

LAND TO THE WEST OF WOODGATE NURSERIES, WOODGATE

Summary Landscape and Visual Baseline

DLA.2306.RPT.02

March 2026

On behalf of





NOTICE

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Document Title:
Land to the West of Woodgate Nurseries, Woodgate

Document Reference:
DLA.2306.Summary L&V Baseline.RPT.02

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Document History

Rev.	Purpose	Author	Checked	Reviewed	Authorised	Date
V1	Draft	NP/VDC	MD	MD	MD	19.02.26
V3	Draft for comment	NP/VDC	MD	MD	MD	N/A
V4	Draft for comment	NP/VDC	MD	MD	MD	24.02.26
V5	Final draft	NP/VDC	MD	MD	MD	25.02.26
V6	Final draft	NP/VDC	MD	MD	MD	18.03.26
V7	Final draft	NP/VDC	MD	MD	MD	31.03.26

Revision	Description Of Changes

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Davies Landscape Architects,
Office 1C,
1 - 2 King Street
Stroud,
Gloucestershire,
GL5 3BS

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APPENDICES

APPENDIX A: LANDSCAPE CHARACTER EXTRACTS/ALS VALUE, SENSITIVITY AND CAPACITY TABLES

1 INTRODUCTION

1.1 Site Location and Proposals

- 1.1.1 This baseline landscape and visual summary has been prepared by Davies Landscape Architects Ltd (DLA) on behalf of Hanbury Properties.
- 1.1.2 This report accompanies a pre-application submission for the proposed residential development of the site at Land West of Lidsey Road (A29) with up to 220 dwellings (Use Class C3), informal and formal public open space, landscaping, drainage, and other associated works. This report provides a summary of the key landscape and visual characteristics of both the site and its setting, in order to demonstrate a sound landscape led design approach to the site.
- 1.1.3 The site lies within the planning jurisdiction of Arun District Council (ADC).
- 1.1.4 The 9.2ha site (OS centred SU 93320 03976) lies to the west of Lidsey Road (A29), directly east of the Lidsey Landfill and south of West Coastway Railway Line respectively as shown on Figure 01. As shown on Figure 02 the land directly east is subject to several outline and reserved matters planning approvals for residential use which will see the redevelopment of the disused nursery sites and expansion of settlement along the A29.

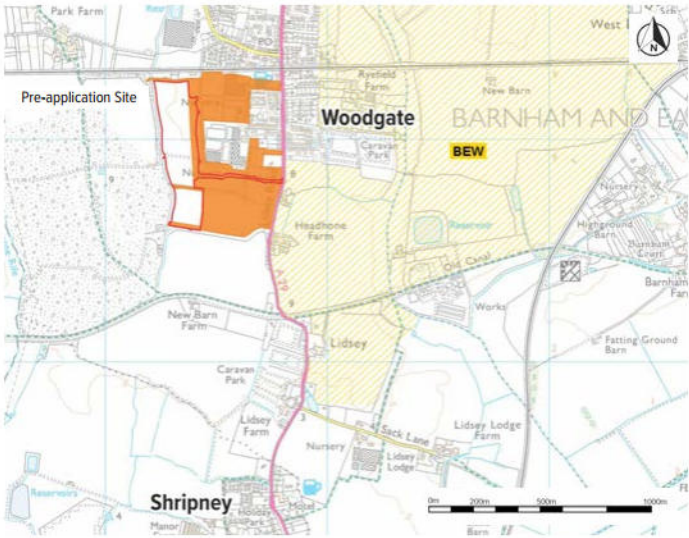


Figure 01 - Site Location (Existing Context)

1.2 Methodology

- 1.2.1 This summary note has been undertaken by fully qualified, trained and experienced landscape professionals using techniques and best practice guidance in accordance with the following guidelines:
- 'Guidelines for Landscape and Visual Impact Assessment' - Landscape Institute and the Institute of Environmental Management and Assessment, 2013 (Third edition).
 - Assessing landscape value outside national designations - Landscape Institute Advice Note TGN 02-21.
 - An Approach to Landscape Character Assessment - Natural England October 2014.
 - Visual Representation of Development Proposals – Landscape Institute Technical Guidance Note 06/19.

Photographic Material

- 1.2.2 Photographs have been taken from within and around the site to demonstrate landscape features, the surrounding context and possible view receptors. Representative Viewpoint Photographs (RVP) are selected to provide a representation of the potential views from different types of receptors within the local area.

Other Technical Sources

- 1.2.3 As part of the application the following initial technical reports have been produced and used to inform the landscape and visual baseline and design strategies:
- Arboricultural Survey - Undertaken by Barrell Tree Consultancy
 - Ecological Appraisal - Undertaken by South Downs Ecology
 - Transport Assessment - Undertaken by Highgate Transportation
 - Flood Risk Assessment - Undertaken by BP Civils

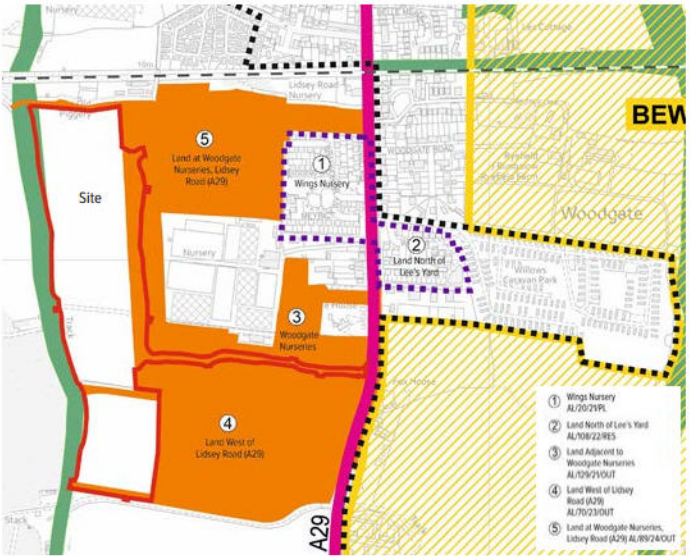


Figure 02 - Adjacent Approved Developments

1.3.1 The study area has been determined through a combination of desktop study, contour maps, sectional analysis and subsequent field surveys. It identifies the extent upon which the proposals have the potential to affect, either directly or indirectly, the landscape character or visual amenity of the area. A Zone of Theoretical Visibility (ZTV) has been run with a transmitter¹ set at 9.5m on the highest points of the site to allow for a maximum equivalent 2 storey residential building height parameter. Woodland and existing development within the GIS mapping study area has been set at heights of 10m and 8m, respectively, and their locations checked against aerial mapping and during site visits. The landform directly west of the site comprises an elevated area of land fill which has also been considered at the relevant heights.

1.3.2 The initial ZTV study area identified potential views from within an approximately 3km radius of the site. Following the site visit, this was adjusted to reflect the screening potential of intervening vegetation and local topography as a refined study area of within 1km. In reality, the site's primary visual envelope would be limited to area within and directly surrounding the site as a result of both existing vegetation and built form, and built form proposed within the consented schemes. This is discussed further in Section 4: Views and Perceptual Analysis.

The map displays a 'Refined Study Area - 1.0km radius' centered on a specific location. The study area is outlined in red and includes several buildings and structures. Surrounding the study area are various farms and fields, including Park Farm, Woodgate, Headstone Farm, and New Barn Farm. A road network is visible, with a major road running vertically through the center. The map also shows surrounding areas like 'The Mill' and 'Nursery'. A dashed black circle indicates the 1.0km radius boundary.

