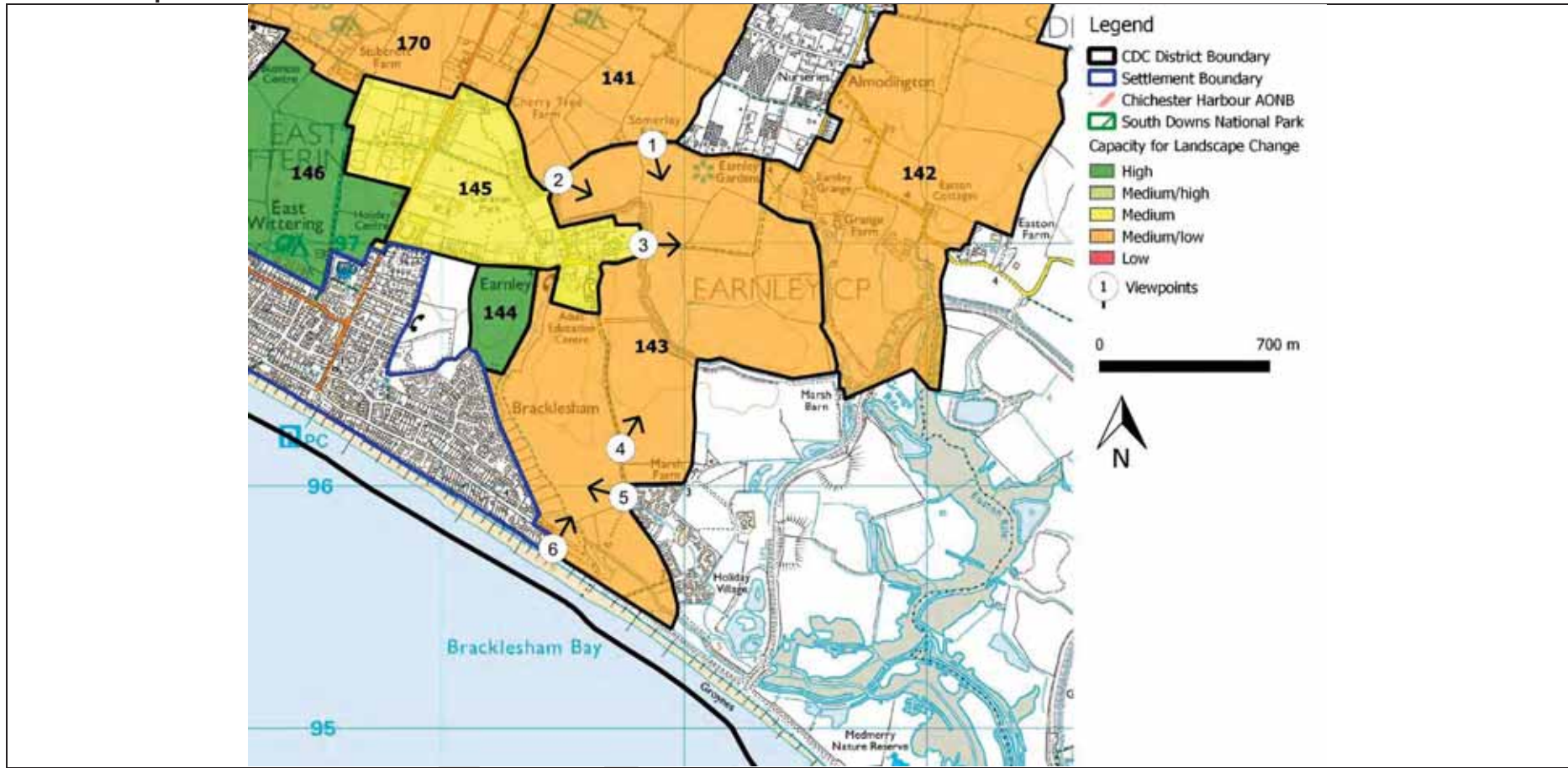


Figure 143: Capacity of landscape to accept change and location of photographic viewpoints

Sub-area description:

Sub-area 143 extends east of Bracklesham from Earnley to the shore and wraps around the north, east and south of Earnley. The area comprises mostly arable farming, with a holiday park in south-west, along the edge of Bracklesham.

For more detail refer to record sheets.

Photographs:



Photo 1: View south from Almodington Lane across large-scale arable farmland towards Earnley, which is set within in trees. There is a strong sense of exposure and proximity to the sea, with the wind-shaped trees.

Photo 2: View south-east from Almodington Lane across large-scale arable farmland towards Earnley, which is set within trees.



Photo 3: View east from footpath to east of Earnley. There are long views across the exposed, open farmland which has distinctive coastal realignment channels.



Photo 4: North-east from Drove Lane (road and footpath), near the remote holiday village at Marsh Farm. The South Downs are distantly visible across the open landscape.



Photo 5: North-west from Drove Lane (road and footpath), near the remote holiday village at Marsh Farm. The open edge of Bracklesham is visible across hedgeless arable farmland.

Photo 6: View north-east from within holiday park at edge of Bracklesham.

Please refer to section 3 methodology of the assessment process

1. **Visual Sensitivity: Medium**
 - Most of sub-area visible from footpaths, roads and houses
 - Walkers and tourists with some expectation of scenic beauty, close to AONB and coast, and including views identified within Earnley Conservation Area
 - Long views to South Downs
 - Sub-area forms skyline where there is an absence of taller vegetation or landform forming a backdrop – including from shoreline
 - Panoramic views across open countryside and sea
 - Moderate hedgerow structure provides some opportunities to build upon, although planting could result in loss of open character

2. Landscape Sensitivity: Medium

- Perceptibly flat and low-lying – around and below the 5m contour
- Drainage ditches, including coastal realignment channel east of Earnley
- Some trees around Earnley – otherwise largely absent
- Mostly arable farmland, with holiday park in south-west
- Much of southern part made up of floodplain grazing marsh
- Earnley Conservation Area adjacent and largely surrounded by the sub-area
- Grade II* listed church in Earnley is set within wooded settlement and visually screened from sub-area
- Largely unsettled area with wide linear arrangement of static caravans in holiday park at edge of Bracklesham
- Peaceful, dark and largely unspoiled landscape, except for open edge of Bracklesham and the disused adult education centre south of Earnley
- Footpaths cross parts of sub-area; eastern part inaccessible
- Open character with some exposure; more enclosed north of Earnley
- Much of sub-area is large scale with some homogeneity;
- Smaller scale and more enclosed north of Earnley

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

4. Wider Landscape Sensitivity: Medium / high

- Sub-area feels strongly rural and part of the wider countryside and mostly separate from built up areas
- South-western edge influenced by open edge of Bracklesham
- Forms part of separation between settlements
- Contains extensive areas within flood zones

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

6. Landscape Value: Medium

- North-western part forms setting of Earnley 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 skyline and wide, panoramic views • Impact on sensitive view receptors • Impact on rural views
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Loss of grade 2 and 3 agricultural land • Impact on Earnley Conservation Area and listed buildings • Loss of floodplain grazing marsh • Loss of flood plain and impact on drainage system • Loss of open character • Erosion of tranquil, rural landscape
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • Erosion of separation of Bracklesham and Earnley and Earnley and Almodington • Introduction of built form into largely unsettled areas
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Potential to screen views of Adult Education Centre building south of Earnley • Potential to soften open edge of Bracklesham • Strengthen the existing landscape framework through hedgerow and native tree planting while conserving overall open character • Encourage the planting of new small woodlands and long-term management of woodland blocks, while generally conserving the overall open character • Retaining legibility and setting of PRoW network and creating additional links • Conserve and manage ditches • Conserve and enhance the natural landscape features of the coast • Conserve rural character of settlements • Promote better management of horse grazed areas

Conclusion and recommendations and potential capacity of sub-area

Sub-area 143 has a medium / low capacity constrained by its general disconnection from settlements, its generally rural and undeveloped character, and its adjacency to Earnley Conservation Area and the shoreline.

It is possible that a very small amount of development may be accommodated within or around the existing edge of Bracklesham, with the opportunity to soften the open edge of Bracklesham, or related to clusters of built form provided it is informed by further landscape and visual impact assessment and sensitively integrated into the landscape and existing settlement pattern with great care taken to avoid any landscape or visual harm. Particular care would be needed to protect the existing heritage assets, settlement pattern and local distinctiveness, and the rural character of adjacent land and roads.

DRAFT

Sub-areas: 144: Bracklesham Coastal Plain

**West Sussex County Council Landscape Character Assessment (WSCCLCA) LCA SC2 Manhood Peninsula;
Chichester District AONB Landscape Capacity Study – Zone 15
Chichester Harbour AONB Landscape Character Assessment (CHAONBLCA) LCT / LCA I Coastal Peninsula; I1 Manhood Peninsula**

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

LCA SC2:

- Mainly low-lying flat landform.
- Pockets of small enclosed pasture fields and horse paddocks.
- Linear villages.
- Narrow, right-angled or winding lanes.
- Occasional views from the land of the water, or of yacht masts.
- Few trees or hedgerows, partly as a result of Dutch elm disease from the 1970s and the Great Storm in 1987 and high value agricultural land, although where they do exist, they form prominent features.
- Large scale arable farming with large, often hedge-less fields.
- Extensive farms with both traditional and modern farm buildings and silos.
- Industry in the countryside mainly associated with horticulture, resulting in large expanses of glasshouses.
- Scattered vernacular villages with mixed building materials, often flint, brick, half timber and stone, often with sprawling modern fringes.
- Rife and ditch systems with associated unimproved grassland and edged by reed beds.
- Busy roads.
- Medieval manor house.
- Field patterns mainly the result of 18th and 19th century Parliamentary enclosure.
- Smallholdings.
- Low-lying species-rich grasslands adjacent to the rifes.
- Remnant semi-natural broadleaved woodlands form pockets of high nature conservation importance.
- Remnants of floodplain woodland and stands of planted black poplar.

CHAONBLCA:

- Broadly flat land overlying brickearths, intersected by small streams or rithes.
- Predominantly open arable farmland with medium to large scale field patterns.
- Small scale hedged paddocks, concentrated around the villages, have an intimate character.
- Dispersed modern roadside development along the A286.
- Distinctive clusters of flint and brick cottages at Itchenor, Birdham and Dell Quay.
- Overall the area retains a largely rural undeveloped character.

- Birdham has a very small historic core centred around the church and a small green, comprising a few brick and tile cottages. The rest of the settlement comprises undistinguished modern terrace/detached house development, together with small commercial buildings along the A259.
- Overall condition of the area is moderate. The loss of hedgerows from parts of the arable farmland has eroded visual and ecological character in parts. (CHAONBLCA)

Landscape strategy and key sensitivities and guidelines:

SC2:

- Conserve existing area of tranquil character.
- Create a new large scale tree and hedgerow framework which complements the open, intensively farmed landscape, whilst maintaining significant views.
- Encourage a colour and design study with a view to issuing guidelines for new and existing agricultural and industrial buildings
- Conserve and enhance the character and setting of the villages.
- Encourage the replacement or restoration of derelict glasshouses, where these appear detrimental to the landscape.
- Promote sympathetic design of new road schemes.
- Formulate a management plan for urban edges to enhance the distinction between the urban and rural landscape.
- Promote the planting of trees and scrub within and around caravan parks and holiday camps to reduce their visual impact.
- Substantially extend woodland and hedgerow cover around village fringes to screen unsightly elements.
- Restrict extensive areas of tree planting to poorer quality agricultural land.
- Encourage bold tree planting associated with large agricultural buildings and glasshouses to assimilate them into the landscape more satisfactorily.
- Conserve and manage existing tree groups and individuals.
- Maintain and link existing remnant hedgerows and tree lines to re-establish coherent field boundaries and wildlife corridors, strengthening the wider network.
- Establish new vegetation features by the planting of hedgerows and hedge trees along roadsides, especially those approaching settlements, and tree clumps in field corners.
- Enhance the visual prominence of rifes through the establishment of water side vegetation features.
- Encourage and promote land management schemes to increase grassland areas.
- Promote and establish grassland management regimes of grazing, hay cutting and silage.
- Plant tree and shrub species that are tolerant of close proximity to the coast and salt laden winds.
- Enhance the landscape and conservation value of rifes through the reprofiling of 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.

CHAONBLCA:

- Landscape Strategy (within AONB) is conservation and enhancement.
- Conserve the rural, undeveloped character of the area.
- Conserve and manage hedgerows, copses and small woodlands.

- Conserve distinctive historic field patterns.
- Promote better management of horse grazed areas around Itchenor Gate/Shipton Green and Birdham.
- Ensure any small scale development in the historic core of villages responds to historic settlement pattern and locally distinctive styles and materials.
- Conserve and enhance the landscape setting of the villages and small estates.
- Ensure any new harbourside development does not result in significant loss of trees and hedges, avoids the introduction of suburban styles and materials and is of an appropriate scale, form, design, materials and colour that responds to landscape setting.
- Consider possible visual impacts of any large scale glasshouses and shed development outside the AONB

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

SC2:

- 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.
- Large-scale glasshouse expansion which can be highly visible and prominent in long views.
- 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.
- Expansion and development on urban and village edges.
- Close proximity to internationally important landscapes of Chichester Harbour Area of Outstanding Natural Beauty (AONB) and Pagham Harbour Local Nature Reserve (LNR).
- Ingress of salt laden winds inland.

CHAONBLCA:

- Sea level rise
- Past loss of hedgerows.
- Potential pressure for large new farm buildings and glasshouses, both within and outside the AONB.
- Expansion of horse grazing, together with other small scale incremental changes.
- Visual intrusion from existing harbourside housing development.
- Potential pressure for additional harbourside housing development.
- Potential strategic development southwest of Chichester outside the AONB designated area
- The sensitivity 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.

Sub-area map:

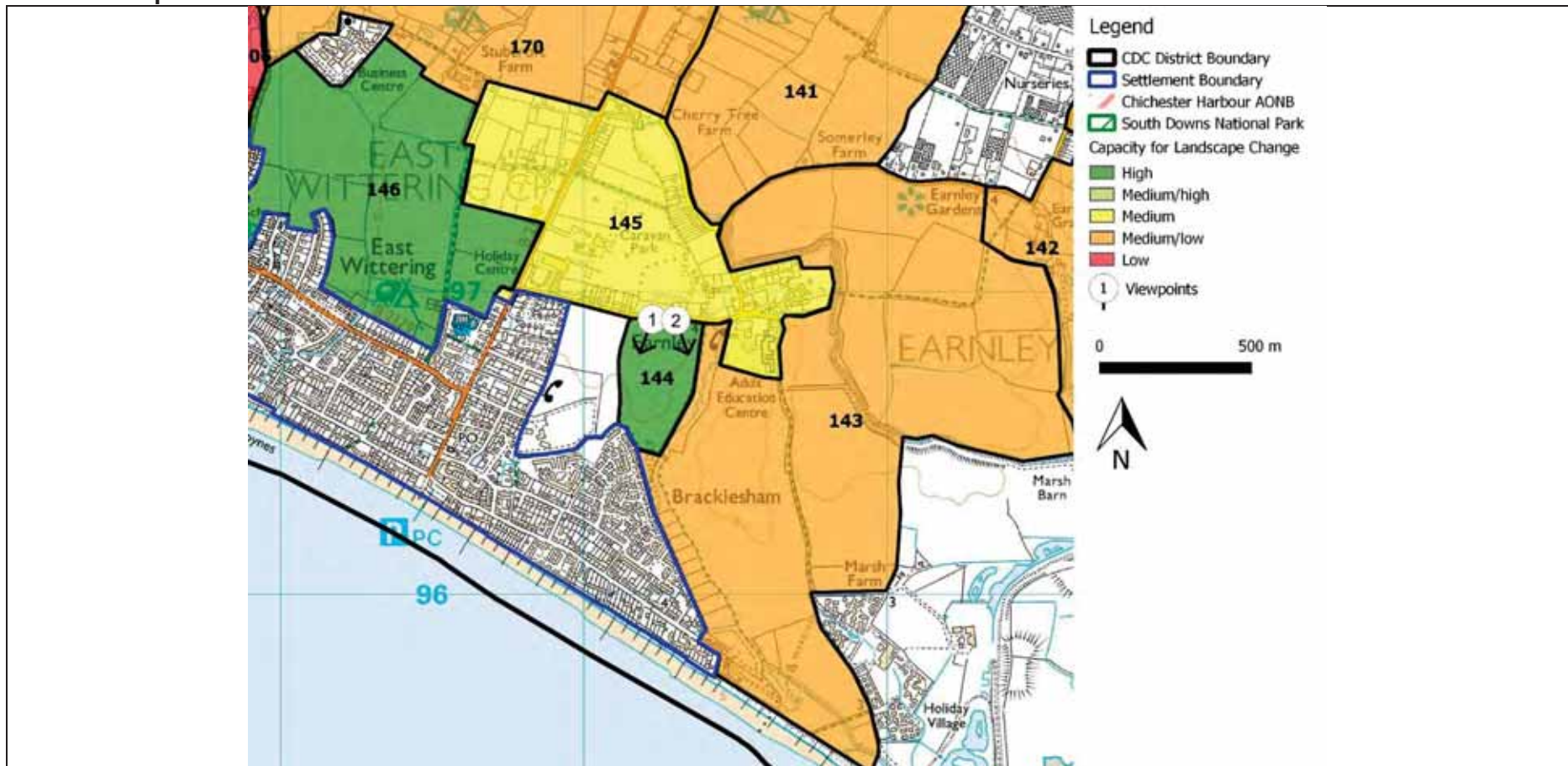


Figure 144: Capacity of landscape to accept change and location of photographic viewpoints

Sub-area description:

Sub-area 144 is a small area comprising a single arable field and small woodland between Bracklesham and Earnley. Clapper’s Lane forms the northern boundary with the eastern edge formed by scrubland / floodplain grazing along a stream. The area to the west of the sub-area has planning permission for housing.

For more detail refer to record sheets.

Photographs:



Please refer to section 3 methodology of the assessment process

1. **Visual Sensitivity: Medium / low**
 - Sub-area locally visible, from local road and footpath and houses
 - Good hedgerow structure to edges (including thick hedge to western edge and scrub to south), and adjacent watercourse (to east) provide some opportunities to build upon

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

- Perceptibly flat and low-lying – around and below the 5m contour
- Arable field
- Trees to eastern and south-eastern edge
- Hedgerows to boundaries
- Floodplain grazing marsh – to eastern and southern parts
- Tranquillity somewhat affected by nearby Bracklesham including recreation ground, and by traffic on Clappers Lane
- Open character within, but enclosed by settlement and vegetation
- Simple, small to medium scale landscape

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

4. **Wider Landscape Sensitivity: Medium**

- Sub-area feels rural with some links to the wider countryside to the east.
- Cut off from wider landscape to north but feels separate from built up areas, except for area adjacent to open edge of Bracklesham;
- Extant planning permissions (partly built out) will bring the edge of East Wittering adjacent to the edge of the sub-area
- Area forms separation between Earnley and Bracklesham / East Wittering
- Contains area within flood zones

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

6. **Landscape Value: Low**

- No identified 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 rural views
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Loss of grade 2 agricultural land • Extension of dense settlement into undeveloped countryside • Erosion of rural and largely tranquil character
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • Erosion of separation of Bracklesham / East Wittering and Earnley • Introduction of built form into undeveloped countryside
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Retention and restoration of hedges and trees • Strengthen the existing landscape framework through hedgerow and native tree planting • Encourage the planting of new small woodlands and long-term management of woodland blocks • Retaining legibility and setting of PRow network and creating additional links • Conserve and manage ditches • Conserve rural character of settlements • Promote better management of horse grazed areas

Conclusion and recommendations and potential capacity of sub-area

Sub-area 144 has a high capacity due to its close relationship with and influence of East Wittering and Bracklesham. It may be possible that some development might be acceptable which could be closely related to the existing edge of Bracklesham / East Wittering, taking account of the extant planning permission and partly built out housing between the sub-area and the edge of East Wittering.

Any development would need to be informed by further landscape and visual impact assessment and sensitively integrated into the landscape and existing settlement with great care taken to avoid any landscape or visual harm. Particular care would be needed to protect the existing settlement pattern, the separate identities of Earnley, East Wittering and Bracklesham, the setting of the public footpath along the eastern edge, and the rural character of adjacent land to the east.

DRAFT

Sub-areas: 145: Earnley Western Matrix

West Sussex County Council Landscape Character Assessment (WSCCLCA) LCA SC2 Manhood Peninsula;

Chichester District AONB Landscape Capacity Study – Zone 15

Chichester Harbour AONB Landscape Character Assessment (CHAONBLCA) LCT / LCA I Coastal Peninsula; I1 Manhood Peninsula

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

LCA SC2:

- Mainly low-lying flat landform.
- Pockets of small enclosed pasture fields and horse paddocks.
- Linear villages.
- Narrow, right-angled or winding lanes.
- Occasional views from the land of the water, or of yacht masts.
- Few trees or hedgerows, partly as a result of Dutch elm disease from the 1970s and the Great Storm in 1987 and high value agricultural land, although where they do exist, they form prominent features.
- Large scale arable farming with large, often hedge-less fields.
- Extensive farms with both traditional and modern farm buildings and silos.
- Industry in the countryside mainly associated with horticulture, resulting in large expanses of glasshouses.
- Scattered vernacular villages with mixed building materials, often flint, brick, half timber and stone, often with sprawling modern fringes.
- Rife and ditch systems with associated unimproved grassland and edged by reed beds.
- Busy roads.
- Medieval manor house.
- Field patterns mainly the result of 18th and 19th century Parliamentary enclosure.
- Smallholdings.
- Low-lying species-rich grasslands adjacent to the rifes.
- Remnant semi-natural broadleaved woodlands form pockets of high nature conservation importance.
- Remnants of floodplain woodland and stands of planted black poplar.

CHAONBLCA:

- Broadly flat land overlying brickearths, intersected by small streams or rithes.
- Predominantly open arable farmland with medium to large scale field patterns.
- Small scale hedged paddocks, concentrated around the villages, have an intimate character.
- Dispersed modern roadside development along the A286.
- Distinctive clusters of flint and brick cottages at Itchenor, Birdham and Dell Quay.
- Overall the area retains a largely rural undeveloped character.

- Birdham has a very small historic core centred around the church and a small green, comprising a few brick and tile cottages. The rest of the settlement comprises undistinguished modern terrace/detached house development, together with small commercial buildings along the A259.
- Overall condition of the area is moderate. The loss of hedgerows from parts of the arable farmland has eroded visual and ecological character in parts. (CHAONBLCA)

Landscape strategy and key sensitivities and guidelines:

SC2:

- Conserve existing area of tranquil character.
- Create a new large scale tree and hedgerow framework which complements the open, intensively farmed landscape, whilst maintaining significant views.
- Encourage a colour and design study with a view to issuing guidelines for new and existing agricultural and industrial buildings
- Conserve and enhance the character and setting of the villages.
- Encourage the replacement or restoration of derelict glasshouses, where these appear detrimental to the landscape.
- Promote sympathetic design of new road schemes.
- Formulate a management plan for urban edges to enhance the distinction between the urban and rural landscape.
- Promote the planting of trees and scrub within and around caravan parks and holiday camps to reduce their visual impact.
- Substantially extend woodland and hedgerow cover around village fringes to screen unsightly elements.
- Restrict extensive areas of tree planting to poorer quality agricultural land.
- Encourage bold tree planting associated with large agricultural buildings and glasshouses to assimilate them into the landscape more satisfactorily.
- Conserve and manage existing tree groups and individuals.
- Maintain and link existing remnant hedgerows and tree lines to re-establish coherent field boundaries and wildlife corridors, strengthening the wider network.
- Establish new vegetation features by the planting of hedgerows and hedge trees along roadsides, especially those approaching settlements, and tree clumps in field corners.
- Enhance the visual prominence of rifes through the establishment of water side vegetation features.
- Encourage and promote land management schemes to increase grassland areas.
- Promote and establish grassland management regimes of grazing, hay cutting and silage.
- Plant tree and shrub species that are tolerant of close proximity to the coast and salt laden winds.
- Enhance the landscape and conservation value of rifes through the reprofiling of 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.

CHAONBLCA:

- Landscape Strategy (within AONB) is conservation and enhancement.
- Conserve the rural, undeveloped character of the area.
- Conserve and manage hedgerows, copses and small woodlands.

- Conserve distinctive historic field patterns.
- Promote better management of horse grazed areas around Itchenor Gate/Shipton Green and Birdham.
- Ensure any small scale development in the historic core of villages responds to historic settlement pattern and locally distinctive styles and materials.
- Conserve and enhance the landscape setting of the villages and small estates.
- Ensure any new harbourside development does not result in significant loss of trees and hedges, avoids the introduction of suburban styles and materials and is of an appropriate scale, form, design, materials and colour that responds to landscape setting.
- Consider possible visual impacts of any large scale glasshouses and shed development outside the AONB

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

SC2:

- 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.
- Large-scale glasshouse expansion which can be highly visible and prominent in long views.
- 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.
- Expansion and development on urban and village edges.
- Close proximity to internationally important landscapes of Chichester Harbour Area of Outstanding Natural Beauty (AONB) and Pagham Harbour Local Nature Reserve (LNR).
- Ingress of salt laden winds inland.

CHAONBLCA:

- Sea level rise
- Past loss of hedgerows.
- Potential pressure for large new farm buildings and glasshouses, both within and outside the AONB.
- Expansion of horse grazing, together with other small scale incremental changes.
- Visual intrusion from existing harbourside housing development.
- Potential pressure for additional harbourside housing development.
- Potential strategic development southwest of Chichester outside the AONB designated area
- The sensitivity 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.

Sub-area map:

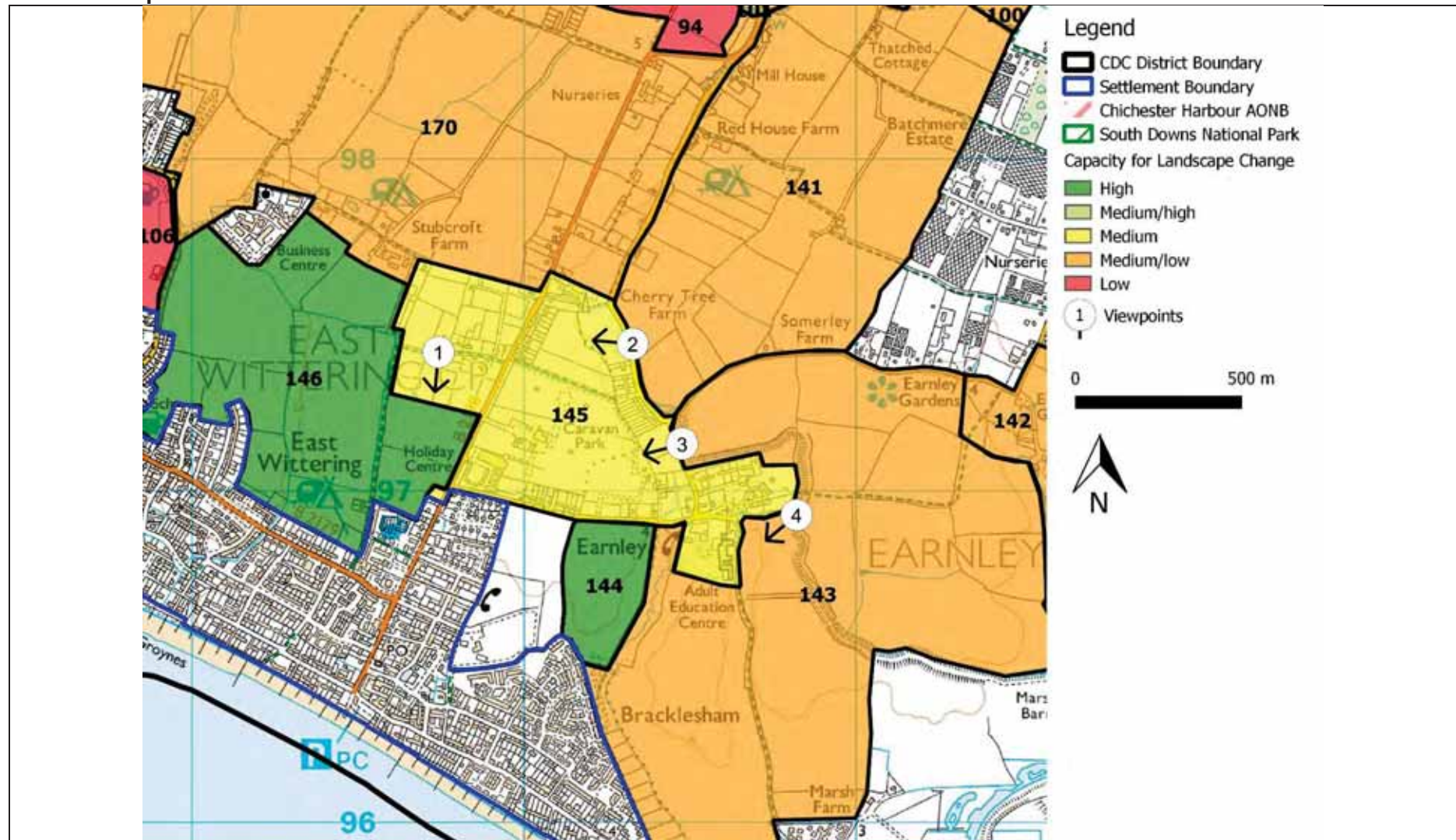


Figure 145: Capacity of landscape to accept change and location of photographic viewpoints

Sub-area description:

Sub-area 145 straddles the B2198 extending north from Bracklesham and west to envelope the historic village of Earnley. A caravan park forms much of the area, with pasture fields in the east and west of the B2198. Bookers Lane forms the north-eastern edge and Clapper's Lane much of the southern edge.

For more detail refer to record sheets.

Photographs:



Photo 1: View south from footpath within area of small-scale paddocks west of the B2198.



Photo 2: View west from Bookers Lane across small-scale, well-contained paddocks.



Photo 3: View west from Bookers Lane just north of Earnley Conservation Area across small-scale paddocks. Caravans are visible beyond.



Photo 4: View south-west from footpath at edge of CA, looking across adjacent arable field. Much of Earnley is well-treed but the adult education centre building (possibly disused) is openly visible and is incongruous in the landscape.

Please refer to section 3 methodology of the assessment process

1. **Visual Sensitivity: Medium**
 - Most of sub-area locally visible
 - Much of area has an urban edge character, although some expectation of scenic beauty within Earnley Conservation Area
 - Hedgerow structure and field subdivision provide good opportunities to build upon
 - Limited long views to South Downs
2. **Landscape Sensitivity: Medium**
 - Perceptibly flat and low-lying – around and below the 5m contour

- Caravan park forms much of the area, with pasture fields to north-west and east
- Tree groups, notably within Earnley Conservation Area
- Traditional orchard within CA
- Hedgerows to some boundaries – strong in north-west
- Brick / flint walls within Earnley Conservation Area
- Earnley Conservation Area forms eastern part of sub-area
- Grade II* church and Grade II and Manor House and Earnley House in Earnley CA, Grade II Regency House in west
- Some complexity due to varied land use
- Semi-enclosed by vegetation and built form
- Tranquillity affected by caravan park and nearby Bracklesham, and by traffic on B2198; quieter in Earnley

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

4. **Wider Landscape Sensitivity: Medium**

- Earnley largely well-vegetated
- Edge of Bracklesham open in places
- The area shares some characteristics of the wider LCA but quite densely developed
- Sub-area feels rural in places, more so in east, with some links to the wider countryside to the north, but with awareness of the proximity of Bracklesham;
- Area forms part of separation between Earnley and Bracklesham / East Wittering
- Contains area within flood zones

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

6. **Landscape Value: Medium**

- Part of sub-area made up of Earnley Conservation Area, with small part forming setting of Grade II* church

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 view receptors • Impact on rural views
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Loss of grade 2 agricultural land • Impact on Earnley Conservation Area and listed buildings • Loss of substantial tree cover and traditional orchard in / around Earnley • Loss of pasture fields • Loss of flood plain
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • Erosion of separation of Bracklesham / East Wittering and Earnley • Intensification of loose pattern of Earnley and surrounding areas
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Potential to screen views of Adult Education Centre building south of Earnley • Retention and restoration of hedges and trees • Strengthen the existing landscape framework through hedgerow and native tree planting • Encourage the planting of new small woodlands and long-term management of woodland blocks • Retaining legibility and setting of PRow network and creating additional links • Conserve and manage ditches • Conserve rural character of settlements • Promote better management of horse grazed areas

Conclusion and recommendations and potential capacity of sub-area

Sub-area 145 has a medium capacity. It may be possible to accommodate some development in this partially developed sub-area but this should be constrained by the Earnley Conservation Area and listed buildings and the potential for impacting the settlement pattern of Earnley and its separation from East Wittering / Bracklesham, avoiding the full coalescence of these settlements.

Any development would also need to be informed by further landscape and visual impact assessment and sensitively integrated into the landscape and existing settlement with great care taken to avoid any landscape or visual harm. Particular care would be needed to protect the existing heritage assets, settlement pattern, including their individual identities, local distinctiveness, and the rural character of adjacent land and roads.

DRAFT

Sub-areas: 146: East Wittering Northern Coastal Plain

**West Sussex County Council Landscape Character Assessment (WSCCLCA) LCA SC2 Manhood Peninsula (south-eastern section); SC3 Chichester Harbour (north-western section)
Chichester District AONB Landscape Capacity Study – Zone 15
Chichester Harbour AONB Landscape Character Assessment (CHAONBLCA) LCT / LCA I Coastal Peninsula; I1 Manhood Peninsula**

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

LCA SC2:

- Mainly low-lying flat landform.
- Pockets of small enclosed pasture fields and horse paddocks.
- Linear villages.
- Narrow, right-angled or winding lanes.
- Occasional views from the land of the water, or of yacht masts.
- Few trees or hedgerows, partly as a result of Dutch elm disease from the 1970s and the Great Storm in 1987 and high value agricultural land, although where they do exist, they form prominent features.
- Large scale arable farming with large, often hedgeless fields.
- Extensive farms with both traditional and modern farm buildings and silos.
- Industry in the countryside mainly associated with horticulture, resulting in large expanses of glasshouses.
- Scattered vernacular villages with mixed building materials, often flint, brick, half timber and stone, often with sprawling modern fringes.
- Rife and ditch systems with associated unimproved grassland and edged by reed beds.
- Busy roads.
- Medieval manor house.
- Field patterns mainly the result of 18th and 19th century Parliamentary enclosure.
- Smallholdings.
- Low-lying species-rich grasslands adjacent to the rifes.
- Remnant semi-natural broadleaved woodlands form pockets of high nature conservation importance.
- Remnants of floodplain woodland and stands of planted black poplar.

LCA SC3:

- Contrast with the surrounding open agricultural land.
- Localised presence of woodland, for example, Old Park Wood, Bosham and Church Norton Wood.
- Wind-shaped trees and scrub.
- Harbourside field patterns mainly the result of 18th and 19th century Parliamentary Enclosure.
- 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.

CHAONBLCA:

- Broadly flat land overlying brickearths, intersected by small streams or rithes.
- Predominantly open arable farmland with medium to large scale field patterns.
- Small scale hedged paddocks, concentrated around the villages, have an intimate character.
- Dispersed modern roadside development along the A286.
- Distinctive clusters of flint and brick cottages at Itchenor, Birdham and Dell Quay.
- Overall the area retains a largely rural undeveloped character.
- Birdham has a very small historic core centred around the church and a small green, comprising a few brick and tile cottages. The rest of the settlement comprises undistinguished modern terrace/detached house development, together with small commercial buildings along the A259.
- Overall condition of the area is moderate. The loss of hedgerows from parts of the arable farmland has eroded visual and ecological character in parts. (CHAONBLCA)

Landscape strategy and key sensitivities and guidelines:

SC2:

- Conserve existing area of tranquil character.
- Create a new large scale tree and hedgerow framework which complements the open, intensively farmed landscape, whilst maintaining significant views.
- Encourage a colour and design study with a view to issuing guidelines for new and existing agricultural and industrial buildings
- Conserve and enhance the character and setting of the villages.
- Encourage the replacement or restoration of derelict glasshouses, where these appear detrimental to the landscape.
- Promote sympathetic design of new road schemes.
- Formulate a management plan for urban edges to enhance the distinction between the urban and rural landscape.
- Promote the planting of trees and scrub within and around caravan parks and holiday camps to reduce their visual impact.
- Substantially extend woodland and hedgerow cover around village fringes to screen unsightly elements.
- Restrict extensive areas of tree planting to poorer quality agricultural land.
- Encourage bold tree planting associated with large agricultural buildings and glasshouses to assimilate them into the landscape more satisfactorily.
- Conserve and manage existing tree groups and individuals.
- Maintain and link existing remnant hedgerows and tree lines to re-establish coherent field boundaries and wildlife corridors, strengthening the wider network.
- Establish new vegetation features by the planting of hedgerows and hedge trees along roadsides, especially those approaching settlements, and tree clumps in field corners.
- Enhance the visual prominence of rifes through the establishment of water side vegetation features.
- Encourage and promote land management schemes to increase grassland areas.
- Promote and establish grassland management regimes of grazing, hay cutting and silage.
- Plant tree and shrub species that are tolerant of close proximity to the coast and salt laden winds.