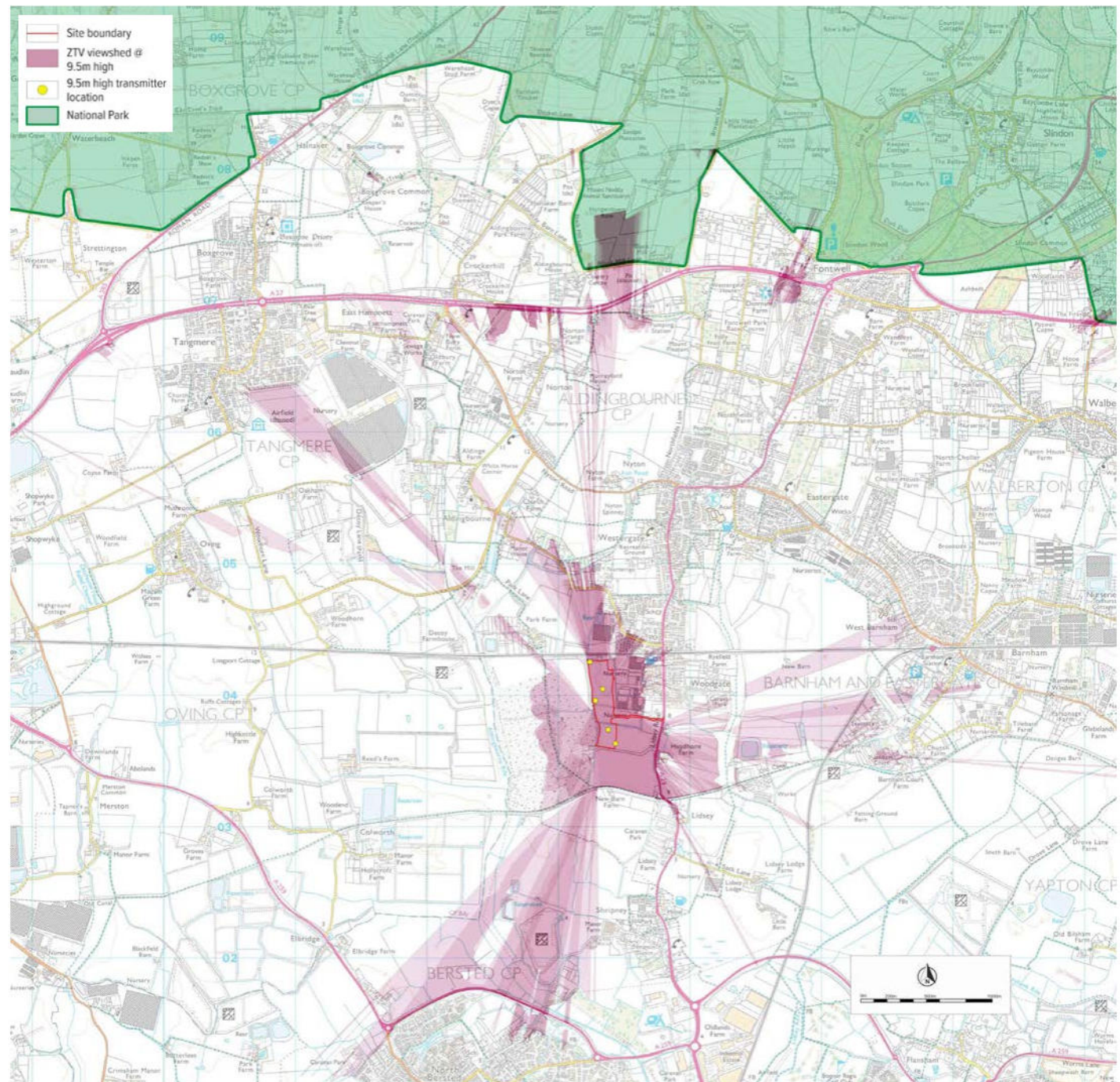


Figure 03b - Refined Study Area (left)

2 RELEVANT POLICY & CONSIDERATIONS

2.1 Landscape Policy Background

2.1.1 This section has been structured to provide an overview of national, regional and local landscape policy considered relevant to the location and nature of the proposed development. These will be taken forward as part of the site considerations and will influence the design strategies.

2.1.2 Table 01 sets out the relevant policies alongside a summary of the landscape responses and actions to be considered as part of the development strategy.

2.1.3 The relevant Local plan resources are as follows:

- Adopted Arun Local Plan 2011-2031 July 2018.
- Aldingbourne Neighbourhood Development Plan 2019-2031 (Post Examination Plan June 2021).
- Arun District Design Guide (ADDG) Supplementary Planning Document (SPD) Adopted February 2024.
- Public Open Space, Playing Pitches and Built Facilities January 2020 SPD.
- Arun Open Space Toolkit.

2.1.4 The assessment also relates back to evidence bases that have been used to inform the Local Plan process and provide background information into the potential criteria for assessing the capacity of sites across the district for development. These include:

- Arun Landscape Study 2017 - Landscape Capacity of Strategic Sites in Arun District.
- Arun Landscape Study 2006.

2.1.5 Figure 04 illustrates the relevant landscape policy extracted from the Local Plan and approved developments at the emerging settlement edge.

2.2 Open Space

2.2.1 Local Plan Policy OSR DM1 states that the public open space provision should align with the latest Open Space Study. The current SPD referred to is therefore the 'ADC Open Space, Playing Pitches, Indoor Built Sports Facilities January 2020'.

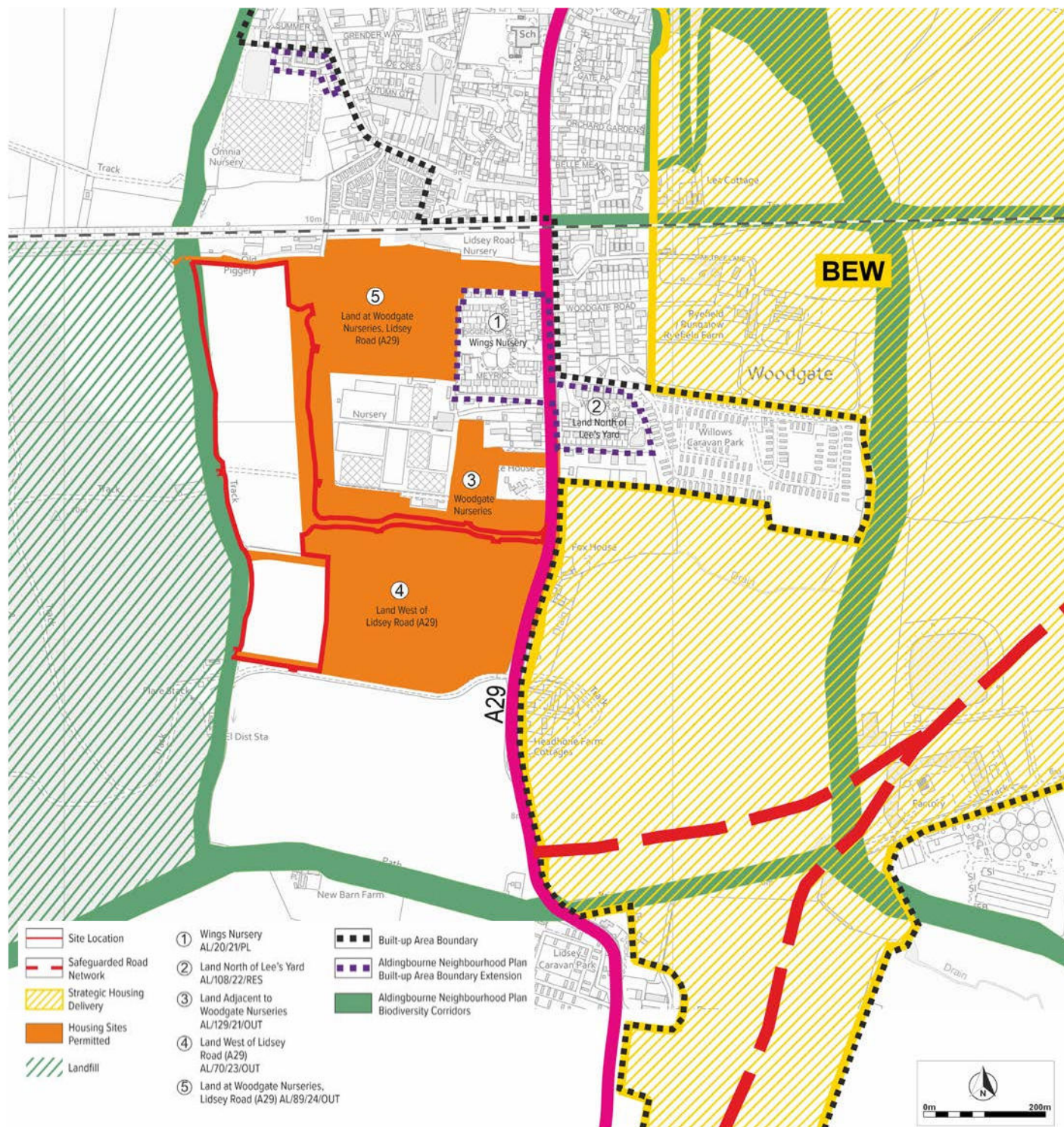


Figure 04 - Policy Considerations

Table 01 - Relevant Landscape Policy

	RELEVANT POLICY	LANDSCAPE EMPHASIS AND DESIGN RESPONSES
NATIONAL PLANNING POLICY FRAMEWORK (NPPF) DECEMBER 2024	8 - Promoting Healthy and Safe Communities	Landscape and visual elements that are considered important when creating healthy and inclusive communities are; • Positive planning for social interaction through easy accessibility, open space, use of shared spaces and community facilities; • Promote healthy lifestyles, social and cultural well being; • Safe and accessible environments, including clear and legible pedestrian routes and high quality public space which encourage the active and continual use of public spaces; and • Access to high quality open space and opportunities for sport and recreation.
	12 - Achieving Well - Designed and Beautiful Places	Paragraph 135 outlines the importance of good architecture, layout and landscaping in creating visually attractive design. Layouts should positively respond to and improve the local character and history of the built environment and landscape. The overriding policy sets out the need to establish a strong sense of place, through good urban design, creating places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users. Paragraph 136 sets out the importance of trees within design to create character, quality urban environments and mitigating climate change. Layouts should ensure new streets are tree lined and include opportunities for additional trees within areas such as parks and communities orchards. Existing trees should be retained where possible.
	15 - Conserving And Enhancing The Natural Environment	The policy reflects the requirement to contribute to and enhance the local and natural environment. 'Valued' landscapes and those with biodiversity and geological value should be protected and enhanced, and decisions should be compliant in enhancing the intrinsic positive features that contribute to both the landscape character, natural capital and ecosystems services. Paras 036 and 037 of the Natural Environment Planning Practice Guidance (NE PPG) identifies LCAs as an important tool within this process. NPPF Para 192 and NE PPG paras 005 & 006 reiterate the importance of Green Infrastructure for ecosystems services and landscape character. The policy reflects the requirement to contribute to enhancing the local and natural environment and the protection of 'valued' landscapes. Policy and decisions should enhance the intrinsic positive features that contribute to landscape character, scenic beauty and biodiversity.
LOCAL PLANNING POLICY ADOPTED ARUN LOCAL PLAN 2011-2031 (JULY 2018)	Policy SD SP1a: Strategic Approach - C	The development will be considered in relation to the adjacent approved planning permissions for residential development directly east of the site. The proposals provide opportunities to rationalise and strengthen the settlement edge in this location, having well-defined boundaries on all aspects that can contain development within the current field pattern.
	Policy SD SP1a: Strategic Approach - K	Existing landscape and ecological features of value will be retained as part of the Green Infrastructure (GI) network. There will also be opportunities for enhancement of these features and to improve connectivity around the scheme as part of wider green corridors and open space. A net gain in biodiversity will be achieved through enhancement and protection of the existing ditches, as well as, additional tree and hedgerow planting as part of the streetscape and species-rich grassland areas and margins around the SUDS features.
	Policy C SP1: Countryside	The proposals will be landscape led to ensure a sensitive and appropriate response and transition for the settlement fringe location. This will include the consideration of key boundary treatments that complement the wider landscape and approved schemes to the east to ensure a strong, well-defined and holistic settlement edge.
	Policy GI SP1: Green Infrastructure and Development	Whilst not within the GI Network Map for Aldingbourne, the policy sets out a series of functions that can be used to strengthen GI. The proposals will embody this through easily accessible pedestrian/cycle links around the site, enhancement and extension of the current GI network and condition of key landscape and ecological features and introduction of new native features as boundary treatments for increased connectivity and habitat potential.
	Policy LAN DM1: Protection of Landscape Character	The contribution of the site to the LCA is outlined within the following pages of the LVBA and summarised in Table 03. Any identified key assets pertaining to character will be retained as part of the landscape and development strategy alongside measures to restore, enhance or extend the positive characteristics which contribute to character, placemaking and identity.
	Policy D SP1: Design	In relation to landscape, the proposals will respond positively to the character and local landscape context. The LVIA will identify any sensitive views, vistas and skylines to be considered as part of the landscape strategy in order to create a well considered development and public realm.
	Policy D DM1: Aspects of Form and Design Quality	The retention and enhancement of existing landscape assets and the creation of new planting areas will be carefully considered against the arboricultural and ecological advice, as well as the benefits to place making and character. Any losses to trees will be compensated and a notable increase in tree cover within the site will be achieved.
	Policy HWB SP1: Health & Wellbeing	The proposals will be landscape led to create multifunctional green spaces which afford positive benefits to health and well-being. These spaces and links will also be considered holistically with the surrounding context and permissions to ensure a strong, well connected network that allows easy access to nature and encourages daily informal recreation.
	OSR DM1: Open Space, Sport & Recreation	The calculator requires a provision of public open space (inclusive of Parks and Gardens typology) and play space as set out in Table 02. This is then further refined by applying the 'threshold triggers' set out within the 2020 ADC Open Space SPD. The proposals will consider the various typologies as part of a holistic design response in line with the landscape character and GI network.
	Policy OSR SP1: Allotments	The Arun Open Space Calculator does not identify an on site requirement for the provision of allotments for a development of this scale. This will therefore be considered as an off site contribution.
	Policy ENV SP1: Natural Environment	Existing features and assets of value will be retained, managed and enhanced, where feasible, as part of the landscape and development strategy to ensure their longevity and continued contribution to character and biodiversity. The proposals will also create new habitats and connectivity between existing and proposed features to extend opportunities across the local area.
	Policy ENV DM4: Protection of Trees	The application and proposals will be supported by a BS:5837 Tree Survey that will form part of the landscape considerations and strategy to avoid, reduce and mitigate any potential impacts to existing trees of quality on site. Measures will include ensuring development lies outside of any identified Root Protection Areas (RPAs) and delivering additional tree planting within the public realm to compensate for any losses. An Arboricultural Impact Assessment will also be undertaken as part of the application.
Aldingbourne Neighbourhood Development Plan 2019 - 2031 (Post Examination Plan 2021)	Policy H8: Outdoor Space	H8.1 - Existing habitat corridors, including hedgerows and ditches, will be retained as part of the GI. These features will form part of the wider network to deliver a series of interlinked open spaces that enhance wildlife and biodiversity around the site. These spaces will provide a variety of habitats, species diversity and overall net gain in biodiversity against the current baseline. H8.2 - The scheme provides an opportunity to link with the adjoining approved permissions through informal open space, extending the network.
	Policy EH2: Green Infrastructure and Ecosystem Services	EH2.1 - The existing boundaries and green corridors will be retained and enhanced as part of the GI/design strategy.
		EH2.2 - The western edge of the site abuts a Biodiversity Corridor identified in the NP. The overall aim is to provide a net gain in biodiversity across the site with increased connectivity between features to enhance the function and contribution of the corridor and habitats on site.
	Policy EH5: Surface Water Management	EH5.5 - The use of ponds and basins will be considered as part of both the GI and drainage strategies to create attractive key features within the public open spaces, contributing to the setting and managed for biodiversity and well as providing a suitable SUDS feature.
		EH5.7 - The GI strategy will consider the clearing and enhancement of the existing ditches and improved connectivity where feasible.
	Policy EH6: Protection of Trees and Hedgerows	EH6.1 - The removal of any trees and hedgerows will be carefully considered through consultation with the arboricultural and ecology surveys. Any loss of vegetation will be compensated through replacement planting along proposed boundaries and within the public realm to extend and enhance the wider character of the settlement.