- Enhance the landscape and conservation value of rifes through the reprofiling of 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.

SC3:

- Maintain keys views and vistas around the harbours.
- 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.
- 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.
- 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.

CHAONBLCA:

- Landscape Strategy (within AONB) is conservation and enhancement.
- Conserve the rural, undeveloped character of the area.
- Conserve and manage hedgerows, copses and small woodlands.
- Conserve distinctive historic field patterns.
- Promote better management of horse grazed areas around Itchenor Gate/Shipton Green and Birdham.
- Ensure any small scale development in the historic core of villages responds to historic settlement pattern and locally distinctive styles and materials.
- Conserve and enhance the landscape setting of the villages and small estates.
- Ensure any new harbourside development does not result in significant loss of trees and hedges, avoids the introduction of suburban styles and materials and is of an appropriate scale, form, design, materials and colour that responds to landscape setting.
- Consider possible visual impacts of any large scale glasshouses and shed development outside the AONB

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

SC2:

- 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.
- Large-scale glasshouse expansion which can be highly visible and prominent in long views.
- 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.
- Expansion and development on urban and village edges.
- Close proximity to internationally important landscapes of Chichester Harbour Area of Outstanding Natural Beauty (AONB) and Pagham Harbour Local Nature Reserve (LNR).
- Ingress of salt laden winds inland.

SC3:

- 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.

CHAONBLCA:

- Sea level rise
- Past loss of hedgerows.
- Potential pressure for large new farm buildings and glasshouses, both within and outside the AONB.
- Expansion of horse grazing, together with other small scale incremental changes.
- Visual intrusion from existing harbourside housing development.
- Potential pressure for additional harbourside housing development.
- Potential strategic development southwest of Chichester outside the AONB designated area
- The sensitivity 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.

Sub-area map:

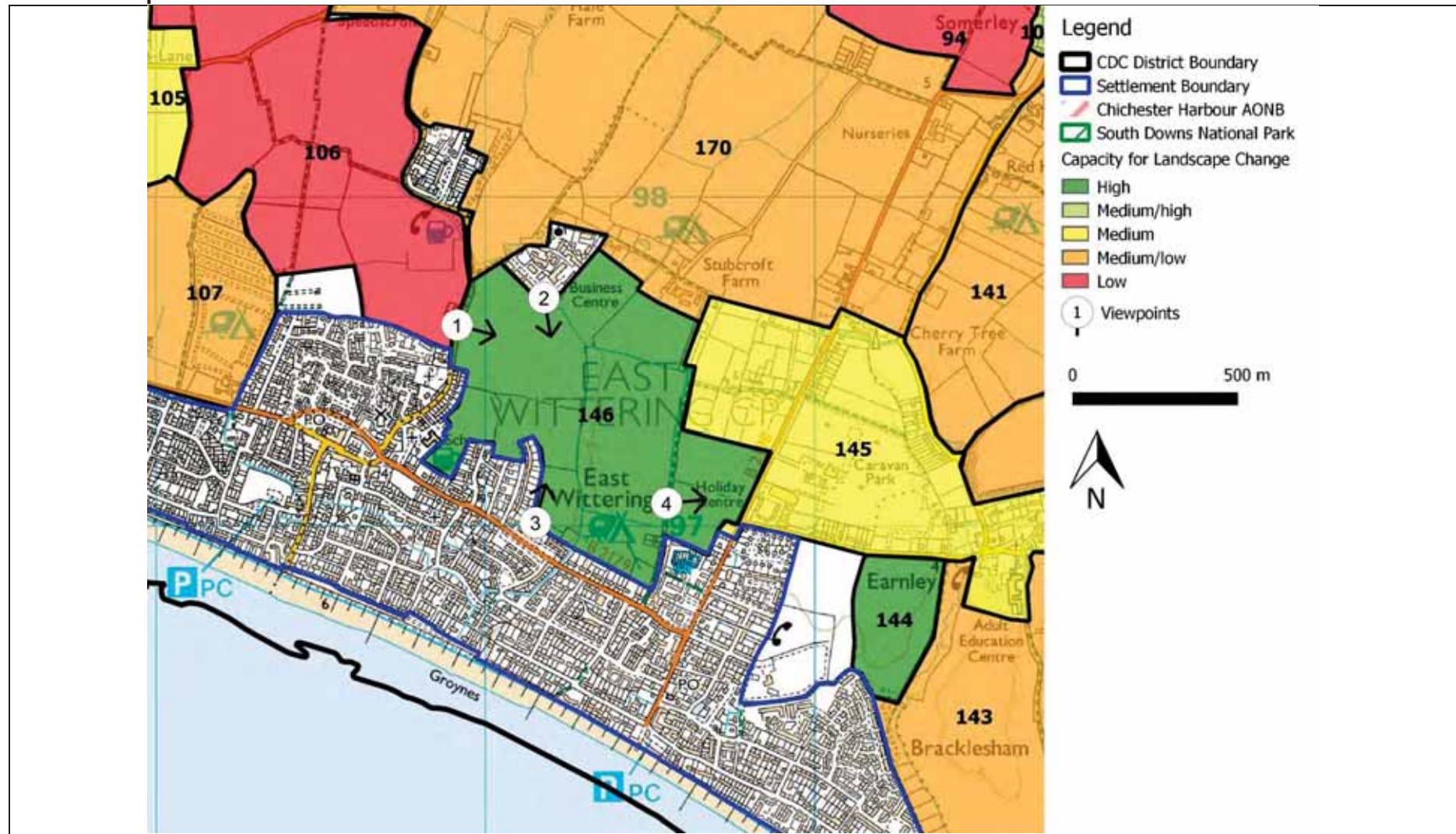


Figure: 146 Capacity of landscape to accept change and location of photographic viewpoints

Sub-area description:

Sub-area 146 is an area extending north of East Wittering, with the B2198 forming the eastern edge, Church Road and part of the settlement the western edge. To the north lies the Church Farm Business Park, with the arable farmland beyond. The area is largely made up of arable fields, with a play area and bowls club, school playing fields and a small camp site in south-east corner.

For more detail refer to record sheets.

Photographs:



Photo 1: View east from Church Road just north of East Wittering, across open arable landscape.



Photo 2: View south-east from edge of Church Farm Business Park across open arable landscape to houses in the eastern part of East Wittering.



Please refer to section 3 methodology of the assessment process

1. **Visual Sensitivity: Medium**
 - Most of sub-area locally visible, from busy roads and relatively high number of houses, well-used playing fields and school
 - Distant views to South Downs
 - Good hedgerow structure provides opportunities to build upon

2. **Landscape Sensitivity: Medium / low**
 - Perceptibly flat and low-lying – around and below the 5m contour
 - Ditches, including water course / flood zone running north/south across sub-area
 - Largely made up of arable fields with some urban edge uses close to settlement
 - Some trees along southern part of water course; tree belts in north-west, around business park and around bowling green

- Hedgerows along roads (with trees) and to some internal boundaries (often without trees)
 - Largely unsettled but next to settlement edge
 - Tranquillity affected by traffic on B2198 and school and sports activities; quieter in north, away from East Wittering
 - Some open urban edges and large buildings at business park and to south-east
 - A simple landscape with irregular field pattern
 - Some enclosure at edges, open within centre
3. Landscape Character Sensitivity: Medium / low (combines 1 and 2)
4. **Wider Landscape Sensitivity: Medium**
- Edge of East Wittering open in places
 - The area shares some characteristics of the wider LCA and feels rural away from East Wittering
 - Western part forms separation between East Wittering and the business park
 - Contains thin strip within flood zones
5. Overall Landscape Sensitivity: Medium (combines 3 and 4)
6. **Landscape Value: Low**
- No identified 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 high number and sensitive receptors on footpaths • Loss of views to South Downs
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Loss of grade 2 agricultural land • Extension of dense settlement into largely undeveloped countryside • Erosion of rural and tranquil character
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • Erosion of the separation between East Wittering and the business park • Introduction of built form into largely undeveloped countryside
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Retention and restoration of hedges and trees • Strengthen the existing landscape framework through hedgerow and native tree planting • Encourage the planting of new small woodlands and long-term management of woodland blocks • Retaining legibility and setting of PRoW network and creating additional links • Conserve and manage ditches • Conserve rural character of settlements • Promote better management of horse grazed areas

Conclusion and recommendations and potential capacity of sub-area

Sub-area 146 has a high capacity due to its close relationship with and influence of East Wittering. It may be possible that some development might be acceptable which could be closely related to the existing edge of East Wittering.

Any development would need to be informed by further landscape and visual impact assessment and sensitively integrated into the landscape and existing settlement with great care taken to avoid any landscape or visual harm. Particular care would be needed to protect and enhance open views, the existing settlement pattern and local distinctiveness, and the rural character of adjacent land and roads.

DRAFT

Sub-area: 147: Broad Rife

**West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA SC1 South Coast shoreline and LCA SC2 Manhood Peninsula
Chichester District Landscape Capacity Study Extension 2011 (CDLCSE): LCA Zone 16,**

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

- Mainly low-lying flat landform.
- Pockets of small enclosed pasture fields and horse paddocks.
- Occasional views from the land of the water, or of yacht masts.
- Few trees or hedgerows, partly as a result of Dutch elm disease from the 1970s and the Great Storm in 1987 and high value agricultural land, although where they do exist, they form prominent features.
- Large scale arable farming with large, often hedge less fields.
- Rife and ditch systems with associated unimproved grassland and edged by reed beds.
- Field patterns mainly the result of 18th and 19th century Parliamentary enclosure.
- Low-lying species-rich grasslands adjacent to the rifes.
- Low-lying, seasonally flooded pasture, adjacent to Pagham Harbour, is important for wintering waders and wildfowl such as Black-tailed Godwit, Curlew and Brent Geese.
- To the west of Selsey Bill, mainly sandy beaches, dry sand dunes and grassland habitats.
- Low sweeping coastline. Open, exposed foreshore.
- Dominance of the sea. Noise of waves, wind and birds.
- Dynamic seascape of constantly changing weather, light and tidal conditions.
- Movement of shingle and sand along the coast, linked to coastal evolution and geomorphology.
- Relatively narrow undeveloped sections of coastline behind beaches. Bounded by low growing scant vegetation and small areas of wind-sculpted scrub and trees. Often providing separation of urban areas.
- Reed beds, streams and deep drainage ditches known as rifes.
- Caravan parks and other built holiday accommodation facilities.
- Yachting, surfing, windsurfing and commercial boat traffic are frequent in seaward views.
- A few undisturbed sand dune and shingle habitats remain. Most of the surviving examples are designated as Sites of Special Scientific Interest (SSSI) and Sites of Nature Conservation Importance (SNCI), such as at West Wittering beach, Climping and Shoreham beach.
- Dry sand dunes and grassland habitats.
- Reed beds and deep drainage ditches (rifes).
- Coastal scrub including large areas of Tamarisk and limited groups of trees.
- Areas of undeveloped coastline are of high ecological importance.

Landscape strategy and key sensitivities and guidelines:

- Conserve existing area of tranquil character.
- Loss of open views.
- Recreational development such as car parks and caravan sites.
- Potential for dramatic landscape and ecological change due to dynamic movement along the coast, which also affect harbour entrances of both Pagham and Chichester.
- Ensure any new development does not result in adverse impact on open character and characteristic views.
- Maintain the distinctive character and identity of the undeveloped coastal grazing marsh and other open green areas behind beaches.
- Conserve and enhance the natural landscape features of the coast including shingle beaches and banks, saline lagoons, dunes, coastal scrub and trees, rife and ditches through sympathetic management.
- Promote coastal grazing marsh management.
- Assess options for coastal management in a comprehensive way, reflecting the dynamic and interdependent processes of erosion and deposition. Where practical, favour “softer” coastal management solutions such as coastal re-alignment, or ensure sympathetic design of any engineered defences.
- Encourage environmental improvements to the suburban shoreline.
- Encourage landscape enhancements of existing car parks and caravan sites especially with the use of small copses, hedgerows and coastal scrub planting.
- All new planting to be of coastal tolerant plants which are adapted to the maritime winds and seaside conditions. Particular care needs to be taken in species selection in sensitive coastal habitats.
- Establish new areas of dense scrub and tree groups through the creation of sheltered areas using sympathetic measures such as low stone walls and earth mounds and nurse species for wind protection.
- Protect the remaining open spaces behind beaches by implementation of strategic gap policies supported by landscape character assessment.
- Erosion of coastal habitats due to visitor pressure and natural processes
- Create a new large-scale tree and hedgerow framework which complements the open, intensively farmed landscape, whilst maintaining significant views.
- Encourage a colour and design study with a view to issuing guidelines for new and existing agricultural and industrial buildings
- Promote the planting of trees and scrub within and around caravan parks and holiday camps to reduce their visual impact.
- Restrict extensive areas of tree planting to poorer quality agricultural land.
- Conserve and manage existing tree groups and individuals.
- Maintain and link existing remnant hedgerows and tree lines to re-establish coherent field boundaries and wildlife corridors, strengthening the wider network.
- Enhance the visual prominence of rife through the establishment of water side vegetation features.
- Encourage and promote land management schemes to increase grassland areas.
- Promote and establish grassland management regimes of grazing, hay cutting and silage.
- Plant tree and shrub species that are tolerant of close proximity to the coast and salt laden winds.

- Enhance the landscape and conservation value of rifes through the reprofiling of 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.
- Large-scale glasshouse expansion which can be highly visible and prominent in long views.
- 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.
- Ingress of salt laden winds inland.

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

- High levels of formal and informal coastal recreational pressure with large seasonal crowds.
- Highly visible intrusion from urban, industrial and caravan development.
- Likely longer term rises in sea level and increased storm frequency threatening the stability and permanency of the coastline and leading to the loss of coastal habitats.
- Managed re-alignment of the coastline may be particularly influential in the future, providing opportunities for creation of new coastal habitats.
- Loss of distinctive coastal habitats through reclamation and dredging, development, coastal defences and recreation.
- Coastal habitats are fragmented, however, there is good survival of some characteristic coastal habitats particularly at Shoreham.
- Coastal geomorphology linked to weather, seasons, coastal processes and tides.
- Changes in farming practices leading to industrial size installations and glasshouses.
- Changes in drainage patterns.
- 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:

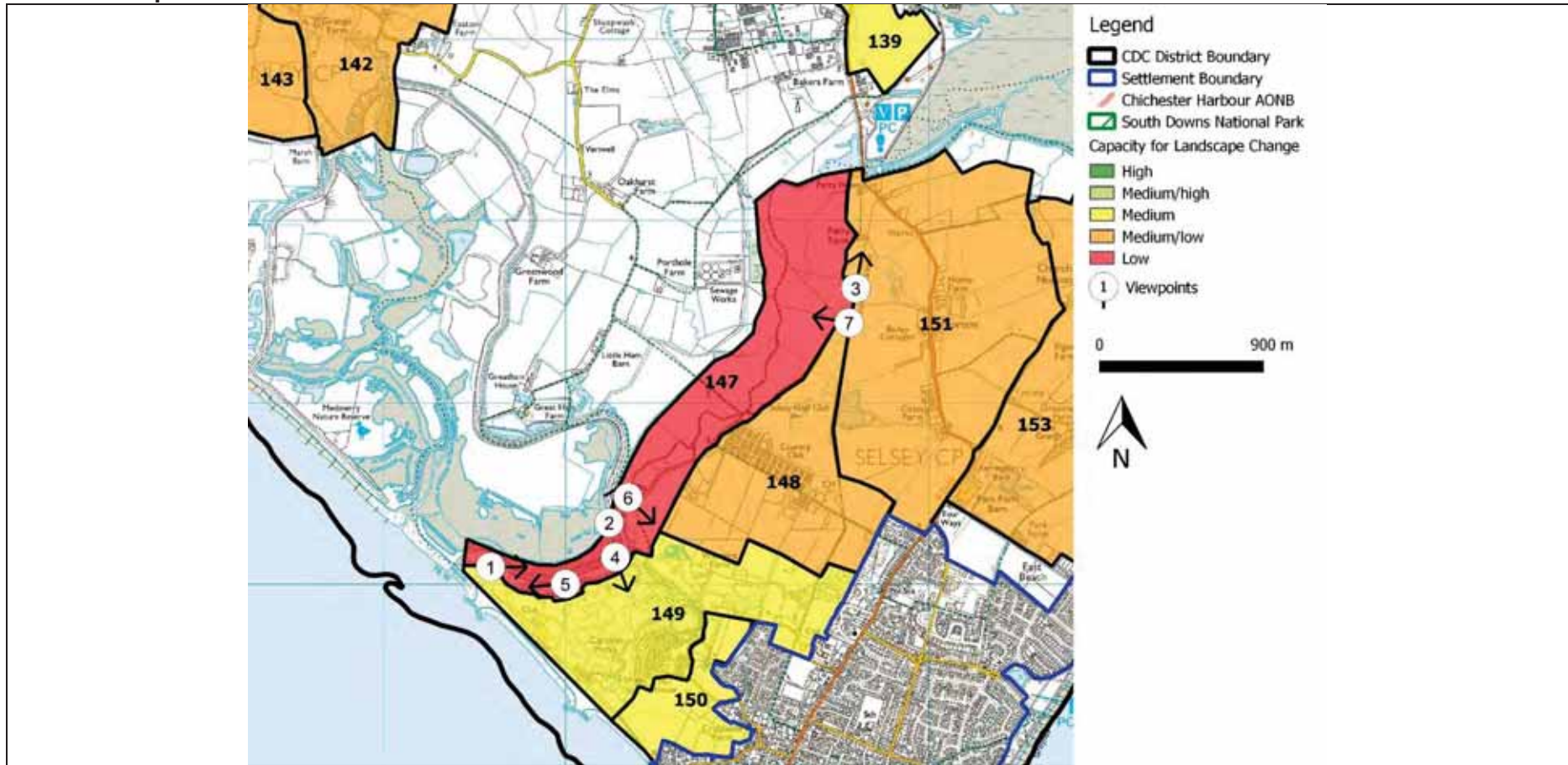


Figure: 147 Capacity of landscape to accept change and location of photographic viewpoints

Sub-area description:

Sub-area 147 is a long linear area starting from the coastline on the eastern edge of the caravan and holiday parks (at Selsey), which then continues in a northward's direction adjacent the meandering tributary which feeds into the Ferry Pool on the western side of Pagham Harbour. It is a low-lying mainly arable area, except for the embankment on the eastern edge of Broad Rife. From this embankment at the southern end

there are views across to the adjacent caravan/holiday parks set behind a low embankment with the occasional low-lying windswept trees and shrubs. Away from the caravan sites, this sub-area has a remote open rural character with long views north across to the hills within the South Downs National Park.

For more detail refer to record sheets.

Photographs:



Photo 1: View over the sub-area, with the RSPB site: Broad Rife to the left and the caravan/holiday parks to the right



Photo 2: View north with the hills within the South Down National Park visible on the horizon and solar panels to the right



Photo 3: View along the dismantled tramline (partly a PRow) on the eastern boundary of this sub-area, with inter-visibility with the adjacent sub-area 151 to the right



Photo 4: View east towards the adjacent caravan/holiday park semi screened by vegetation and an earth embankment



Photo 5: View north to newer mobile chalets, visible above the intervening embankment



Photo 6: View across sub-area southwards towards play area and northern edge of caravan sites/holiday parks



Photo 7: Deep open ditches are a feature of this sub-area, with an area of solar panels in background

Please refer to section 3 methodology of the assessment process

1. Visual Sensitivity: High

- Open views from 'viewpoint' area across sub-area to the north including the SDNP
- Long views north to the hills within the South Downs national Park
- Long open views from embankment across Broad Rife to the west
- A range of views to adjacent caravan park, with mobile homes visible on embankment at northern end
- Views from PRow towards an area of solar panels
- Accessible for holiday makers, walkers and visitors to Broad Rife
- Views east across to adjacent sub-area 151, with views partly of the development adjacent the B2145
- An open low-lying landscape which mitigation planting would compromise its character

2. Landscape Sensitivity: Medium/High

- Flat low-lying area, except for manmade embankment adjacent Broad Rife and caravan/holiday sites
- Set within Flood zone
- Large area of coastal and flood plain grazing marsh a priority habitat
- Soil quality: Mainly Grade 3 (good to moderate)
- Mainly arable with an area of grassland at the southern end, which includes an open grass field for recreation and a Multi-Use Games Area
- An area of solar panels, which are visible from surrounding landscape and the adjacent PRoW
- Intermittent hedgerows with wind swept trees, although a robust hedgerow along eastern edge with adjacent sub-area 148 limits views at this point to the east
- Meandering tributary with side ditches leads into the Ferry Pool at Pagham Harbour
- Straight, deep ditches
- A PRoW along eastern edge, with links across sub-area linking further to the west (including Broad Rife) and east into Selsey
- One isolated farmstead (Ferry Farm) with mainly redundant buildings
- Old alignment of tramline visible within landscape and also part of a PRoW
- Part of, and adjacent Broad Rife an RSPB site and adjacent SSSI at southern and

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

4. Wider Landscape Sensitivity: High

- Not connected to any settlement
- The sub-area provides an undeveloped setting for the RSPB site at Broad Rife
- The sub-area provides an undeveloped setting for Pagham Harbour and the Ferry Channel
- The sub-area has strong physical links and visual links to the wider landscape to the west and east with long views to the hills within the SDNP
- The adjacent caravan sites are only partially visible, therefore only having minor influences on the sub-area
- Much of sub-area feels strongly rural

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

6. Landscape Value: High

- Part of the undeveloped setting for Broad Rife and Pagham Harbour
- Part of the undeveloped area around Selsey
- Contains PRoW which link into a wider network
- Contains part of the RSPB site at Broad Rife

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

<p>Potential effect on key visual characteristics</p> <ul style="list-style-type: none"> • Loss of views across sub-area to the west from PRow • Loss of views northwards across to the hills within the SDNP
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Loss of open landscape • Loss of coastal and flood plain grazing marsh • Loss of hedgerows and trees • Loss of undeveloped setting for meandering tributary for Pagham Harbour • Loss of PRow along old tramline • Erosion on rural tranquillity
<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 open rural setting for Pagham Harbour and Broad Rife • Retention of open rural setting for all watercourses and ditches • Retention of hedgerows and trees and all good and moderate quality tree cover • 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 147 has a low capacity, constrained by its strong rural open coastal character as described within the LCA, its high visual sensitivity including the characteristic openness, and its role in the undeveloped setting of the RSPB site at Broad Rife and the undeveloped setting at Pagham Harbour. The sub-area is not connected to any settlement and feels strongly rural, with only minor urban influences. It is not recommended that development takes place within the sub-area.

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Sub-area: 148: Selsey Western Mosaic

**West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA SC2 Manhood Peninsula
Chichester District Landscape Capacity Study Extension 2011 (CDLCSE): LCA Zone 16,**

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

- Mainly low-lying flat landform.
- Pockets of small enclosed pasture fields and horse paddocks.
- Narrow, right-angled or winding lanes.
- Few trees or hedgerows, partly as a result of Dutch elm disease from the 1970s and the Great Storm in 1987 and high value agricultural land, although where they do exist, they form prominent features.
- Extensive farms with both traditional and modern farm buildings and silos.
- Rife and ditch systems with associated unimproved grassland and edged by reed beds.
- Field patterns mainly the result of 18th and 19th century Parliamentary enclosure.
- Smallholdings.
- Low-lying species-rich grasslands adjacent to the rifes.
- Remnant semi-natural broadleaved woodlands form pockets of high nature conservation importance.
- Remnants of floodplain woodland and stands of planted black poplar.

Landscape strategy and key sensitivities and guidelines:

- Conserve existing area of tranquil character.
- Create a new large-scale tree and hedgerow framework which complements the open, intensively farmed landscape, whilst maintaining significant views.
- Encourage a colour and design study with a view to issuing guidelines for new and existing agricultural and industrial buildings
- Formulate a management plan for urban edges to enhance the distinction between the urban and rural landscape.
- Promote the planting of trees and scrub within and around caravan parks and holiday camps to reduce their visual impact.
- Substantially extend woodland and hedgerow cover around village fringes to screen unsightly elements.
- Restrict extensive areas of tree planting to poorer quality agricultural land.
- Conserve and manage existing tree groups and individuals.
- Maintain and link existing remnant hedgerows and tree lines to re-establish coherent field boundaries and wildlife corridors, strengthening the wider network.
- Establish new vegetation features by the planting of hedgerows and hedge trees along roadsides, especially those approaching settlements, and tree clumps in field corners.
- Enhance the visual prominence of rifes through the establishment of water side vegetation features.
- Encourage and promote land management schemes to increase grassland areas.

- Promote and establish grassland management regimes of grazing, hay cutting and silage.
- Plant tree and shrub species that are tolerant of close proximity to the coast and salt laden winds.
- Enhance the landscape and conservation value of rifes through the reprofiling of 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.
- Expansion and development on urban and village edges.
- Ingress of salt laden winds inland.

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

- Changes in farming practices leading to industrial size installations and glasshouses.
- Active recreational and seasonal visitor pressure impacting on access to the coast.
- Traffic generation resulting in erosion of rural lanes and loss of tranquillity.
- Changes in drainage patterns.

Sub-area map:

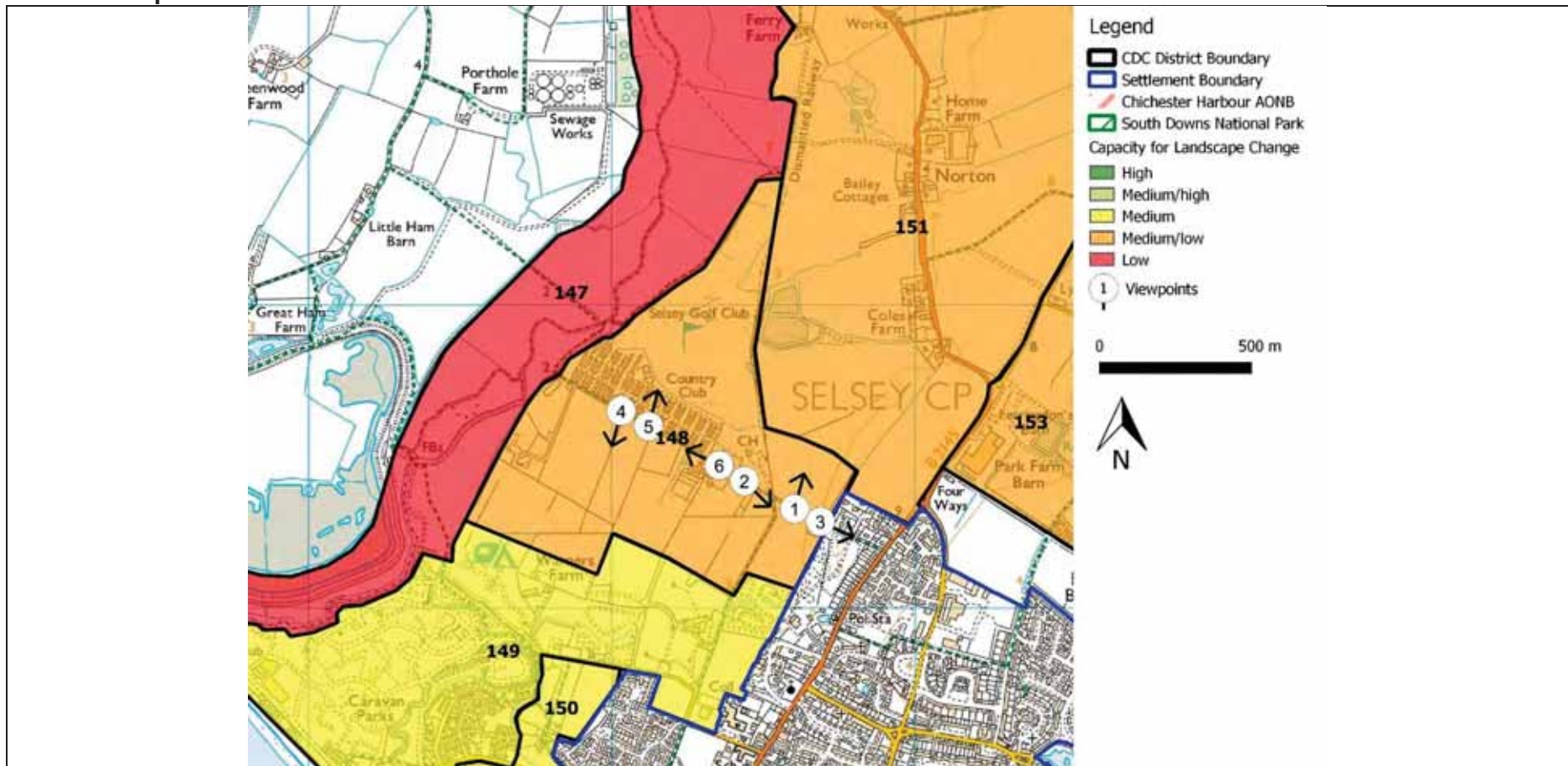


Figure: 148 Capacity of landscape to accept change and location of photographic viewpoints

Sub-area description:

Sub-area 148 is an area on the north eastern edge of Selsey town and on the northern edge of the main area of caravan/holiday parks (located to the south of the sub-area). It is a low-lying area, with a mix of land uses including a holiday chalet park, a golf course and areas of pasture

mainly used for sheep grazing. The sub-area is also connected to the western settlement edge of Selsey, which is defined by a row of mature tree and shrubs. There are long views across the sub-area to the north with hills within the SDNP visible on the horizon. The area has a strong rural feel, with the chalet park characterised by low-lying buildings which are not visible from the surrounding landscape.

For more detail refer to record sheets.

Photographs:



Photo 1: View over the sub-area to the north, with hills within the SDNP visible on the horizon and also properties on the B2145 also partially visible to the right



Photo 2: View to the east of the well screened settlement edge of Selsey marked by lines of poplar trees



Photo 3: View from Golf Links Lane of Selsey settlement boundary, marked by mature garden boundary vegetation



Photo 4: View south to northern edge of the caravan/holiday parks within sub-are 148



Photo 5: Low lying single storey chalet buildings in an open grass setting only partly visible from adjacent landscape

Photo 6: Open views from adjacent PRow towards the traditional farmhouse building, Grade II listed at Northcommon Farm,

Please refer to section 3 methodology of the assessment process

1. Visual Sensitivity: Medium

- Long views north to the hills within the South Downs National Park
- Chalet park is low-lying and not visible from wider landscape
- Golf Club House and associated facilities visible within adjacent open landscape from PRow
- Accessible for holiday makers, walkers and visitors to Broad Rife
- Mature vegetation partly screens adjacent settlement boundary of Selsey
- Good framework of hedgerows and rows of trees which mitigation planting could build on, especially within areas adjacent the settlement boundary on the eastern edge

2. Landscape Sensitivity: Medium

- Flat low-lying area, mainly in flood zone
- Contains fields of grassland used for sheep grazing
- Linear lake and some ditches
- Pond on golf course which was created by bomb during WWII
- Rows of poplars adjacent Paddock Lane and the Green Lawns Holiday Park
- An area of hedged fields to the south shown as parliamentary enclosures
- A large area of chalet buildings set within open grassland
- Small woodlands adjacent old tramline
- Soil quality: Grade 3: (good to moderate) and Grade 2 (very good)
- Southern section shown as Parliamentary Enclosures
- Old alignment of tramline further demarcated by wide hedgerows and Paddock Lane PRow, which also provide access to Broad Rife
- Northcommon Farm Cottages Grade II listed, which is visible from the adjacent road and PRow
- No Priority Habitats
- Contains features of LCA

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

4. Wider Landscape Sensitivity: Medium/high

- The sub-area provides an undeveloped setting for the settlement of Selsey
- Adjacent settlement boundary of Selsey well established, but with only some views of the adjacent built form
- The sub-area has strong physical links and visual links to the wider landscape, with long views to the north
- The adjacent caravan sites to the south are not significantly visible, therefore not having any influence on the landscape character of the sub-area

- Much of sub-area feels strongly rural

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

6. Landscape Value: Medium

- Part of the undeveloped area around Selsey containing small fields for grazing
- Small hedged fields formed by parliamentary enclosure act
- Contains PRow which link into a wider network
- Contains Grade II listed Farmhouse at Northcommon Farm
- Long views to the north and SDNP

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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 across sub-area to the north and south • Loss of long views north to the hills within the SDNP
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Loss of open landscape • Loss of undeveloped setting for Selsey • Loss of trees and lines of trees adjacent settlement edge of Selsey • Loss of field pattern which forms original parliamentary enclosures • Erosion on rural tranquillity • Erosion of setting of Grade II listed Northcommon Farm Cottages
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • Loss of undeveloped setting of Selsey • Loss of established settlement edge of Selsey
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Retention of rural setting of Selsey • Retaining legibility and setting of PRoW network and creating additional links • Retention of other vegetated areas where they contribute to landscape and biodiversity value • Retention of open rural setting for all watercourses and ditches • Retention of hedgerows and trees and all good and moderate quality tree cover • Retain open views south across sub-area • Retain open views north towards the hills of the SDNP • Restore lost field boundaries and connecting woodland • Conserve rural character of lanes and roadside hedgerows • Retain open rural setting of Grade II listed Northcommon Farm Cottages

Conclusion and recommendations and potential capacity of sub-area

Sub-area 148 has a medium/low capacity. It has a strong rural character, with views out towards the adjacent open countryside and the hills within the SDNP. The landscape is mainly grass and used for sheep grazing, with the chalet park also largely screened from the adjacent landscape. The Grade II listed Northcommon Farm Cottages (which forms part of a farmstead) is visually prominent from the adjacent PRow. There is also an established framework of hedgerows and rows of trees within the eastern section adjacent the settlement boundary of Selsey.

Although this sub-area has a strong rural landscape character, it does not have any formal landscape designations, therefore it is attributed a lower grading of Medium/low capacity. However, there will only be limited areas suitable for the development of new housing located within the eastern section adjacent the settlement boundary of Selsey. These potential areas will need to be informed by further landscape and visual impact assessment and sensitively integrated into the landscape. Great care would also need to be taken to avoid any landscape or visual harm. The existing vegetation framework could be used to accommodate mitigation planting which would help in establishing a new settlement edge. Additionally, 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: 149: Selsey Western Leisure and Recreation

**West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA SC 1 South Coast Shoreline
And LCA SC2 Manhood Peninsula**

Chichester District Landscape Capacity Study Extension 2011 (CDLCSE): LCA Zone 16,

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

- To the east of Selsey Bill, mainly shingle banks with bands of sand and mud exposed at low tide.
- Separated by distinctive village of Selsey at Selsey Bill.
- Low sweeping coastline. Open, exposed foreshore.
- Dominance of the sea. Noise of waves, wind and birds.
- Dynamic seascape of constantly changing weather, light and tidal conditions.
- Movement of shingle and sand along the coast, linked to coastal evolution and geomorphology.
- Reed beds, streams and deep drainage ditches known as rifles.
- Frequent wooden and rock groyne and breakwaters.
- Caravan parks and other built holiday accommodation facilities.
- Yachting, surfing, windsurfing and commercial boat traffic are frequent in seaward views.
- Selsey windmill.
- Dry sand dunes and grassland habitats.
- Small areas of unimproved coastal grazing marsh, including saltmarsh, acid grassland and rushy pasture.
- Reed beds and deep drainage ditches (rifles).
- Coastal scrub including large areas of Tamarisk and limited groups of trees.
- Areas of undeveloped coastline are of high ecological importance
- Mainly low-lying flat landform.
- Pockets of small enclosed pasture fields and horse paddocks.
- Narrow, right-angled or winding lanes.
- Occasional views from the land of the water, or of yacht masts.
- Few trees or hedgerows, partly as a result of Dutch elm disease from the 1970s and the Great Storm in 1987 and high value agricultural land, although where they do exist, they form prominent features.
- Rifle and ditch systems with associated unimproved grassland and edged by reed beds.
- Low-lying species-rich grasslands adjacent to the rifles.