- 2.2.2 Table 02 sets out the relevant typologies identified within the SPD and the required contribution for the site. This is further verified by the ADC online calculator which sets the household occupancy rate at 2.2 persons per dwelling which, for up to 220 units, equates to a population of 484 persons².
- 2.2.3 The given ‘trigger’ thresholds³ are also included within the table. The site does not trigger the threshold for on site allotment provision and the areas required for SUDS will not be included within any open space provision, in line with policy requirements for year round usability and function.
- 2.2.4 Figure 05 illustrates the recommended walking distances of the current and anticipated future public open space and play provision proposed as part of the surrounding approved planning permissions
- 2.2.5 The site itself lies within the recommended walking distance of several existing and approved LEAPs to the east demonstrating accessibility to local provision and opportunities to extend links through the site to provide additional benefits to the local existing and future community.

² <https://www.arun.gov.uk/supplementary-planning-documents-spd/#openspaces>

³ Taken from table A5.4 of the SPD

Table 02 - Open Space Provision

ADC CATEGORY	SPD TYPOLOGY	M² PER PERSON	REQUIRED PROVISION FOR 484 POPULATION (220 dwellings)	TRIGGER THRESHOLD
PUBLIC OPEN SPACE	Parks and Gardens	8	3,872	143 or more dwellings. Minimum size 1 hectare
	Amenity Green Space	6	2,904	15 or more dwellings
	Natural and Semi Natural	18	8,712	57 or more dwellings
	TOTAL PUBLIC OPEN SPACE	32m2	15488m2	
PLAY SPACE	Local Areas of Play (LAPS)	2.5	1,210	9 or more dwellings. Minimum size 100m2
	Local Equipped Areas of Play (LEAPS)			34 or more dwellings. Minimum size 400m2
	Neighbourhood Equipped Areas of Play (NEAP)			83 or more dwellings. Minimum size 1000m2
	Other Outdoor (Multi-use Games Areas (MUGA) or Skate Park)	3	1,452	
	TOTAL PLAY SPACE	5.5m2	2,662m2	
	TOTAL OVERALL REQUIRED PROVISION	37.5m2	18,150m2	

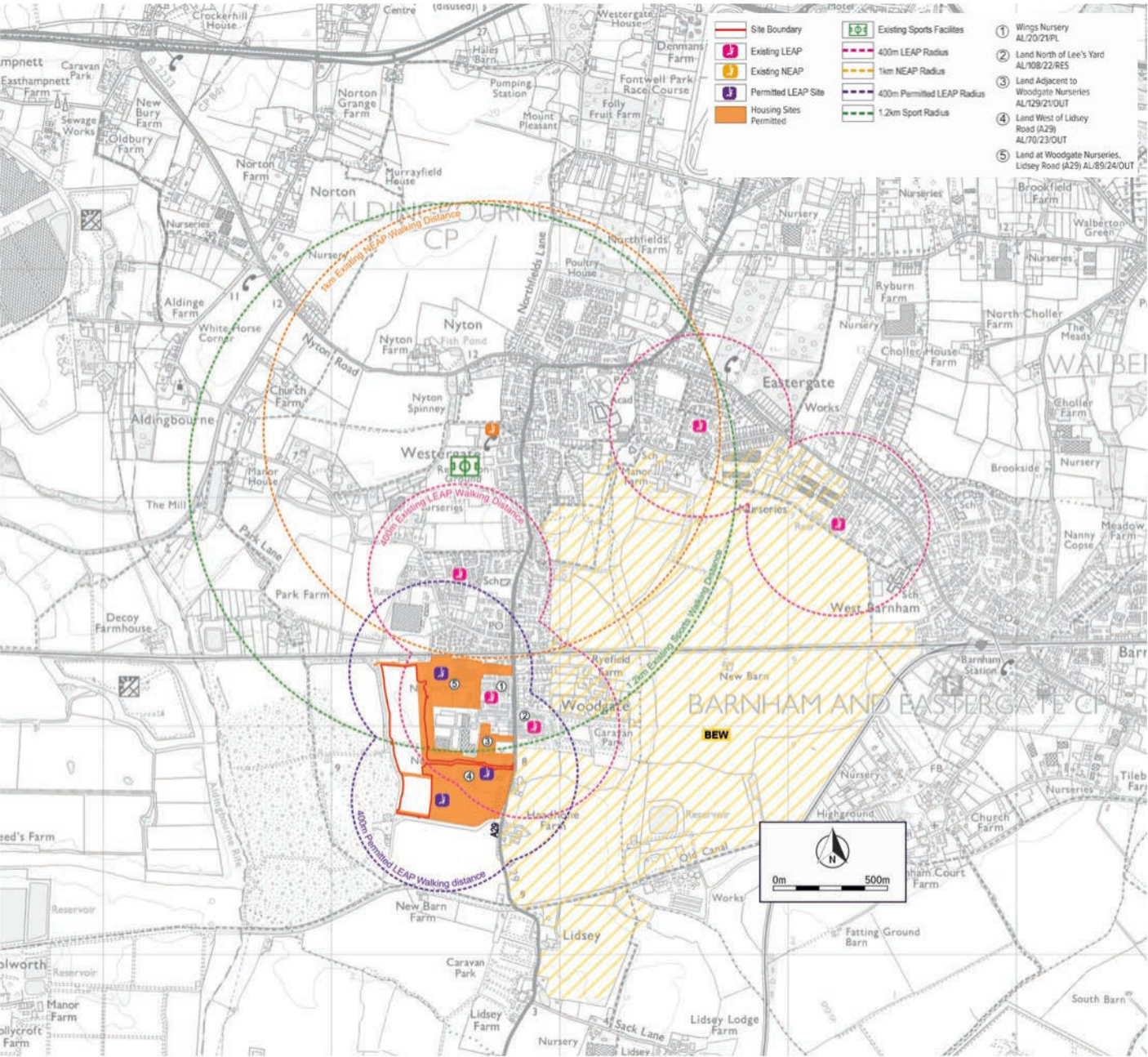


Figure 05 - Existing Open Space Provision

3 SITE CONTEXT

3.1 Access

3.1.1 The A29 forms the main route through Woodgate, providing direct access to Bognor Regis in the south and Barnham, Eastergate and Westergate to the north and northeast. Access to the site is currently obtained from a single width, private, track which runs west from the A29 to the south of Woodgate House. Permission has however been granted for a new access and junction further south along the A29, as part of the AL/70/23/OUT & AL/129/21/OUT applications, which will also serve as the primary vehicular access point for the proposals as part of this application.

3.1.2 Whilst there is no direct public access afforded to the wider site and field, the closure of PRoW ALD 291, across the landfill area to the west, has resulted in an alternative permitted route which runs along the western site boundary to allow for the restoration of the landfill to be completed. The route replaces the former ALD 291 link to provide a north by south connection between the railway line and ALD 200.

3.1.3 ALD 200 forms part of a longer recreational path along the former Chichester and Arundel Canal route. The section of the PRoW to the south of the site is flanked by mature vegetation which limits the extent of experiences towards the site to filtered views and occasional gaps.

3.1.4 Bus stops are located along the A29 Lidsey Road, within approximately 200m north and south of the current access point.

3.2 Designations/Known Assets

Landscape & Heritage

3.2.1 There are no known statutory or non-statutory landscape or heritage assets within the context of the site. The ZTV did not identify any potential public receptors within the South Downs National Park (SDNP), and it is at such a distance (circa 3km) that any changes will be negligible against the surrounding existing and proposed local and strategic developments.



Figure 06 - Site Context

Ecology & Arboriculture

3.2.2 There are no statutory ecological designations covering the site, however it is identified as lying within the 12km buffer of the Singleton and Cocking Tunnels SAC (policy SD10 South Downs Local Plan). The proposals are however not considered to affect or negatively impact the aspirations of the policy. There are no identified Tree Preservation Orders (TPOs) covering the site. TPO/AL/3/24 is the nearest TPO, covering a number of trees associated with the former nursery to the east, beyond the site.