Landscape strategy and key sensitivities and guidelines:

- Conserve the open, distinctive coastal character of the area and maintain tranquillity.
- Erosion of coastal habitats due to visitor pressure and natural processes.
- Unsympathetic urban development.
- Loss of open views.
- Rise in sea level.
- Recreational development such as car parks and caravan sites.
- Car borne summer holiday traffic reducing tranquillity.
- Potential for dramatic landscape and ecological change due to dynamic movement along the coast, which also affect harbour entrances of both Pagham and Chichester.
- Ensure any new development does not result in adverse impact on open character and characteristic views.
- Maintain the distinctive character and identity of the undeveloped coastal grazing marsh and other open green areas behind beaches.
- Maintain the historic character of the shoreline including the fishing boats, beach huts, wooden groynes and piers, and other sea defences including those from wartime.
- Conserve and enhance the natural landscape features of the coast including shingle beaches and banks, saline lagoons, dunes, coastal scrub and trees, rifees and ditches through sympathetic management.
- Conserve and enhance the vegetated shingle habitat.
- Promote coastal grazing marsh management.
- Assess options for coastal management in a comprehensive way, reflecting the dynamic and interdependent processes of erosion and deposition. Where practical, favour “softer” coastal management solutions such as coastal re-alignment, or ensure sympathetic design of any engineered defences.
- Encourage environmental improvements to the suburban shoreline.
- Encourage landscape enhancements of existing car parks and caravan sites especially with the use of small copses, hedgerows and coastal scrub planting.
- All new planting to be of coastal tolerant plants which are adapted to the maritime winds and seaside conditions. Particular care needs to be taken in species selection in sensitive coastal habitats.
- Establish new areas of dense scrub and tree groups through the creation of sheltered areas using sympathetic measures such as low stone walls and earth mounds and nurse species for wind protection.
- Protect the remaining open spaces behind beaches by implementation of strategic gap policies supported by landscape character assessment.
- Promote and extend conservation of sand dunes by protecting and managing existing vegetation and where necessary planting marram grass to encourage stabilisation, using brushwood fences to reduce wind erosion, and controlling visitors especially on areas with special ecological interest
- Create a new large-scale tree and hedgerow framework which complements the open, intensively farmed landscape, whilst maintaining significant views.
- Encourage a colour and design study with a view to issuing guidelines for new and existing agricultural and industrial buildings
- Promote sympathetic design of new road schemes.
- Formulate a management plan for urban edges to enhance the distinction between the urban and rural landscape.
- Promote the planting of trees and scrub within and around caravan parks and holiday camps to reduce their visual impact.

- Restrict extensive areas of tree planting to poorer quality agricultural land.
- Encourage bold tree planting associated with large agricultural buildings and glasshouses to assimilate them into the landscape more satisfactorily.
- Conserve and manage existing tree groups and individuals.
- Maintain and link existing remnant hedgerows and tree lines to re-establish coherent field boundaries and wildlife corridors, strengthening the wider network.
- Establish new vegetation features by the planting of hedgerows and hedge trees along roadsides, especially those approaching settlements, and tree clumps in field corners.
- Enhance the visual prominence of rifes through the establishment of water side vegetation features.
- Encourage and promote land management schemes to increase grassland areas.
- Promote and establish grassland management regimes of grazing, hay cutting and silage.
- Plant tree and shrub species that are tolerant of close proximity to the coast and salt laden winds.
- Enhance the landscape and conservation value of rifes through the reprofiling of 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.
- 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.
- Expansion and development on urban and village edges.
- Close proximity to internationally important landscapes of Chichester Harbour Area of Outstanding Natural Beauty (AONB) and Pagham Harbour Local Nature Reserve (LNR).
- Ingress of salt laden winds inland.

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

- High levels of formal and informal coastal recreational pressure with large seasonal crowds.
- Highly visible intrusion from urban, industrial and caravan development.
- Likely longer term rises in sea level and increased storm frequency threatening the stability and permanency of the coastline and leading to the loss of coastal habitats.
- Managed re-alignment of the coastline may be particularly influential in the future, providing opportunities for creation of new coastal habitats.
- Loss of distinctive coastal habitats through reclamation and dredging, development, coastal defences and recreation.
- Coastal habitats are fragmented, however, there is good survival of some characteristic coastal habitats particularly at Shoreham.
- Coastal geomorphology linked to weather, seasons, coastal processes and tides.
- Replacement of timber groynes with rock groynes and rock islands.
- Changes in farming practices leading to industrial size installations and glasshouses.
- Active recreational and seasonal visitor pressure impacting on access to the coast.
- Traffic generation resulting in erosion of rural lanes and loss of tranquillity.

- New housing development associated with the expansion of Bognor Regis.
- Changes in drainage patterns.
- 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.

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Sub-area map:

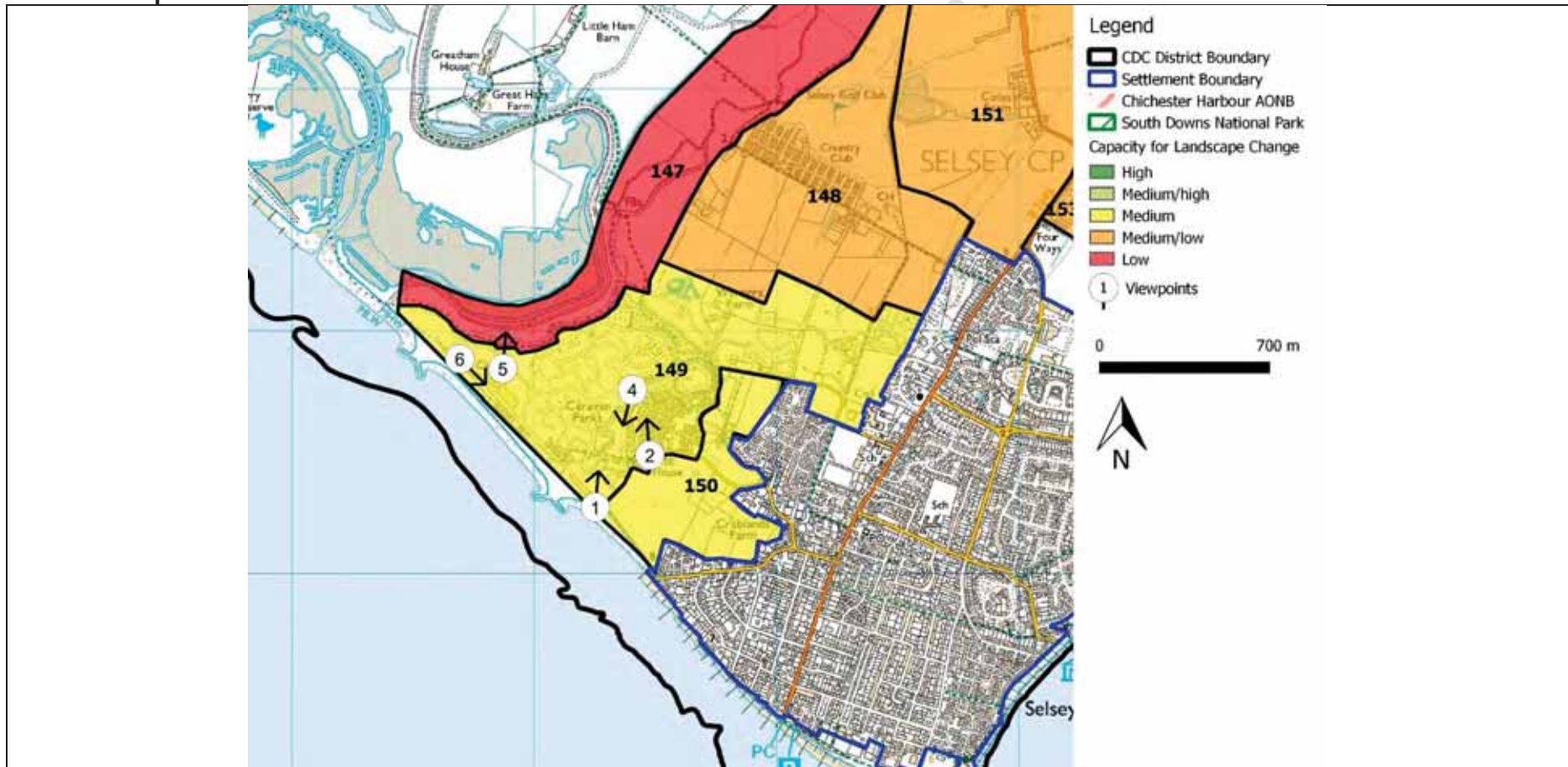


Figure: 149 Capacity of landscape to accept change and location of photographic viewpoints

Sub-area description:

Sub-area 149 is an area to the west of Selsey town primarily containing fixed caravan and mobile homes with additional holiday and leisure facilities. It is a low-lying area, adjacent the beach and mainly within the flood zone. A section of more permanent mobile homes/bungalows on

the eastern side has a more established character with garden boundaries. The area lacks trees and has an exposed open character, although the caravans/mobile homes are low lying the newer holiday visitor facilities can be more visible above the skyline. Drainage channels are a feature with Broad Rife Drain on the western boundary demarcating the edge of the sub-area; another meandering ditch within the central section marks the eastern boundary. The sub-area is separated from Selsey at the southern end by open fields and coastal grazing marsh. The Windmill a Grade II listed buildings provides a landmark feature on its eastern boundary.

For more detail refer to record sheets.

Photographs:



Photo 1: View from elevated shingle beach across caravan/holiday parks with hills within SDNP on horizon.



Photo 2: View along Montalan Crescent where the buildings are more established with a mix of garden boundary styles



Photo 3: View from edge of sub-area across open land to the north



Photo 4: View of tributary demarcated within landscape by trees



Photo 5: View from slightly elevated area within holiday park out to surrounding landscape including Broad Rife

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Please refer to section 3 methodology of the assessment process

1. Visual Sensitivity: Medium

- Views north across sub-area from coastal path with a low-lying mass of caravans/mobile homes, which collectively sit low in the landscape, although newer visitor facilities (taller) are more visually prominent.
- Views across to the hills within the South Downs National Park
- Limited views within caravan site to surrounding area, although long views out to surrounding countryside on edge
- High level of holiday makers
- Medmerry Windmill (Grade II listed) forms landmark feature, visible on eastern edge of sub-area

2. Landscape Sensitivity: Medium

- Flat low-lying area, mainly in flood zone
- Large expanse of single storey caravans/mobile homes and some more permanent bungalows
- Visitor facilities often tower over the caravans with large roof expanses
- Three areas of grass playing fields and other recreational facilities often associated with the holiday parks include crazy golf, go-carting, fairground and a public play area and MUGA on the northern edge
- Holiday parks vegetation dominated by managed amenity grassland
- To the south the holiday parks lack notable trees with the occasional small windswept tree, although within the holiday parks further to the north, trees are more of a feature with tree avenues and a belt of small trees aligns just north of Cambridge Lane
- Meandering deep ditches part of Broad Rife evident within holiday parks, but also form boundary features for the sub-area to the west and east
- Priority Habitat contains Coastal and Floodplain Grazing Marsh
- Grade II listed Windmill and Mill House forms a focal feature
- Includes a PRoW which provides access to Broad Rife (RSPB site)
- Good low noise tranquillity levels
- Adjacent coastal path
- Adjacent the beach which is a SSSI and Broad Rife a RSPB site
- This sub-area overall is dominated by caravans and lacks LCA features of value, except the meandering rifes

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

4. **Wider Landscape Sensitivity: Medium**

- Adjacent RSPB site to the west (Broad Rife)
- Adjacent SSSI to the south (beach/coastline)
- Open to continuous countryside to the north, with views out towards the hills within the South Downs National Park
- Small section adjacent Selsey settlement edge to the north east

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

6. **Landscape Value: Medium**

- Dominated by extensive caravan holiday parks
- Contains meandering open ditches which are part of Broad Rife
- Dominated by areas of mown amenity grassland, with a lack of trees towards the coast/south
- Contains two Grade II listed buildings

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

Potential effect on key visual characteristics

- Loss of open views from the adjacent beach over the caravans/mobile homes across sub-area to the north
- Loss of long views north to the hills within the SDNP
- The overall built form is low lying with single storeys, an increase in storeys would change the open exposed character of the area
- Increased visual impact of the built form on the adjacent Broad Rife
- Increased visual impact on the coast and the beach
- Increased visual impact on the open areas to the north
- Visual impact on setting of the Windmill as a landmark feature

Potential effect on key landscape characteristics

- Further loss of natural setting for meandering ditches and loss of meandering shape through improved engineering works
- Further degradation of setting of listed buildings
- Loss of windswept trees and others
- Loss of recreational facilities including the three playing fields

Potential effect on key settlement characteristics

- Loss of sports fields on the western edge of Selsey
- Loss of semi open coastal character afforded by low lying character of sub-area
- Loss of division of Selsey town with area of holiday parks
- At southern end, loss of established settlement edge of Selsey

Landscape mitigation and contribution to green infrastructure

- Retention of rural setting of Broad Rife
- Retention of hedgerows and trees and all good and moderate quality tree cover
- Retain open views across and out of 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
- Improve and retain the ditch/rife network providing additional space for enhanced character and biodiversity and improved links across to Broad Rife

Conclusion and recommendations and potential capacity of sub-area

Sub-area 149 has a medium capacity, due its open setting and vicinity to adjacent areas of ecological and landscape value. The sub-area is also very visible from adjacent elevated areas as well as from the adjacent coastal path, where the low-lying caravans allow open views across the sub-area. The sub-area is dominated by caravans set in an open characterless landscape of amenity grassland, however at the entrance the Grade II listed windmill creates a prominent landmark, visible from the surrounding landscape.

There are some opportunities for new housing development on the eastern edge adjacent the western settlement boundary of Selsey, these would replace existing caravan sites north of Warner's Lane. The existing tree and shrub planting to the east could also be used to accommodate mitigation planting. However, any new development within the west of the sub-area (main area of holiday parks) would need to be low lying preferably single storey to avoid visual intrusion into views across the area (in addition other design constraints). The network of ditches should also be respected allowing further space to improve their setting, waterside character and long-term biodiversity as well as linking to a network of PRoW. Additionally, 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: 150: Selsey Western Coastal Plain

**West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA SC2 Manhood Peninsula
Chichester District Landscape Capacity Study Extension 2011 (CDLCSE): LCA Zone 16,**

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

- To the east of Selsey Bill, mainly shingle banks with bands of sand and mud exposed at low tide.
- Low sweeping coastline. Open, exposed foreshore.
- Dominance of the sea. Noise of waves, wind and birds.
- Dynamic seascape of constantly changing weather, light and tidal conditions.
- Movement of shingle and sand along the coast, linked to coastal evolution and geomorphology.
- Relatively narrow undeveloped sections of coastline behind beaches. Bounded by low growing scant vegetation and small areas of wind-sculpted scrub and trees. Often providing separation of urban areas. Areas of both high ecological and landscape importance.
- Reed beds, streams and deep drainage ditches known as rifes.
- Frequent wooden and rock groyne and breakwaters.
- Selsey windmill.
- Small areas of unimproved coastal grazing marsh, including saltmarsh, acid grassland and rushy pasture.
- Reed beds and deep drainage ditches (rifes).
- Coastal scrub including large areas of Tamarisk and limited groups of trees.
- Areas of undeveloped coastline are of high ecological importance.

Landscape strategy and key sensitivities and guidelines:

- Conserve the open, distinctive coastal character of the area and maintain tranquillity.
- Erosion of coastal habitats due to visitor pressure and natural processes.
- Unsympathetic urban development.
- Loss of open views.
- Rise in sea level.
- Recreational development such as car parks and caravan sites.
- Car borne summer holiday traffic reducing tranquillity.
- Ensure any new development does not result in adverse impact on open character and characteristic views.
- Maintain the distinctive character and identity of the undeveloped coastal grazing marsh and other open green areas behind beaches.
- Conserve and enhance the natural landscape features of the coast including shingle beaches and banks, saline lagoons, dunes, coastal scrub and trees, rifes and ditches through sympathetic management.
- Conserve and enhance the vegetated shingle habitat.
- Promote coastal grazing marsh management.

- Assess options for coastal management in a comprehensive way, reflecting the dynamic and interdependent processes of erosion and deposition. Where practical, favour “softer” coastal management solutions such as coastal re-alignment, or ensure sympathetic design of any engineered defences.
- Encourage environmental improvements to the suburban shoreline.
- All new planting to be of coastal tolerant plants which are adapted to the maritime winds and seaside conditions. Particular care needs to be taken in species selection in sensitive coastal habitats.
- Establish new areas of dense scrub and tree groups through the creation of sheltered areas using sympathetic measures such as low stone walls and earth mounds and nurse species for wind protection.
- Protect the remaining open spaces behind beaches by implementation of strategic gap policies supported by landscape character assessment.
- Promote and extend conservation of sand dunes by protecting and managing existing vegetation and where necessary planting marram grass to encourage stabilisation, using brushwood fences to reduce wind erosion, and controlling visitors especially on areas with special ecological interest

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

- High levels of formal and informal coastal recreational pressure with large seasonal crowds.
- Highly visible intrusion from urban, industrial and caravan development.
- Likely longer term rises in sea level and increased storm frequency threatening the stability and permanency of the coastline and leading to the loss of coastal habitats.
- Managed re-alignment of the coastline may be particularly influential in the future, providing opportunities for creation of new coastal habitats.
- Loss of distinctive coastal habitats through reclamation and dredging, development, coastal defences and recreation.
- Coastal geomorphology linked to weather, seasons, coastal processes and tides.
- Replacement of timber groynes with rock groynes and rock islands.