3.3 General Context and Boundaries

3.3.1 The site currently comprises two arable fields, lying between the Lidsey Landfill site to the west and disused former nurseries to the east. The site forms part of the south western fringe of Woodgate which, at present, reflects a mix of dilapidated and unoccupied features and results in a weak settlement edge. Several planning permissions for residential developments within the immediate context will however alter this character, replacing former nursery and agricultural land uses and extending settlement south along the A29 Lidsey Road and further enveloping the site.

3.3.2 To the north, the site is bound by a narrow swathe of land comprising some dilapidated structures and railway line beyond, and whilst the eastern boundary is currently undefined on the ground, a permitted road and landscaped buffer is expected to align the majority of this length once the approved surrounding applications are implemented.



Photograph illustrating truncated views to the west due to the landfill mound

3.3.3 The western site boundary with the landfill is vegetated and forms part of a Biodiversity Corridor aligned with mature trees and a ditch at the foot of the manmade bank. These landfill banks rise notably to the west of the site, truncating experiences with the wider landscape and resulting in an uncharacteristic elevated mound and close horizon.

3.3.4 The southern boundary is also undefined, but runs broadly parallel to the existing hedgeline along the northern extent of the landfill access track.

3.4 Landscape Character

3.4.1 The site lies within National Character Area (NCA) 126 South Coastal Plain (NE525) which provides a broad brush character assessment across a wide area. This assessment has been refined as part of the county and local studies, providing a more locally relevant assessment of the key qualities that contribute to the character. These include:

- **County - West Sussex Landscape Character Assessment - SC9 Chichester to Yapton Coastal Plain.**
- **Local - Arun Landscape Study - LCA 13 Westergate Fringe.** The study further refines these areas surrounding settlements into smaller Landscape Character Types (LCTs) of which the site comprises the following as illustrated in Figure 07.

– **L1a - Large-scale enclosed arable farmland (southern part of site)**

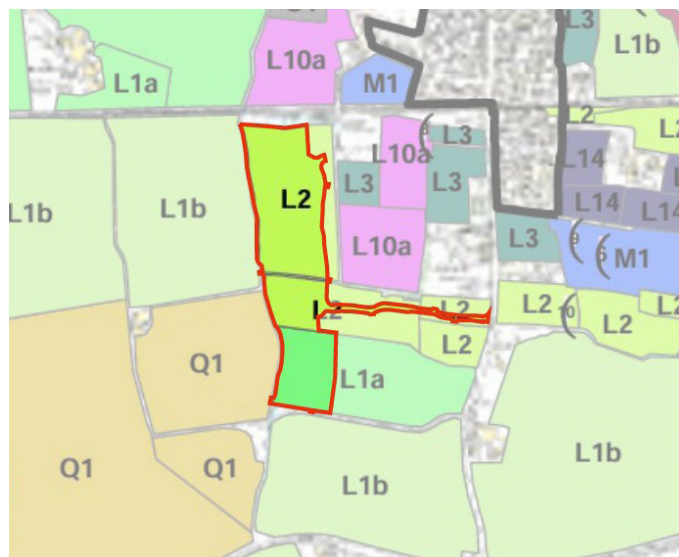


Figure 07 - Extract from ALS with site boundary (NTS)

– **L2 - Medium/small-scale arable (majority of site)**

3.4.2 A summary of the key characteristics is presented in Table 03.

Contribution to Character Summary

3.4.3 Overall, the site visits concluded that the mature trees beyond the western boundary, ditch and hedgerows reflect a positive contribution to the LCT boundary descriptions and, along with the relatively flat landform and wider vegetated field boundaries, contribute to the enclosed character of the site and LCA resulting in a **Moderate Contribution**. Beyond these characteristics, the site and current surrounding landscape has a very limited positive influence on the landscape character, wider associations with the arable landscape to the west and settlement edge.

3.4.4 It is also noted that the immediate character will be altered in the future by the strategic BEW allocation and redevelopment of the adjacent fields for residential use. This will result in the southwards extension of the settlement, and will completely replace the current arable and horticultural land uses to the east and west of the A29, removing current detracting influences to create a strongly defined settlement threshold formed by the AL/70/23/OUT and AL/129/21/OUT outline planning permissions, as well as the forthcoming permission for AL/89/24/OUT following resolution to grant in 2025. In this instance, the contribution of the site to the current LCT and LCA will be further reduced and severed from the identified arable context by both settlement expansion and the neighbouring landfill.

SC9 Land Management Guidelines

3.4.5 The following guidelines are taken from the West Sussex LCA (SC9) and are considered pertinent to the site .

- 'Create a new, large scale tree and hedgerow framework which complements the open intensively farmed landscape, whilst maintaining significant views of Chichester Cathedral, the South Downs and local features.
- Maintain and strengthen field boundaries such as hedgerows and shelterbelts.
- Link up existing remnant hedgerows and tree lines to re-establish coherent field boundaries and wildlife corridors.

- Establish new vegetation features by the planting of hedgerows and tree clumps in field corners and along roadsides, especially those approaching settlements’.

3.4.6 In addition to the 2003 study, West Sussex commissioned further studies as follows:

- A Strategy for the West Sussex Landscape 2005; and
- The Local Distinctiveness Study of West Sussex 2005; the site lies within the South Coast Plain Character Area.

A Strategy for the West Sussex Landscape 2005

3.4.7 The following are noted in regard to landscape guidelines for residential development on the rural urban fringe:

- ‘Ensure that buildings and infrastructure are located to avoid loss of important on-site views, and off-site views towards features such as church towers, fine buildings, historic and archaeological monuments or the wider landscape, as well as avoiding intrusion onto sensitive ridgelines, prominent slopes, and damage to settlement settings.
- Seek new development of high quality which fits well within the landscape and reflects local distinctiveness and characteristics in terms of settlement form, height, scale, plot shape and size, elevations, roofline and pitch, overall colour and texture and boundary treatment (walls, fences, hedges, gates).
- Make the most of opportunities for conservation, restoration and enhancement of existing buildings in keeping with local and historic character.
- Retain where possible on new development sites key landscape features such as woodland, watercourses and hedgerows, as a basis for the new landscape structure and setting of the site.
- Conserve and enhance green corridors into settlements when development is being considered and retain where possible existing wildlife habitats, hedgerows, shelterbelts, orchards, and trees and shrubs.
- Ensure that the design, layout and ground modelling of new development takes account of the nature (grain) of the adjoining landscape.
- Integrate new development on the edges of settlements into the wider landscape. Use open space and planting in keeping with local character to provide a visual link to the countryside and an attractive backdrop and foil to new development.

- Incorporate where possible intact historic landscape and visible archaeological features within landscaping schemes’.

Topography

3.4.8 The topography of the local area is consistent with the LCA Coastal Plain characteristics, representing a typically flat and low lying landscape at the base of the Downs. Levels within the immediate area fall broadly south, from around 10m to 3m AOD, with subtle undulations influenced by the various rifes which dissect the area in a north by south direction.

3.4.9 The only notable departure from the characteristic flat topography of the area is the Lidsey Landfill which lies directly west of the site. The landfill has resulted in a large raised plateau at circa 12-15m AOD which forms a man made and alien feature within the immediate context of the site.

3.4.10 Levels across the site fall gently west/southwest from circa 10.2m AOD in the northeastern corner to 7.3m AOD in the southwestern corner. There are no notable changes in landform beyond the ditches which denote the wider field boundaries to the north, west and south.

Geology

3.4.11 The British Geological Survey⁴ describes the bedrock geology of the area as London Clay Formation - clay, silt and sand. Soilscapes⁵ describes the area as Soilscapes 22: Loamy soils with naturally high groundwater. An area mostly used for arable crops replaced by grass where areas are too stony or wet. This is consistent with the observations made on site visits.