Sub-area map:

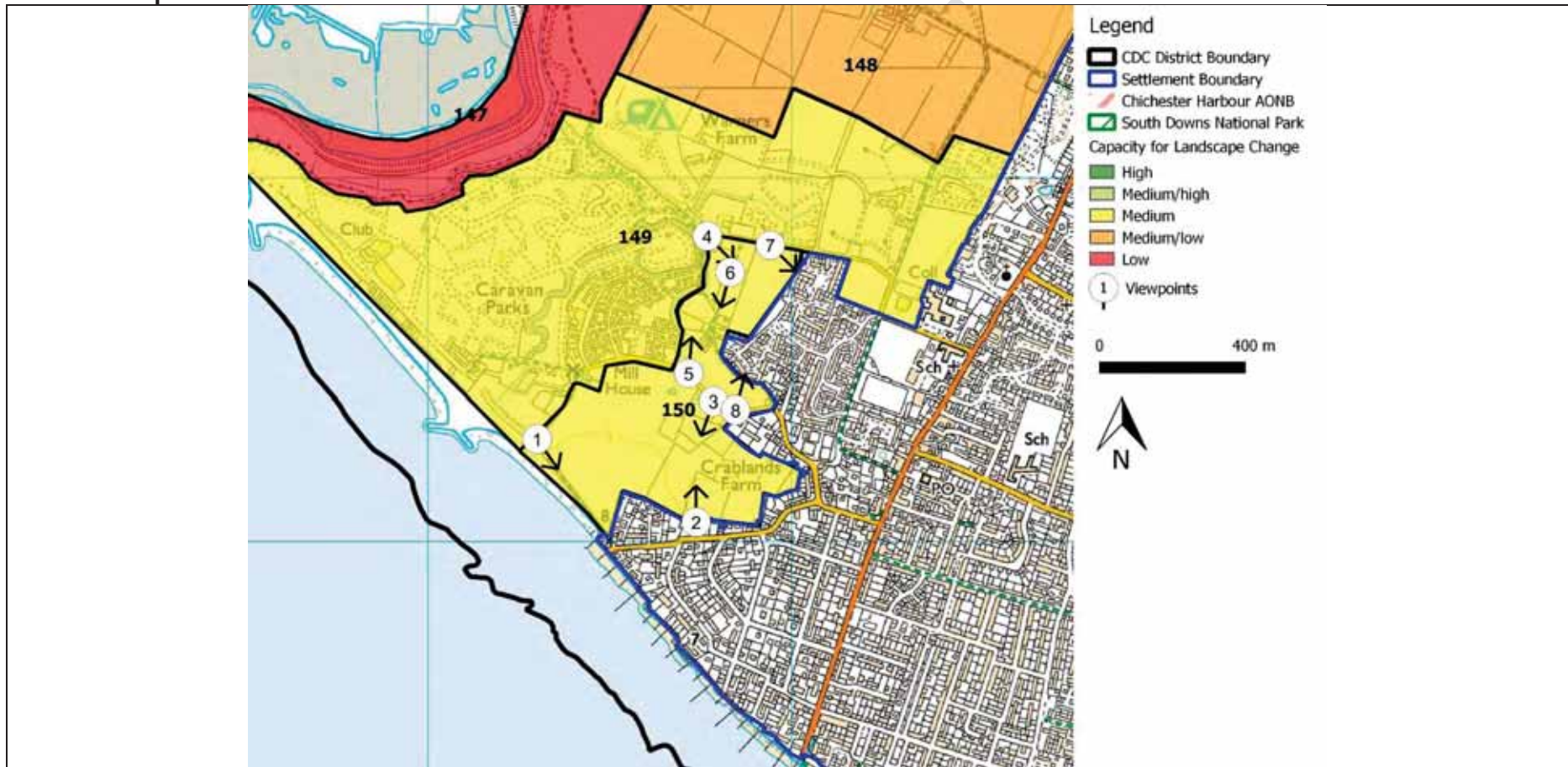


Figure: 150 Capacity of landscape to accept change and location of photographic viewpoints

Sub-area description:

Sub-area 150 is an undeveloped gap on the western edge of Selsey town, which extends across to the main area of caravan sites and holiday parks (further to the west). It is a low-lying area, with its northern section within the flood zone, while its southern area is more elevated above

the 5m contour. The area is mainly grassland with areas of coastal and floodplain grazing marsh, horse paddocks and sheep grazing. A meandering ditch/rife aligns along the western edge.

For more detail refer to record sheets.

Photographs:



Photo 1: View over the sub-area, from south western corner across to the settlement edge of Selsey



Photo 2: View north with low-lying caravan parks within sub-area 149 to the left and the hills within the SDNP on the horizon



Photo 3: View south from Mill Lane towards the sea and the settlement of Selsey with the white building 'Sea Mist' slightly elevated and prominent on the edge of the built area



Photo 4: View from Warner's Lane across sub-area to settlement edge of Selsey marked by two-storey residential buildings



Photo 5: View across sub-area (also a SNCI) from Mill Lane to caravan parks within sub-area 149 (to the left) and two storey properties on Selsey settlement edge to the right



Photo 6: View from PRow across sub-area to the Grade II listed Windmill (within adjacent sub-area 14)9, which forms a local landmark



Photo 7: View across sub-area from Warner's Lane to settlement edge of Selsey (Old Farm Road)



Photo 8: View across sub-area from Mill Lane to settlement edge of Selsey (north of Drift Lane). Two storey buildings are visually conspicuous

Please refer to section 3 methodology of the assessment process

1. Visual Sensitivity: Medium/high

- Elevated views from coast/beach northwards down across sub-area
- Views across and into sub-area from transecting roads: Mill Lane and Warner's Lane
- Provides rural undeveloped setting for Selsey as well as separating the town from the caravan/holiday parks
- Long views north to the hills within the South Downs National Park
- Provides open rural setting for Grade II listed Windmill within sub-area 149
- Accessible for holiday makers, walkers and visitors

2. Landscape Sensitivity: Medium/high

- Flattish low-lying area, which becomes more elevated towards the coast and beach
- Southern section is a large area of open grassland, which provides a simple uncluttered landscape adjacent to the beach
- Northern area contains coastal and floodplain grazing marsh a priority habitat which provides a mix of colours and textures
- Northern sections contain an area of allotments
- Northern area set within flood zone
- Contains a SNCI area (north of Mill Lane)
- Wind swept trees
- Adjacent a SSSI to the south (beach)
- Soil quality: Grade 3 (good to moderate)
- Western edge the boundary is formed by a meandering tributary which feeds into Broad Rife (further to the west)
- Although this sub-area does not contain any listed buildings, its open undeveloped character does contribute to the setting of adjacent listed buildings including the Windmill
- The only buildings within this sub-area are a small number of bungalows off Drift Lane
- Contains landscape components typical of the LCA

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

4. Wider Landscape Sensitivity: Medium

- Important undeveloped area between caravan sites/holiday parks and the settlement of Selsey
- Provides open setting for coastline and beach
- Some influence from the urban edge of Selsey, but less influence from the adjacent caravan sites/holiday parks
- Views across to hills within SDNP

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

6. Landscape Value: Medium

- Part of the undeveloped area around Selsey
- Contains large area of coastal and floodplain grazing marsh
- Provides open rural setting for adjacent Grade II listed Windmill

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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 views across sub-area • Loss of rural setting for Selsey • Loss of visual separation of caravan sites/holiday parks with Selsey • Loss of open views from beach/coastline • Loss of views across to the hills within the SDNP to the north • Loss of views of Windmill
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Loss of open landscape and undeveloped setting for adjacent area of beach • Loss of coastal and flood plain grazing marsh • Loss of varying and contrasting textures and colours as provided by the area of coastal grazing marsh • Loss of undeveloped setting and meandering tributary on western edge • Loss of hedgerows and trees • Impact on SNCI area and loss of biodiversity • Loss of open character of the lanes • Loss of view across to and loss of rural/open setting of Windmill (Grade II listed) • Erosion on rural tranquillity
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • Loss of rural setting and separation of Selsey town from caravan sites/holiday parks • Loss of beach area away from built edge
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Retention of rural setting of Selsey and listed buildings • Protect SNCI area • Retention of meandering tributary and undeveloped open setting • Retention of other vegetated areas where they contribute to landscape and biodiversity value • Retaining legibility and setting of PRow network and creating additional links • Conserve rural character of lanes and views from these lanes across the undeveloped areas within the sub-area

Conclusion and recommendations and potential capacity of sub-area

Sub-area 150 has a medium/low capacity, constrained by its open rural undeveloped landscape character and its role in the undeveloped setting of Selsey, and the adjacent beach front. The sub-area contains a mix of grassland and coastal grazing marsh, which is also designated as a SNCI. The sub-area provides an open gap between Selsey and the adjacent caravan sites and holiday parks which can also be appreciated by the network of PRow and the two roads.

It is not recommended that development takes place within the sub-area within the western section and southern section, so that the undeveloped gap is still maintained separating Selsey with the adjacent areas of caravan sites and holiday parks. However, there is potential for some new development adjacent the settlement edge of Selsey within the eastern section. Although it is recommended that only a small amount of development may be accommodated 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.

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Sub-area: 151: Norton Coastal Plain

**West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA SC2 Manhood Peninsula and SC4 Pagham Harbour
Chichester District Landscape Capacity Study Extension 2011 (CDLCSE): LCA Zone 16,**

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

- Mainly low-lying flat landform.
- Pockets of small enclosed pasture fields and horse paddocks.
- Linear villages.
- Narrow, right-angled or winding lanes.
- Few trees or hedgerows, partly as a result of Dutch elm disease from the 1970s and the Great Storm in 1987 and high value agricultural land, although where they do exist, they form prominent features.
- Large scale arable farming with large, often hedge less fields.
- Extensive farms with both traditional and modern farm buildings and silos.
- Scattered vernacular villages with mixed building materials, often flint, and brick, half-timber and stone, often with sprawling modern fringes.
- Rife and ditch systems with associated unimproved grassland and edged by reed beds.
- Busy roads.
- Field patterns mainly the result of 18th and 19th century Parliamentary enclosure.
- Smallholdings.
- Low-lying species-rich grasslands adjacent to the rifes.
- Remnant semi-natural broadleaved woodlands form pockets of high nature conservation importance.
- Remnants of floodplain woodland and stands of planted black poplar.
- Low-lying, seasonally flooded pasture, adjacent to Pagham Harbour, is important for wintering waders and wildfowl such as Black-tailed Godwit, Curlew and Brent Geese.
- Contrast with the surrounding open agricultural land.
- Noise of birds, waves and masts.
- Rich range of habitats at the harbour edges including mudflats, saltmarsh, grazing marsh, reedbeds, sand dunes, and shingle banks.
- Areas of unimproved grassland concentrated on their edges.
- Wind-shaped trees and scrub.
- Landscapes of great wildlife importance.
- 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.
- Pagham Harbour and areas within Chichester Harbour (Nutborne Marshes, Pilsey Island and Eames Farm) are Local Nature Reserves and so managed for their wildlife importance.

Landscape strategy and key sensitivities and guidelines:

- Conserve existing area of tranquil character.
- Create a new large-scale tree and hedgerow framework which complements the open, intensively farmed landscape, whilst maintaining significant views.
- Encourage a colour and design study with a view to issuing guidelines for new and existing agricultural and industrial buildings
- Conserve and enhance the character and setting of the villages.
- Encourage the replacement or restoration of derelict glasshouses, where these appear detrimental to the landscape.
- Promote sympathetic design of new road schemes.
- Formulate a management plan for urban edges to enhance the distinction between the urban and rural landscape.
- Promote the planting of trees and scrub within and around caravan parks and holiday camps to reduce their visual impact.
- Substantially extend woodland and hedgerow cover around village fringes to screen unsightly elements.
- Restrict extensive areas of tree planting to poorer quality agricultural land.
- Encourage bold tree planting associated with large agricultural buildings and glasshouses to assimilate them into the landscape more satisfactorily.
- Conserve and manage existing tree groups and individuals.
- Maintain and link existing remnant hedgerows and tree lines to re-establish coherent field boundaries and wildlife corridors, strengthening the wider network.
- Establish new vegetation features by the planting of hedgerows and hedge trees along roadsides, especially those approaching settlements, and tree clumps in field corners.
- Enhance the visual prominence of rifes through the establishment of water side vegetation features.
- Encourage and promote land management schemes to increase grassland areas.
- Promote and establish grassland management regimes of grazing, hay cutting and silage.
- Plant tree and shrub species that are tolerant of close proximity to the coast and salt laden winds.
- Enhance the landscape and conservation value of rifes through the reprofiling of 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.
- Large-scale glasshouse expansion which can be highly visible and prominent in long views.
- Expansion and development on urban and village edges.
- Close proximity to internationally important landscapes of Chichester Harbour Area of Outstanding Natural Beauty (AONB) and Pagham Harbour Local Nature Reserve (LNR).
- Ingress of salt laden winds inland.

- 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.
- 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.
- 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.
- Seasonal and weekend visitor pressure.
- Relationship of views between the harbours and surrounding hinterland.

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

- Changes in farming practices leading to industrial size installations and glasshouses.
- Active recreational and seasonal visitor pressure impacting on access to the coast.
- Traffic generation resulting in erosion of rural lanes and loss of tranquillity.
- New housing development associated with the expansion of Bognor Regis.
- Changes in drainage patterns.
- 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.
- 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.

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Sub-area map:

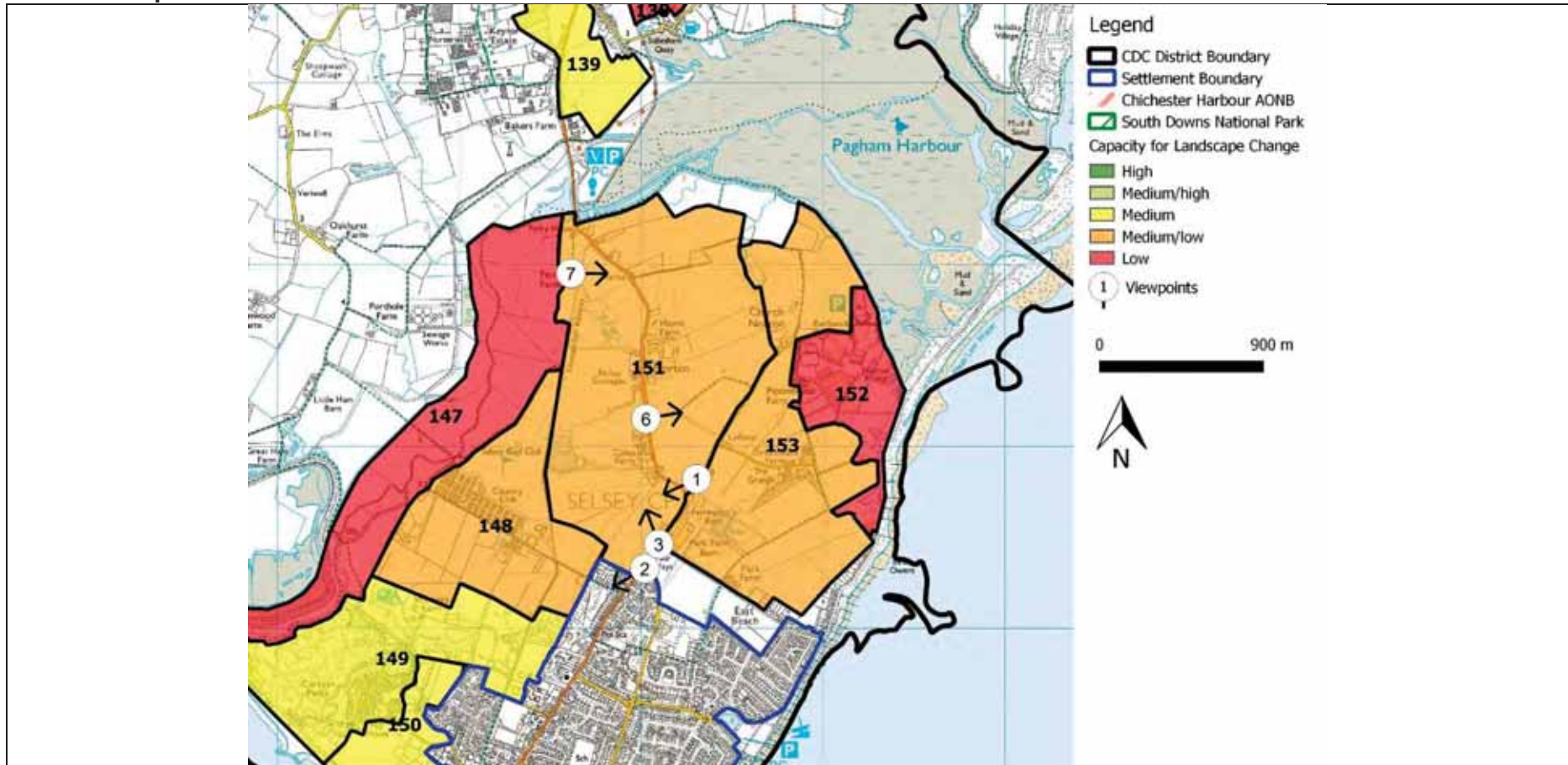


Figure: 151 Capacity of landscape to accept change and location of photographic viewpoints

Sub-area description:

Sub-area 151 is an area on the northern edge of Selsey town extending across to part of the southern edge of Pagham Harbour. The sub-area mainly contains large open arable fields, allowing open views into adjacent areas of countryside. The busy B2145 transects the area with the small hamlet of Norton characterised by mixed intermittent ribbon development. It is a low-lying area, with the western section within the flood

zone. Away from the B2145, this sub-area has a remote rural character with long views north across to the hills within the South Downs National Park

Photographs:



Photo 1: View over the sub-area, towards the B2145, characterised by mixed ribbon development and adjacent mature trees



Photo 2: View across the sub-area to the semi open northern edge of Selsey



Photo 3: Long views to the west and north across sub-area with the hills within the SDNP on the horizon



Photo 4: View along the dismantled tramline (partly a PRow) on the western boundary of this sub-area, with views into the adjacent sub-area 147



Photo 5: View towards the east with ditch, intermittent hedgerows and tops of buildings located on the B2145 seen just intruding into the skyline



Photo 6: View west from the B2145 across the open landscape to Church Norton characterised by mature trees within the landscape

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Please refer to section 3 methodology of the assessment process

1. Visual Sensitivity: Medium/high

- Long open views across sub-area to the east and west from Chichester Road (B2145)
- The B2145 brings all the traffic to Selsey, therefore sub-area is visible to all visitors to Selsey and the southern area of Pagham Harbour, in particular holiday makers
- Lack of roadside hedgerows allows long views across area from B2145 and Rectory Lane
- Sub-area visible from adjacent sub-areas, forming part of a continuous area of open countryside
- Long views across to Church Norton
- Intermittent ribbon settlement character of Upper Norton along the B2145 allows open views out to adjacent countryside
- Existing northern edge of Selsey has an open character with mixed garden boundary treatment
- Open views from PRow to the east and the PRow along the western edge

- Solar panels visible within the adjacent sub-area 147
- Long views north to the hills within the South Downs National Park
- An open low-lying landscape which mitigation planting would compromise its character

2. Landscape Sensitivity: Medium/low

- Mainly large open arable fields with areas of Grade 1 (excellent) soil quality within eastern area
- Lack of field boundaries with some intermittent hedgerows
- Only western section within flood zone
- Two areas of water bodies, one manmade in character, the other less formal including areas of trees and shrubs
- Mixed Intermittent ribbon development along B2145, including poor quality buildings with poor boundary treatment and signage
- B2145 is a busy noisy road
- The gardens of the larger detached properties (on B2145) provide significant trees and shrubs within this open arable landscape and a softer boundary to the wider open landscape
- PRoW across to the west and to the east with access to Church Norton and the coast
- Adjacent Pagham Harbour which is a SSSI, Ramsar site and Local Nature Reserve
- Gardens on the B2145 provide good tree cover within this open landscape
- A number of listed buildings within an open rural setting
- Priority Habitat: Coastal and Floodplain Grazing Marsh across northern section

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

4. Wider Landscape Sensitivity: Medium/high

- The northern section provides an undeveloped setting for Pagham Harbour
- The southern section of the sub-area provides an undeveloped setting for Selsey
- The sub-area has strong physical links and visual links to the wider landscape, with long views to the north
- The section adjacent Selsey is influenced by its suburban edge character
- Much of the sub-area feels strongly rural

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

6. Landscape Value: Medium

- Part of the undeveloped rural setting for Pagham Harbour
- Part of the undeveloped rural area around Selsey
- Contains PRoW which link into a wider network with access to the coast

- Contains a number of 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"> • Loss of views across sub-area from B2145 and PRoW • Loss of views to the north across to the hills within the SDNP • Loss of views across to Church Norton
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Loss of open landscape • Loss of coastal and flood plain grazing marsh • Loss of open setting for listed buildings • Loss of gateway into Selsey
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • Loss of rural, predominantly unsettled character of sub-area • Loss of undeveloped setting of Selsey
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Retention of rural setting of Upper Norton and Selsey and the listed buildings • Opportunities to improve northern settlement edge of Selsey with increased mitigation planting • Retention of woodland and all good and moderate quality tree cover including garden trees 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 connecting woodland • Retaining legibility and setting of PRoW network and creating additional links • Conserve rural character of lanes in particular Rectory Lane

Conclusion and recommendations and potential capacity of sub-area

Sub-area 151 has a medium/low capacity, constrained by its open rural landscape character and its role in the undeveloped setting of Pagham Harbour. The sub-area also forms part of the wider swath of open countryside on the northern edge of Selsey

The character of the intermittent ribbon development along the B2145 should be retained avoiding any infilling of gaps with new development. The retention of garden trees and other trees of significance adjacent this road which help to soften the visual impact of buildings within this open landscape should also be encouraged. 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.

There may be opportunities for some new development on the northern edge of Selsey; this would need to create a new settlement edge to Selsey which is attractive to visitors and does not compromise the landscape character of the adjacent rural countryside. Areas of new development would need to be 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: 152: Church Norton Coastal Plain

**West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA SC4 Pagham Harbour with southern tip: SC2
Manhood Peninsula
Chichester District Landscape Capacity Study Extension 2011 (CDLCSE): LCA Zone 16,**

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.
- Localised presence of woodland, for example, Old Park Wood, Bosham and Church Norton Wood.
- 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, reedbeds, 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.
- Pagham Harbour and areas within Chichester Harbour (Nutborne Marshes, Pilsey Island and Eames Farm) are Local Nature Reserves and so managed for their wildlife importance.
- Occasional oak woodlands extending to the shoreline, for example, Old Park Wood, Bosham
- Mainly low-lying flat landform.
- Pockets of small enclosed pasture fields and horse paddocks.
- Linear villages.
- Narrow, right-angled or winding lanes.
- Occasional views from the land of the water, or of yacht masts.

- Few trees or hedgerows, partly as a result of Dutch elm disease from the 1970s and the Great Storm in 1987 and high value agricultural land, although where they do exist, they form prominent features.
- Extensive farms with both traditional and modern farm buildings and silos.
- Scattered vernacular villages with mixed building materials, often flint, and brick, half-timber and stone, often with sprawling modern fringes.
- Rife and ditch systems with associated unimproved grassland and edged by reed beds.
- Medieval manor house.
- Field patterns mainly the result of 18th and 19th century Parliamentary enclosure.
- Remnant parkland.
- Smallholdings.
- Low-lying species-rich grasslands adjacent to the rifes.
- Remnant semi-natural broadleaved woodlands form pockets of high nature conservation importance.
- Remnants of floodplain woodland and stands of planted black poplar.
- Low-lying, seasonally flooded pasture, adjacent to Pagham Harbour, is important for wintering waders and wildfowl such as Black-tailed Godwit, Curlew and Brent Geese.

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, rifes 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.
- 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.

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.

Sub-area map:

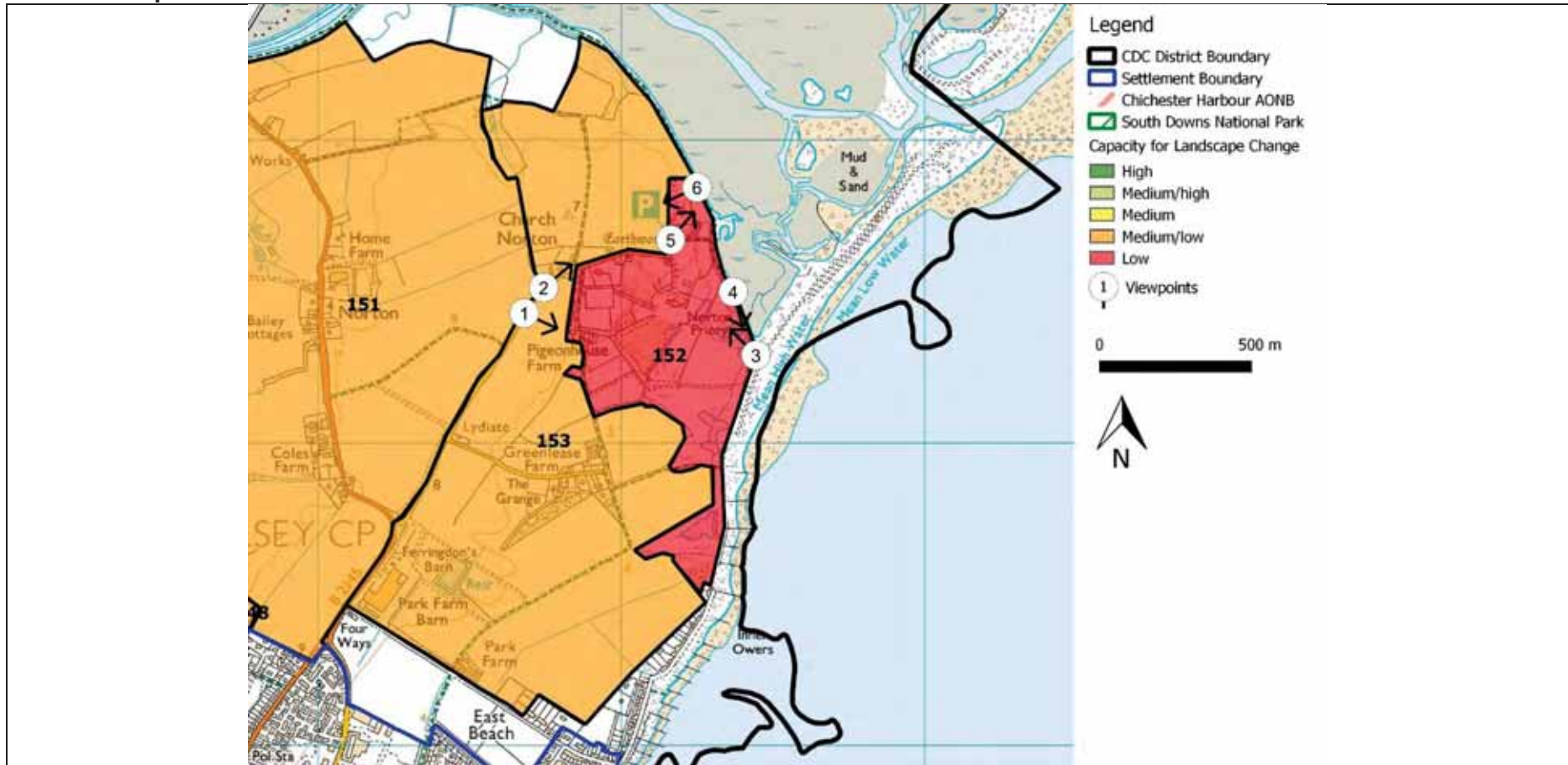


Figure: 152 Capacity of landscape to accept change and location of photographic viewpoints

Sub-area description:

Sub-area 152 is an area on the southern edge of Pagham Harbour, which includes the hamlet Church Norton. It is an area with a lot of history with the remains of a C11 ringwork castle (the mount/mound) now a Schedule Ancient Monument. The sub-area is well treed which is visible within the landscape from adjacent open countryside. It is also a popular destination with its church (Grade I listed), access to Pagham Harbour

and the adjacent coastline. This sub-area has a remote rural character with long views north across to the hills within the South Downs National Park, across Pagham Harbour to Bognor Regis and east out to sea

For more detail refer to record sheets.

Photographs:



Photo 1: View from Rectory Lane, a single carriageway which provides a rural approach to the sub-area and Church Norton



Photo 2: View across to western edge of sub-area, distinctive within the surrounding landscape due to its well treed character



Photo 3: View from beach back towards Norton Priory (Grade II listed)



Photo 4; On the northern edge of the sub-area lies adjacent Pagham Harbour



Photo 5: View of the Grade I Listed church



Photo 6: View from PRoW back towards church mainly screened by cemetery boundary vegetation

Please refer to section 3 methodology of the assessment process

1. Visual Sensitivity: High

- Views from adjacent countryside across open arable farmland to Church Norton marked in the landscape by buildings and mature trees
- Visible from the west (B2145) across open farmland (sub-area 151)
- Views from two PRoW one on western edge (also part of the coastal path) and the other on the adjacent coastline and Pagham Harbour, views are limited to the heavy wooded character of the sub-area.
- On the edge of the sub-area, there are views out to the coast and sea, while inland, views are more restricted due to the sub-area being heavily treed
- High visitor usage due to popular location adjacent Pagham Harbour, beach and containing Grade I listed church
- Rural area with high expectations of scenic beauty

- Panoramic views from edge of sub-area to the north across Pagham Harbour to Bognor Regis and western edge to the hills within the SDNP

2. Landscape Sensitivity: High

- Generally flat with slight undulations, Grade I listed church located on local elevated area
- Flood zone along eastern section on lower ground adjacent coast
- Strong rural wooded landscape character set within a surrounding arable rural landscape
- Water features include tidal channels and semi tidal pools along eastern section
- Strong wooded and parkland character creates well treed landscape
- Small hedged fields are a feature on the periphery
- Ancient and Semi-natural woodland: Area to the south west of Norton Priory
- Large residential properties with extensive well treed gardens enhance its wooded landscape character
- Grange Lane (also a PRow) is characterised by adjacent sheds/farm buildings of various condition
- Remains of an C11 ringwork castle (the mount/mound); now a Scheduled Ancient Monument
- Areas of priority habitat includes: good quality semi-improved grassland, coastal and floodplain grazing marsh, deciduous woodland and fragmented heathland
- Assart wood, ancient semi-natural and reclaimed marshland post-medieval enclosure
- Medieval Hamlet manor site
- Includes part of Pagham Harbour which is a Local Nature Reserve, Ramsar Site, and SSSI
- The eastern area is a Special Protection Area
- South west of Norton Priory is an area of Ancient and Semi -natural woodland
- Saint Wilfrid's Church - Grade I: rural/coastal setting also relates to SAM
- Norton Priory – Grade II: undeveloped well treed grounds/parkland provides setting
- Good accessibility, with visitor car park and PRow access to Pagham Harbour and beach/coastline
- Contains Coastal Path
- Important cultural associations
- Roads are single lane and narrow with a rural character
- This sub-area has a sense of enclosure which contrasts with the surrounding open landscape
- Contains a number of landscape features as described within the LCA

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

4. Wider Landscape Sensitivity: High

- The sub-area provides an undeveloped and historic setting for Pagham Harbour
- The sub-area has strong physical links and visual links to the wider landscape, with long views to the north, west, south and along the coastline

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

6. Landscape Value: Medium/high

- Contains Grade I and II listed buildings
- Contains Ancient and Semi-natural woodland
- Contains part of the adjacent SSSI, Local Nature Reserve and Ramsar site at Pagham Harbour and the coastline
- High biodiversity value with a range of Priority Habitats
- Long history with historic associations
- Contains a Schedule Ancient Monument
- High visitor value and access to a number of PRow

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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 sensitive view receptors in setting of SAM and listed buildings • Impact on views from Pagham Harbour and adjacent beach • Loss of view across to and loss of rural setting of Norton Priory (Grade II listed) and the church (Grade I listed) • Loss of undeveloped views from PRoW • Loss of undeveloped views from adjacent sub-areas and open countryside • Overall loss of wooded character as seen from sensitive view receptors within the surrounding landscape
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Loss of woodland, trees and parkland character • Loss of Priority habitats and overall biodiversity • Loss of open undeveloped setting for listed buildings • Loss of setting for SAM • Loss of overall rural landscape character of Church Norton • Loss of rural undeveloped setting for Pagham harbour • Potential increase of traffic on single lanes, with improved engineering roadworks would impact on rural character as well as noise levels
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • Loss of rural hamlet character of Church Norton • Loss of undeveloped rural character and historic setting of listed buildings and SAM • Loss of wooded character of Church Norton • Loss of rural and tranquil character of Rectory Lane
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Retention of rural setting of Church Norton, the listed buildings and SAM • Retention of woodland and all good and moderate quality tree cover including garden trees and locally distinctive boundary treatments and features • Retention of other vegetated areas where they contribute to landscape and biodiversity value • Retention and restoring lost field boundaries and connecting woodland • Retaining legibility and setting of PRoW network and creating additional links • Conserve rural character of lanes in particular Rectory Lane

Conclusion and recommendations and potential capacity of sub-area

Sub-area 152 has a low capacity, constrained by its historic rural landscape character of Church Norton, its role in the undeveloped setting of Pagham Harbour and the adjacent coastline. The sub-area also contains areas of interlinking woodland which are rare within this open coastal landscape. Due to its scenic quality, Church Norton is also a popular destination with the Grade I listed church, the C13 ringwork south of the church, access to Pagham Harbour (SSSI, Local Nature Reserve and Ramsar site) and the adjacent beach.

It is not recommended that development takes place within the 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.

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Sub-area: 153: Selsey Northern Coastal Plain

West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA SC2: Manhood Peninsula, with northern section part of SC4: Pagham Harbour
Chichester District Landscape Capacity Study Extension 2011 (CDLCSE): LCA Zone 16,

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

- Mainly low-lying flat landform.
- Pockets of small enclosed pasture fields and horse paddocks.
- Narrow, right-angled or winding lanes.
- Occasional views from the land of the water, or of yacht masts.
- Few trees or hedgerows, partly as a result of Dutch elm disease from the 1970s and the Great Storm in 1987 and high value agricultural land, although where they do exist, they form prominent features.
- Large scale arable farming with large, often hedge less fields.
- Extensive farms with both traditional and modern farm buildings and silos.
- Rife and ditch systems with associated unimproved grassland and edged by reed beds.
- Busy roads.
- Field patterns mainly the result of 18th and 19th century Parliamentary enclosure.
- Smallholdings.
- Low-lying species-rich grasslands adjacent to the rifes.
- Remnant semi-natural broadleaved woodlands form pockets of high nature conservation importance.
- Remnants of floodplain woodland and stands of planted black poplar.
- Low-lying, seasonally flooded pasture, adjacent to Pagham Harbour, is important for wintering waders and wildfowl such as Black-tailed Godwit, Curlew and Brent Geese.
- Enclosed natural harbours of marine water, tidal mudflats and saltmarsh with small inlets and creeks.
- Contrast with the surrounding open agricultural land.
- Localised presence of woodland, for example, Old Park Wood, Bosham and Church Norton Wood.
- 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, reedbeds, sand dunes, and shingle banks.
- Areas of unimproved grassland concentrated on their edges.
- Wind-shaped trees and scrub.
- 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.

- Wooden quays.
- 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.
- Pagham Harbour and areas within Chichester Harbour (Nutborne Marshes, Pilsey Island and Eames Farm) are Local Nature Reserves and so managed for their wildlife importance.
- Occasional oak woodlands extending to the shoreline, for example, Old Park Wood, Bosham

Landscape strategy and key sensitivities and guidelines:

- Conserve existing area of tranquil character.
- Create a new large-scale tree and hedgerow framework which complements the open, intensively farmed landscape, whilst maintaining significant views.
- Encourage a colour and design study with a view to issuing guidelines for new and existing agricultural and industrial buildings
- Promote sympathetic design of new road schemes.
- Formulate a management plan for urban edges to enhance the distinction between the urban and rural landscape.
- Substantially extend woodland and hedgerow cover around village fringes to screen unsightly elements.
- Restrict extensive areas of tree planting to poorer quality agricultural land.
- Encourage bold tree planting associated with large agricultural buildings and glasshouses to assimilate them into the landscape more satisfactorily.
- Conserve and manage existing tree groups and individuals.
- Maintain and link existing remnant hedgerows and tree lines to re-establish coherent field boundaries and wildlife corridors, strengthening the wider network.
- Establish new vegetation features by the planting of hedgerows and hedge trees along roadsides, especially those approaching settlements, and tree clumps in field corners.
- Enhance the visual prominence of rifes through the establishment of water side vegetation features.
- Encourage and promote land management schemes to increase grassland areas.
- Promote and establish grassland management regimes of grazing, hay cutting and silage.
- Plant tree and shrub species that are tolerant of close proximity to the coast and salt laden winds.
- Enhance the landscape and conservation value of rifes through the reprofiling of 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.
- 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.
- Expansion and development on urban and village edges.

- Close proximity to internationally important landscapes of Chichester Harbour Area of Outstanding Natural Beauty (AONB) and Pagham Harbour Local Nature Reserve (LNR).
- Ingress of salt laden winds inland.
- 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.
- Encourage the planting of new small woodlands (approximately one hectare or less) and hedgerows behind the waters 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.