Hydrology

3.4.12 The site lies within Environment Agency Flood Zone 1 reflecting a low probability of flooding from rivers and seas.

3.4.13 Within the immediate locality, there are several ditches associated with the wider field boundaries and margins. These form characteristic features of the LCA and are evident to the north and west, and crossing the southern section of the site.

3.4.14 Aldingbourne and Lidsey Rife lie further west and east, of the site respectively, influencing the topography of the area and draining the low

⁴ https://geologyviewer.bgs.ac.uk/?_ga=2.269174707.370720518.1753865991-716302837.1753865991
⁵ <https://www.landis.org.uk/soilscapes/>

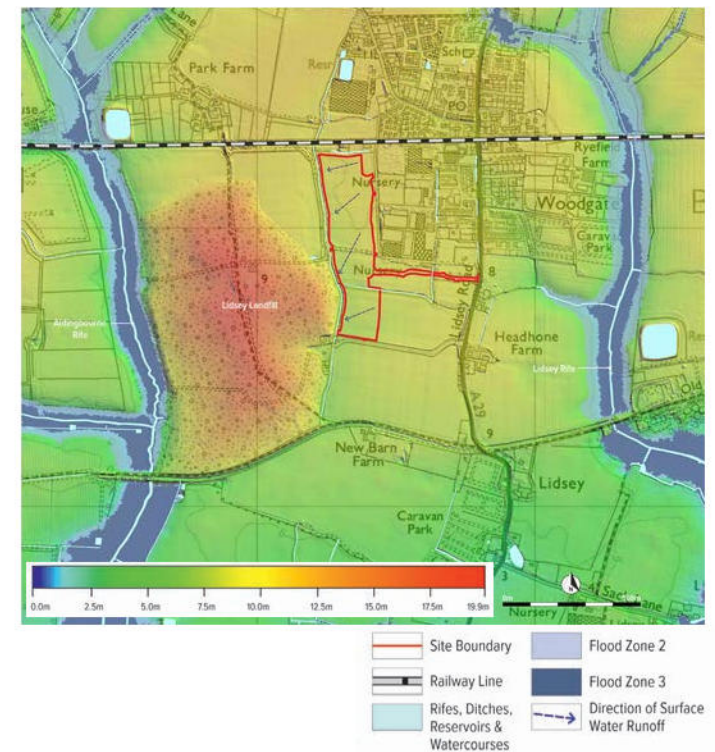


Figure 08 - Topography & Hydrology

Table 03 - Landscape Character Assessments Key Characteristics

West Sussex LCA (2003) – SC9 Chichester to Yapton Coastal Plain	LCA13 - Westergate Western Fringe Landscape Character Area	Arun Landscape Study (2006) Landscape Character Types		Site Contributions
		LCT L1a: Large-scale enclosed arable farmland (Southern Extent of Site)	LCT L2: Medium/small-scale arable (Northern & Mid Sections of Site)	
TOPOGRAPHY, GEOLOGY & DRAINAGE				
Low lying flat open landscape.		Typically found on upper coastal plain, at the foot of the downlands		The site and surrounding area reflect the low lying and flat landscape which characterises the LCA. The only notable departure from this is the landfill site directly to the west which creates an elevated feature - Moderate Contribution .
Meandering rifes and straight drainage ditch systems, with associated unimproved grassland and edged by reed beds.				Drainage ditches are a key feature in the locality, however they are limited within the immediate context of the site, forming boundaries to the wider field margins and along the western boundary of the site. Their condition is currently overgrown requiring management and there are no associations with the Aldingbourne Rife which lies to the west of the landfill - Moderate Contribution with opportunities to positively improve .
LANDSCAPE FEATURES				
A low density of hedgerows and hedgerow trees with occasional shelterbelts.	Vegetation including native hedges and trees, together with cypress shelter belts.	Well developed structure of hedges, shaws, copses and woodland which break up views across it and give a sense of large-scale enclosure	Field boundaries including ditches, fencing, hedges	The western boundary comprises a mature native tree belt, reflecting a positive characteristic consistent with the enclosure of the LCA. Whilst the remainder of the boundaries are undefined as the site forms part of a wider field structure, the wider fields are bound mature native hedgerows, trees and ditches consistent with the identified characteristics. Fencing is not considered a common boundary feature. A native hedgerow/tree belt and ditch extends east across the site to separate the central and southern field. The fields reflects an arable use, but are not considered high quality - Moderate Contribution
Few trees or hedgerows, partly as a result of Dutch Elm Disease, from the 1970s and the Great Storm of 1987 and overall high quality agricultural land, although, where they do exist, they form prominent features.				
Large gravel pit lakes around the edge of Chichester.				N/A
LAND USE, FIELD PATTERNS, HISTORICAL & CULTURAL CONTEXT				
Large-scale arable farming and market gardening. Extensive farms with both traditional and modern farm buildings and silos.		Intensive arable farmland	Intensive arable farmland	The site is consistent with the LCT description, utilised for crops. The arable fields do not however reflect the 'intensive' qualities or scale of land elsewhere in the LCA, as it has been, and will further be, truncated by the adjacent landfill site and the settlement expansion (current and proposed) south along the A29, reducing its former contribution - Moderate Contribution .
		Relatively large fields across relatively flat or gently undulating landform	Medium - small fields across relatively flat or gently undulating landform	Whilst the site reflects the typical L1a and L2 LCA characteristics of large and medium/small scale arable fields, historic mapping indicates the amalgamation of 4 smaller fields to create the single medium sized arable field within the northern extent of the site. The remainder of the site broadly reflects the historic pattern and large scale. Analysis of historic mapping also highlights the erosion of the historic field patterns within the general locality and subsequent weakening of the settlement boundary as a result of linear settlement expansion southwards along the A29 - Low/ Moderate Contribution .
Clusters of glasshouses.	Patchwork of horticulture (glass houses/ nurseries), Christmas tree plantation, paddocks, mobile home development and playing fields, forming a transition between the built-up area and arable farmland to the west.			This characteristic is not directly evident on site but experienced within the immediate context of the derelict and abandoned structures associated with the former horticultural nurseries to the east. - Negligible Contribution .
Light industry in the countryside at Ford and Tangmere.				N/A
SETTLEMENT PATTERN				
Scattered, historically nucleated villages with mixed building materials of flint, brick, half timber and stone.				The historic linear qualities of Woodgate have been eroded by expansion resulting in its perceived merging with Westergate. The site is undeveloped, however the immediate context to the east is subject to residential permissions which will extend the settlement south along the A29, enclosing the site between a newly defined settlement edge and the Lidsay Landfill. To the north/northeast, the site is influenced by the railway line and single storey residential development beyond which reflects a low quality and adds to the overall medley of architectural styles and eras within the locality - Low Contribution .
Large farmsteads along roads, and on dead-end tracks.				
	Linear residential development along Hook Lane.			
The urban fringes associated with Bognor are particularly obvious, with sporadic urban development in suburban settlements of Tangmere, Barnham, Yapton, and Westergate.				N/A
VIEWS AND PERCEPTUAL QUALITIES				
Long views to Arundel, the Downs and to the distinctive spire of Chichester Cathedral.				The mature vegetation, low lying topography and surrounding settlement context is largely effective at restricting wider views out of the site. Views towards the Downs are distant and are limited to winter glimpses from the southern field, experienced as a distant horizon and backdrop to the foreground settlement context. The elevated landfill area to the west also truncates views in this direction and contributes to the sense of containment of the adjacent arable fields and site. There are no associations or views to higher quality local landmarks or features beyond the detracting - Low/Moderate Contribution .
The relatively open character of much of the area allows long views so that village church towers are important landmarks in views.				
Frequent urban fringe influences of horse paddocks, light industry and disused airfields, with busy minor and major roads.	Patchwork of horticulture, mobile home development and paddocks forming a transition between the built up area and arable farmland to the west.			Redundant horticultural uses are notable between the site and settlement, forming detracting features which weaken the settlement edge in this location; the recent residential permissions will however replace this current outlook. Associations with the wider arable landscape to the west are severed by the landfill site. The A29 forms a main route directly east of the site but is not an overbearing audible influence - Low Contribution .
		Well developed structure of hedges, shaws, copses and woodland which break up views across it and give a sense of large-scale enclosure	Greater sense of enclosure compared to other larger scale arable land types (L1).	Overall, the site benefits from the mature vegetation beyond the western boundary and wider fields, which, in tandem with the low lying topography enhances its sense of enclosure. This sense of enclosure is also influenced by the elevated landfill site directly west, which truncates wider views, and mature vegetation along the access track and adjacent nursery boundaries to the east. The permitted sites on land to the east will further contribute to this, creating a change in use from arable to urban and subsequently extending the settlement south along the A29 - Moderate/High Contribution .

lying landscape south towards the coast. There are no further associations with the rife present on site.

3.5 Landscape Features

3.5.1 Figure 09 illustrates the current site features. The quality and value of these have also been assessed as part of separate ecological and arboricultural technical assessments. The main site area is broadly characterised by arable land, comprising sections of 3 fields separated by a single width farm track, tree belt and ditch. There are no distinctive internal features beyond the farm track, ditch and tree belt which cross the site in an east by west direction, separating the fields. G103 comprises hawthorn and willow standing at approximately 5m high to form a mature linear feature to the north of the ditch. Identified as Category C, the group requires some management to improve its condition but it affords additional screening to the low lying landscape, denoting a historic boundary and is considered a positive characteristic.

Northern Boundary

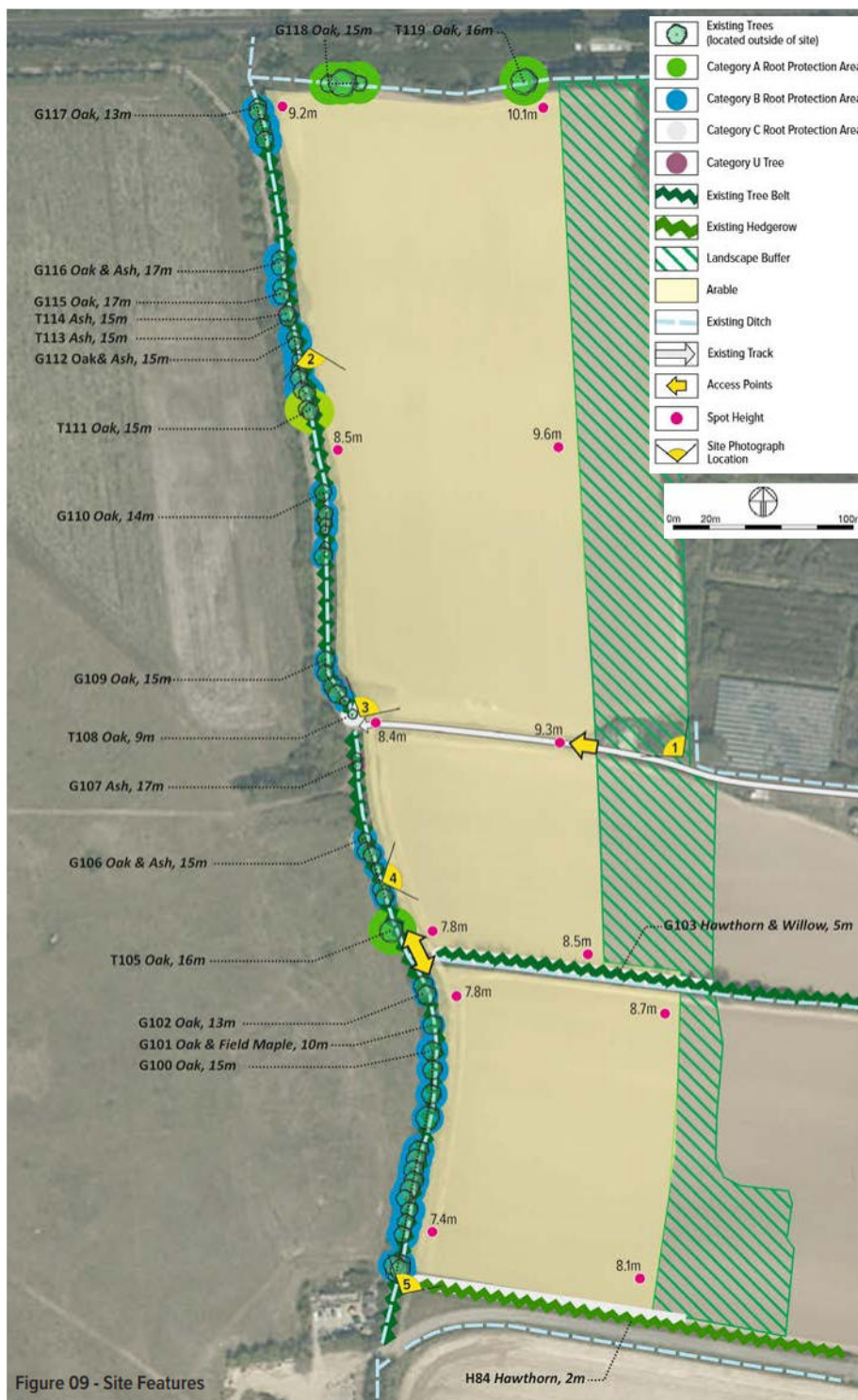
3.5.2 The eastern extent of the northern boundary is undefined on the ground, running broadly parallel to an existing ditch and tree belt comprising several Category A oaks.

Eastern Boundary

3.5.3 The eastern boundary is open and undefined on the ground, running north to south through the arable fields. Once the approved developments are constructed, it would abut a well vegetated open space/road corridor (see AL/89/24/OUT).

Western Boundary

3.5.4 The western boundary is delineated by a ditch at the base of the landfill, aligned by mature trees to the west which lie outside of the site. The tree belt comprises a number of mature Category A and B native trees ranging in height between 9-17m. The majority of species are identified as oak, ash and field maple, and collectively they form a notable landscape screen, contributing to the enclosure of the site and to the connectivity of the biodiversity corridor identified within the Neighbourhood Plan. The alternative route of PRoW ALD 291 travels south along this boundary, to the





Site features photo 1 - View towards undefined eastern site boundary and northern extent of site with mature vegetation along the railway line forming a close horizon.



Site features photo 2 - View south along western edge of field. Mature trees and vegetation aligns Alternative PRoW Route at base of landfill (outside of site boundary).



Site features photo 3 - View northeast across arable northern field. Mature trees along adjacent nursery sites form backdrop to experiences and provide enclosure.

west of the tree line, before entering the middle field and continuing south through the site to meet PRoW ALD 200.

Southern Boundary

- 3.5.5 To the south, the boundary runs parallel to an existing Category C 2m high hawthorn hedgerow (H84) which borders the northern side of the Lidsey Landfill access track, but lies outside of the site.

Summary

- 3.5.6 Key features of value are predominantly limited to the ditches and native tree belt crossing the site. These typically denote historic field boundaries and patterns, and provide habitat connectivity whilst also affording screening and enclosure to the site and settlement fringe within the local context. These features vary in condition and quality and, overall, are considered to reflect a moderate value with some management required to improve their quality, longevity and function.

3.6 Emerging Land Use

- 3.6.1 The site currently forms part of the arable field network which surrounds the southern urban fringe of Woodgate, west of the A29 Lidsey Road. Whilst the immediate context currently reflects a mix of arable, horticultural and residential land uses, this is set to change in the near future following the surrounding approvals of residential schemes directly east of the site.
- 3.6.2 The result of this will see the replacement of the former horticultural nursery sites and arable fields, and an extension of the residential character south along the A29 that will create a new cohesive and defined settlement edge. This is already evident with the construction of the Wings Nursery and Lee's Yard sites, as illustrated on Figure 10.
- 3.6.3 Whilst the current land uses are identified as key characteristics of the LCA, the majority of uses associated with the nursery sites have now ceased, falling into disrepair, and the contribution of the intensive arable network has been truncated by the Lidsey Landfill site. This will be further reduced and severed by the BEW allocation and permissions directly east of the site which form the remainder of the wider field structure.
- 3.6.4 In line with the future changes to character, the site is considered to make a very minor contribution to the wider arable network, enclosed and segregated by settlement and the uncharacteristic landfill.