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

- Active recreational and seasonal visitor pressure impacting on access to the coast.
- Traffic generation resulting in erosion of rural lanes and loss of tranquillity.
- Changes in drainage patterns.
- 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.
- 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:

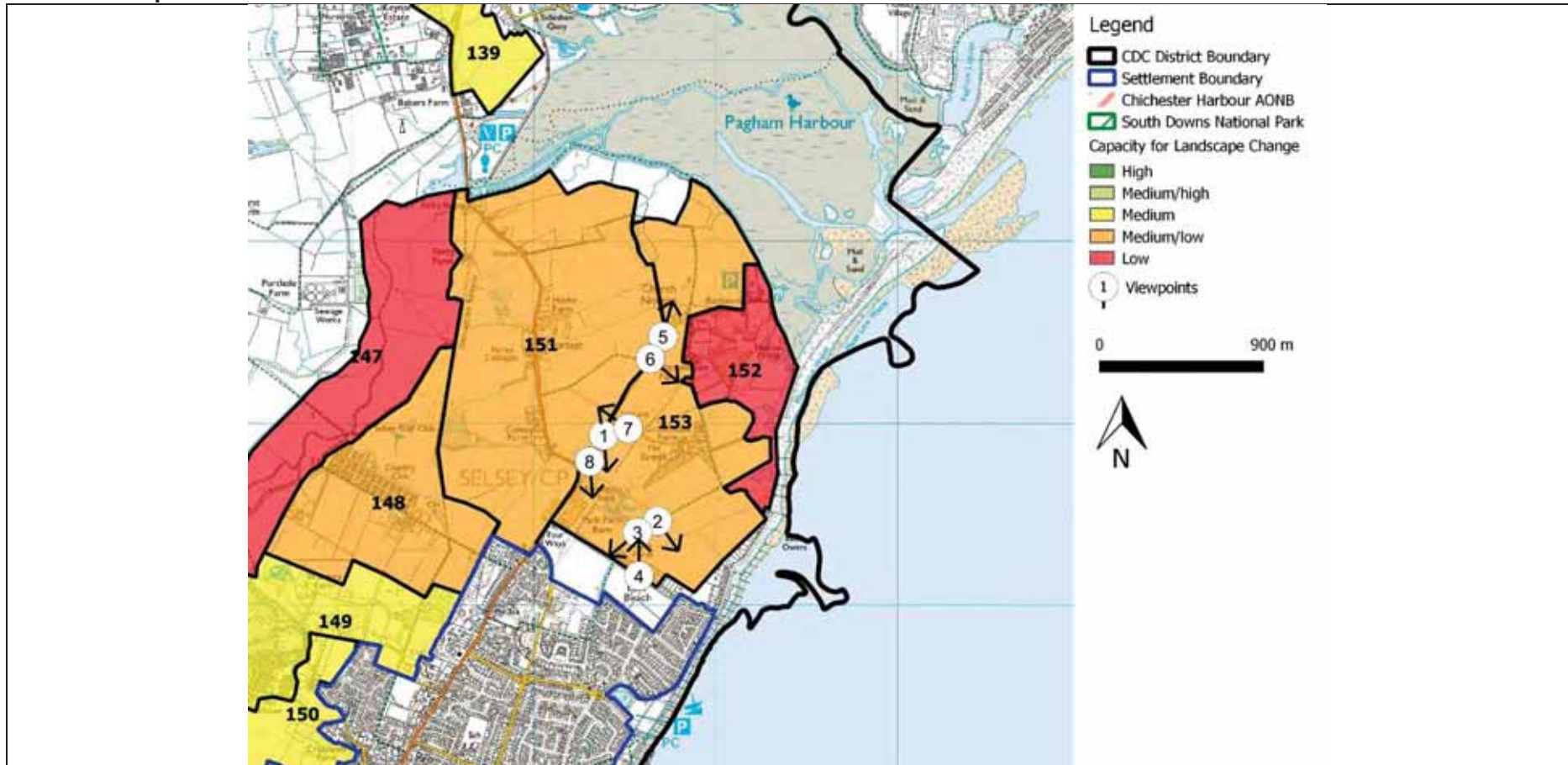


Figure: 153 Capacity of landscape to accept change and location of photographic viewpoints

Sub-area description:

Sub-area 153 is an area on the northern side of Selsey, stretching as far as Pagham Harbour along its northern edge. Its eastern edge is formed by the change in landscape character to a more wooded landscape found around the hamlet of Church Norton and residential buildings along East Beach. The western edge is along the single carriageway of Rectory Lane, where inter-visibility also extends across to the adjacent

sub-area 151 characterised by large open arable fields. A cluster of large detached residential buildings exists adjacent Greenlease Farmstead which all have well treed gardens. Other built form exists on the southern edge with an industrial area characterised by a large building with an open area for car parking. Away from the southern section, this sub-area has a remote rural character with long views north across to the hills within the South Downs National Park.

Photographs:



Photo 1: View south to the mature poplar trees which form field boundaries within the southern section



Photo 2: View across to East Beach with low lying properties and mature trees



Photo 3: View across sub-area to settlement edge of Selsey with new two storey properties intruding into the skyline



Photo 4: View from Park Lane across small field within southern section to Park Farm (to the left)



Photo 5: View from Rectory Lane, a single carriageway along the western boundary, permits inter-visibility with the adjacent open sub-area 151

Photo 6: View across sub-area to western edge of sub-area 152

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Photo 7: Grange Lane is a narrow single track lane with a strong rural character



Photo 8: Boundary treatment of industrial area demarcated by close boarded fence

Please refer to section 3 methodology of the assessment process

1. Visual Sensitivity: High

- Views out to the west across Rectory Lane to open arable landscape within sub-area 151
- Views across to the wooded character of Church Norton (sub-area 152)
- Views down to the new settlement edge of Selsey visible within the landscape by the new two storey buildings
- Views across to the low-lying properties at East Beach anchored into landscape by mature trees and adjacent vegetation
- From northern edge, there are long panoramic views northwards across Pagham Harbour
- Industrial area generally well screened from sections to the north

2. Landscape Sensitivity: Medium

- A landform with localised gentle undulations especially to the north of Grange Lane. Levels around the 5m AOD contour
- North eastern section within flood zone
- Mainly arable to the north with more intensive cultivation to the south, then a strip of small grassed paddocks/ field on the southern boundary adjacent Park Lane (Settlement edge of Selsey)
- Soil quality ranges from Grade 1(excellent) to Grade 2 (very good)
- Contains a number of listed buildings which the undeveloped sub-area provides a rural setting
- Water features are manmade with engineered field ditches and a single manmade reservoir
- Gardens provide areas of mature trees and vegetation, which softens the visual impact of the building on the adjacent landscape
- Hedgerows sporadic, often with a lot of dead elms, with a mixed character from managed boxed agricultural to overgrown with trees
- PRow across middle section leading out from Selsey towards Pagham Harbour and the coastline/beach
- Mixed vegetation pattern with small woodland copses, lines of tall poplars and intermittent hedgerows with some good hedgerow trees
- Some areas of Priority Habitat which include coastal and floodplain grazing marsh, deciduous woodland and reedbeds
- An area of parliamentary enclosures

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

4. Wider Landscape Sensitivity: Medium

- Forms part of an area of open countryside and separation between Church Norton and Selsey
- Some visual links with Selsey to the south over robust hedgerow vegetation along Park Lane separating sub-area from Selsey settlement edge
- Much of the northern section feels strongly rural, however southern section is partly influenced by adjacent built settlement edge of Selsey

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

6. Landscape Value: Medium

- PRow provides link from settlement boundary of Selsey to wider countryside, Pagham Harbour and coastline
- Contains listed buildings within an open rural setting
- Contains trees of value
- Has a strong rural character
- Contains good quality soils, with a mix of Grade 1 and 2
- Contains open rural setting for Pagham harbour and associated habitats of value

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 open views from Pagham Harbour and adjacent beach • Loss of rural views from PRoW across open landscape • Loss of rural open views from Rectory Lane and Grange Lane • Increased visibility of settlement edge of Selsey • Loss of open rural views from adjacent areas of open countryside •
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Loss of woodland, trees and hedgerows • Loss of Priority Habitats and overall biodiversity • Loss of open undeveloped rural setting for listed buildings • Loss of overall rural landscape setting of adjacent Church Norton • Potential increase of traffic on single lanes, with improved engineering roadworks would impact on rural character as well as increase noise levels
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • Loss of established soft settlement edge on northern edge of Selsey • Loss of low-lying settlement edge character of East Beach
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Retention of rural undeveloped setting of Church Norton • Retention of an established vegetated settlement edge for Selsey • Retention of an open rural setting for the listed buildings • Any new development on the northern edge of Selsey will need to include a robust planting scheme to avoid an unacceptable visual impact on the adjacent open landscape • Retention of woodland and all good and moderate quality tree cover including garden trees and locally distinctive boundary treatments (including hedgerow) and features • Retention of other vegetated areas where they contribute to landscape and biodiversity value • Restoring lost field boundaries and connecting woodland • Retaining legibility and setting of PRoW network and create additional links • Conserve rural character of lanes in particular Rectory Lane and Grange Lane

Conclusion and recommendations and potential capacity of sub-area

Sub-area 153 has a medium/low capacity, however it is a sub-area with contrasting landscapes, which has resulted in their varying suitability for new development. The northern section will be constrained by its open rural and in places remote landscape character alongside its role in the undeveloped setting of Pagham Harbour and the adjacent coastline. The southern section is more influenced by the built settlement edge of Selsey.

It is recommended that no development takes place within the northern and central sections of this sub-area. However, within the southern section adjacent Selsey with the right mitigation plan, there may be some opportunities for new development. This southern section is, however, highly visible from the adjacent PRow and the existing settlement edge is also clearly defined by vegetation adjacent Park Lane. Areas of proposed new development would also need to be informed by further landscape and visual impact assessment and sensitively integrated into the landscape, respecting the historic settlement pattern and local distinctiveness, to avoid any landscape or visual harm.

Additionally, 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-areas: 170: Somerley – East Wittering Coastal Plain

West Sussex County Council Landscape Character Assessment (WSCCLCA) LCA SC3 Chichester Harbour

Chichester District AONB Landscape Capacity Study – Zone 15

Chichester Harbour AONB Landscape Character Assessment (CHAONBLCA) LCT / LCA I Coastal Peninsula; I1 Manhood Peninsula

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

LCA SC3:

- Contrast with the surrounding open agricultural land.
- Localised presence of woodland, for example, Old Park Wood, Bosham and Church Norton Wood.
- Wind-shaped trees and scrub.
- Harbourside field patterns mainly the result of 18th and 19th century Parliamentary Enclosure.
- 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.

CHAONBLCA:

- Broadly flat land overlying brickearths, intersected by small streams or rithes.
- Predominantly open arable farmland with medium to large scale field patterns.
- Small scale hedged paddocks, concentrated around the villages, have an intimate character.
- Dispersed modern roadside development along the A286.
- Distinctive clusters of flint and brick cottages at Itchenor, Birdham and Dell Quay.
- Overall the area retains a largely rural undeveloped character.
- Birdham has a very small historic core centred around the church and a small green, comprising a few brick and tile cottages. The rest of the settlement comprises undistinguished modern terrace/detached house development, together with small commercial buildings along the A259.
- Overall condition of the area is moderate. The loss of hedgerows from parts of the arable farmland has eroded visual and ecological character in parts. (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, rifes and ditches.
- 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.
- 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.

CHAONBLCA:

- Landscape Strategy (within AONB) is conservation and enhancement.
- Conserve the rural, undeveloped character of the area.
- Conserve and manage hedgerows, copses and small woodlands.
- Conserve distinctive historic field patterns.
- Promote better management of horse grazed areas around Itchenor Gate/Shipton Green and Birdham.
- Ensure any small scale development in the historic core of villages responds to historic settlement pattern and locally distinctive styles and materials.
- Conserve and enhance the landscape setting of the villages and small estates.
- Ensure any new harbourside development does not result in significant loss of trees and hedges, avoids the introduction of suburban styles and materials and is of an appropriate scale, form, design, materials and colour that responds to landscape setting.
- Consider possible visual impacts of any large scale glasshouses and shed development outside the AONB

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.

CHAONBLCA:

- Sea level rise
- Past loss of hedgerows.
- Potential pressure for large new farm buildings and glasshouses, both within and outside the AONB.
- Expansion of horse grazing, together with other small scale incremental changes.
- Visual intrusion from existing harbourside housing development.
- Potential pressure for additional harbourside housing development.
- Potential strategic development southwest of Chichester outside the AONB designated area
- The sensitivity 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.

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Sub-area map:

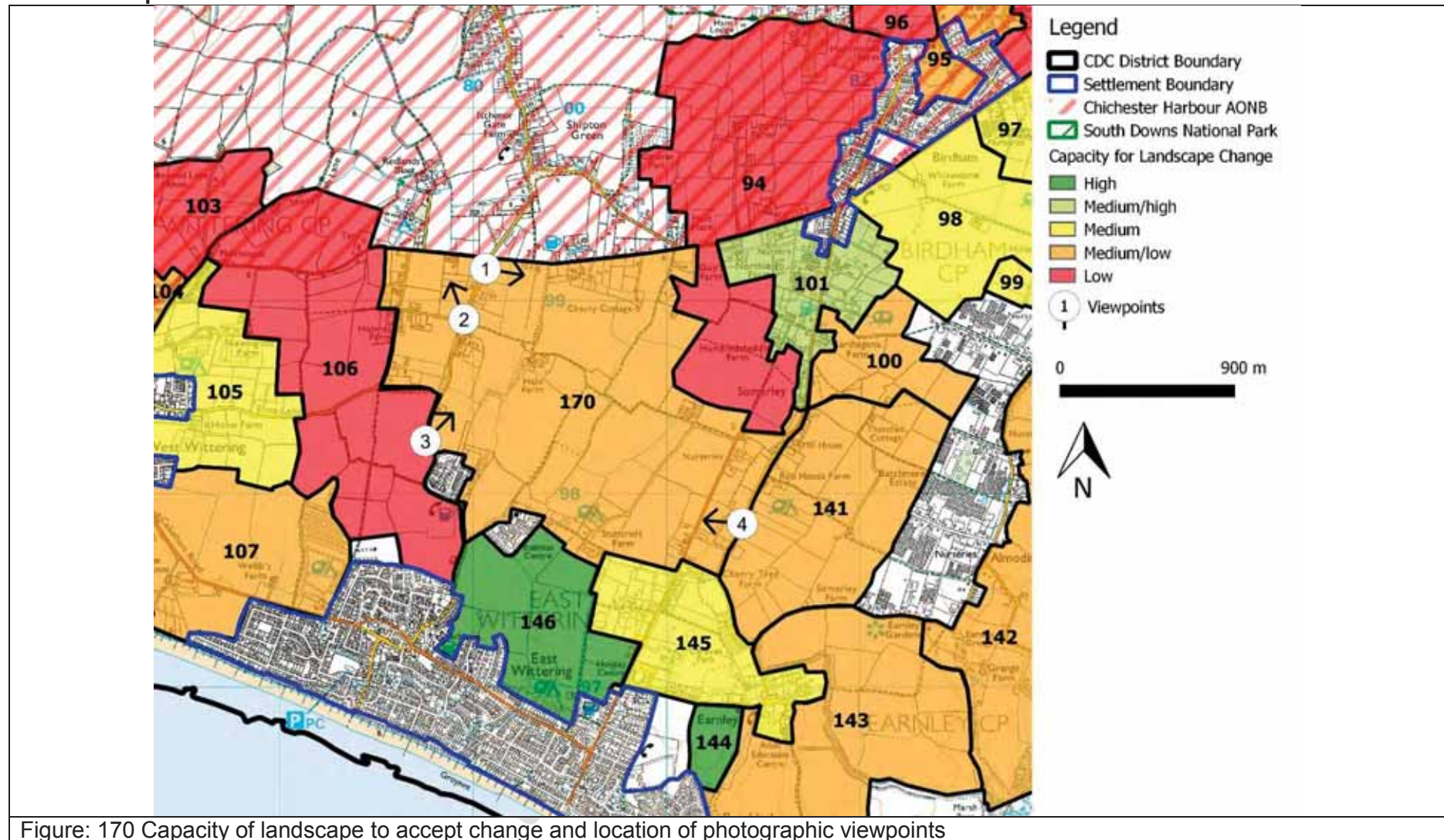


Figure: 170 Capacity of landscape to accept change and location of photographic viewpoints

Sub-area description:

Sub-area 170 is a large sub-area south-west of Birdham, north of East Wittering. The B2179 forms the northern boundary with the AONB beyond. The area is largely made up of arable fields, with the small housing estate of Furzefield and the Church Farm business park in the south west, Chapel Lane forming part of the western boundary, and Bookers Lane part of the eastern boundary.

For more detail refer to record sheets.

Photographs:



Photo 1: View east from Piggery Hall Lane, across small-scale, enclosed pasture fields, with strong landscape structure.

Photo 2: View north-west from Piggery Hall Lane across flat, small-scale, enclosed pasture fields, with strong landscape structure.



Photo 3: View north-east from Piggery Hall Lane. Central part has larger, more open arable fields, with a weaker hedgerow structure and longer views.



Photo 4: View west from Bookers Lane across flat, small-scale, enclosed pasture fields, with strong landscape structure.

Please refer to section 3 methodology of the assessment process

- 1. Visual Sensitivity: Medium**
 - Much of sub-area visible from a relatively high number of footpaths, settlements, roads – paddocks to edges are less visible.
 - Views out often limited by strong hedgerow / tree framework, particularly around edges.
 - Central part more open; some parts are visually prominent
 - Distant views to South Downs
 - Sub-area forms skyline where there is an absence of taller vegetation or landform forming a backdrop
 - Sensitive view receptors close to AONB
 - Strong hedgerow structure provides good opportunities to build upon

2. Landscape Sensitivity: Medium

- Perceptibly flat and low-lying – at and around the 5m contour
- Ditches, including water course / flood zone running south of Hale Farm
- Mostly arable farming with some pasture fields to western, northern and south-eastern edges
- Characteristic belt of poplars east of Holt Place
- Some tree belts to edges
- Hedgerows along roads (with trees) and to some internal boundaries (often without trees), particularly strong hedgerow pattern around smaller fields at edges
- Small section within Somerley CA and localised setting for a number of scattered listed buildings – including a group within the CA
- Largely unspoiled and tranquil landscape, somewhat affected by roads chiefly the B2179
- Open character with some sense of exposure, within centre, more enclosed within smaller field pattern to edges
- Much of the sub-area is a simple landscape with irregular field patterns; smaller-scale, more complex and regular pattern to edges

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

4. Wider Landscape Sensitivity: High

- Not immediately adjacent to any main settlement
- The area has strong connections with the wider LCA and feels very rural
- Contains thin strips within flood zones

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

6. Landscape Value: Medium

- Forms part of setting of AONB
- Small part within Somerley Conservation Area
- Localised setting to Grade II* and II 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 in AONB and conservation area • Loss of views to SDNP
<p>Potential effect on key landscape characteristics</p> <ul style="list-style-type: none"> • Loss of grade 2 agricultural land • Impact on Somerley Conservation Area and listed buildings • Extension of dense settlement into largely undeveloped countryside • Erosion of rural and tranquil character
<p>Potential effect on key settlement characteristics</p> <ul style="list-style-type: none"> • Erosion of loosely settled, linear pattern of Somerley • Introduction of built form into largely undeveloped countryside
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Retention and restoration of hedges and trees • Strengthen the existing landscape framework through hedgerow and native tree planting • Encourage the planting of new small woodlands and long-term management of woodland blocks • Retaining legibility and setting of PRoW network and creating additional links • Conserve and manage ditches • Conserve rural character of settlements • Promote better management of horse grazed areas

Conclusion and recommendations and potential capacity of sub-area

Sub-area 170 has a medium / low capacity, constrained by its location partly within the Somerley Conservation Area, its adjacency to the AONB, and its generally rural and undeveloped character.

It is possible that a very 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.

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