Site features photo 4 - View east across central arable field. No 1 & 2 Farrows Barn visible in distance alongside mature vegetated boundaries of adjacent nursery sites.



Site features photo 5 - View northeast across arable southern field. Hedgerow along Lidsey Landfill access track provides mature screening and enclosure directly south. The mature tree belt crossing the site, and denoting the field boundary between the southern and central fields, forms the horizon. Mature trees continue to align the ditch outside of the western site boundary at the base of the landfill site.

3.7 Field Patterns

3.7.1 Current field boundaries remain broadly consistent with those shown in mapping from 1979-1993, reflecting the Medium/small-scale arable and large-scale enclosed arable context identified as key LCA characteristics. These patterns do however depart from the former historic boundaries shown on the 1899 mapping, illustrating the amalgamation of the smaller fields through internal removal of hedgerows. This reflects the need to facilitate modern day farming practices associated with the arable land use of the site and immediate context.

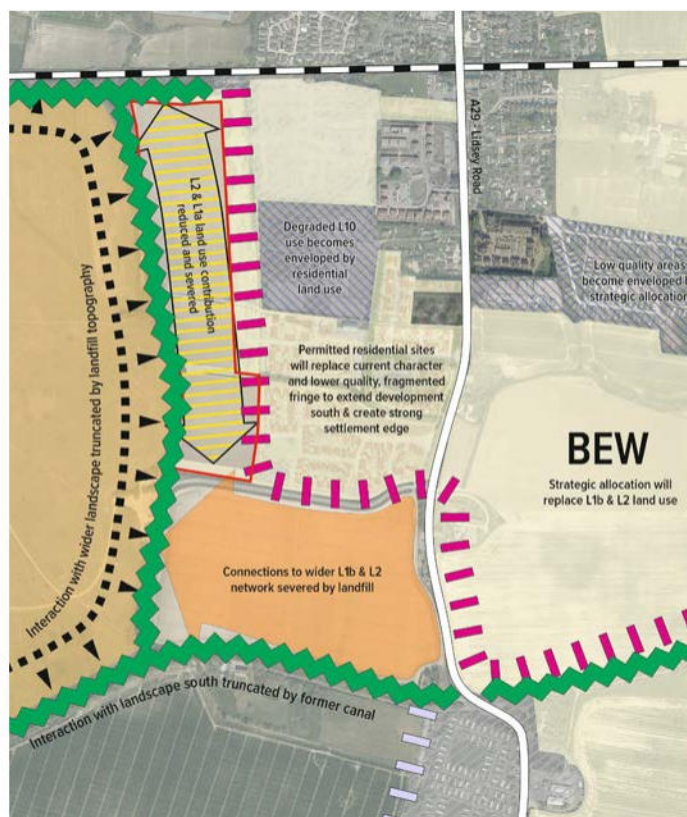


Figure 10 - Emerging Land Use



3.8 Settlement Pattern

3.8.1 Historic mapping indicates the early settlement morphology occurred in a linear direction along main routes, including Lidsey Road, to the east of the site. As these settlements have expanded outwards, their linear character has been eroded resulting in the perceived merging of the villages.

3.8.2 Caravan and park home sites are also notable large scale suburban features which, along with the nurseries, have encroached into the wider countryside, fragmenting the settlement edge, although broadly being retained within the historic field patterns.

3.8.3 Recent permissions directly east of the site along the A29 Lidsey road will create a new southern residential threshold to Woodgate, positively strengthening the settlement boundary and replacing the current discordant and dilapidated land uses.

3.8.4 Whilst the site is considered to currently form a positive contribution to the settlement fringe, the future build out of the permitted sites and BEW to the east will notably reduce its influence, function and perception of countryside within the local context, becoming enclosed by residential settlement and suburban character. The landfill to the west will also continue to restrict and contain further settlement expansion in this direction affording opportunities for the site to be sensitively assimilated into a strongly defined boundary.

3.8.5 There is no overriding vernacular within the area, owing to the variety of eras and architectural styles as the villages have expanded.

3.8.6 Examples of higher quality development are reflected in the more traditional styles of housing scattered across the locality and emulated within the newly constructed schemes along the A29.

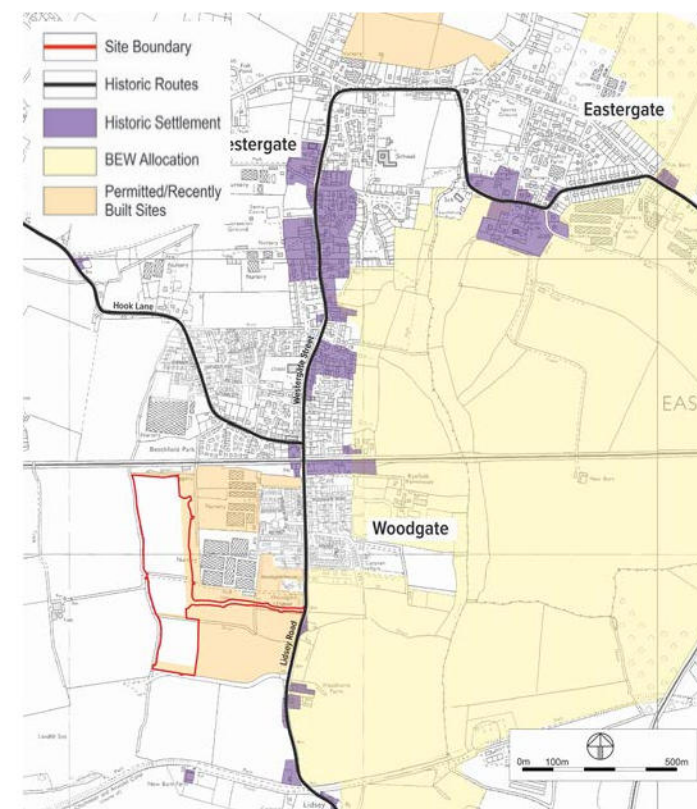


Figure 11 - Settlement Pattern Analysis (shown on 1979-1993 OS mapping)

4 VISUAL AND PERCEPTUAL QUALITIES

4.1 Context and Perceptual Qualities

4.1.1 Whilst the site itself reflects open arable fields, containment due to existing vegetation around the wider field boundaries, settlement edge (existing and approved), elevated landfill to the west and the vegetated route of the canal to the south result in a typically enclosed experience with limited appreciation of the wider surroundings.

4.1.2 The starting point for the visual analysis was the production of the ZTV (Figure 02). This illustrated where there was potential for views towards the proposed development within the site.

4.1.3 Whilst the initial ZTV identified a viewshed of circa 3km, site visits concluded that the extent of potential views is notably reduced by the high level of mature vegetation within the local area, and the influence of existing low lying topography and built form. The site is visually well contained with experiences restricted to within approximately 100m -300m to the north, east and south, respectively. The Lidsey Landfill site directly west obstructs views of the site due to its elevated topography, and its man made appearance forms a close horizon and backdrop in experiences from within the site and local vicinity, severing intervisibility with the wider arable context further west.

4.1.4 The South Downs National Park (SDNP) lies approximately 3km to the north affording elevated vantage points across the district. The ZTV did not identify any potential viewpoints within the SDNP and panoramic experiences comprise a variety of elements including the suburban settlements of Woodgate, Barnham, Eastergate and Bognor Regis. The site itself is not discernible from the SDNP given the wide elevated views, and it forms a negligible component within the extensive panoramic context. Similarly, the site plays a negligible role in views towards the SDNP due to the high level of screening from intervening vegetation, and nearby built form within the local area.

4.2 Representative Views

4.2.1 As noted, in reality, opportunities for views towards the site are limited to within its immediate vicinity. Visual receptors and the accompanying representative viewpoints are included on the following pages.

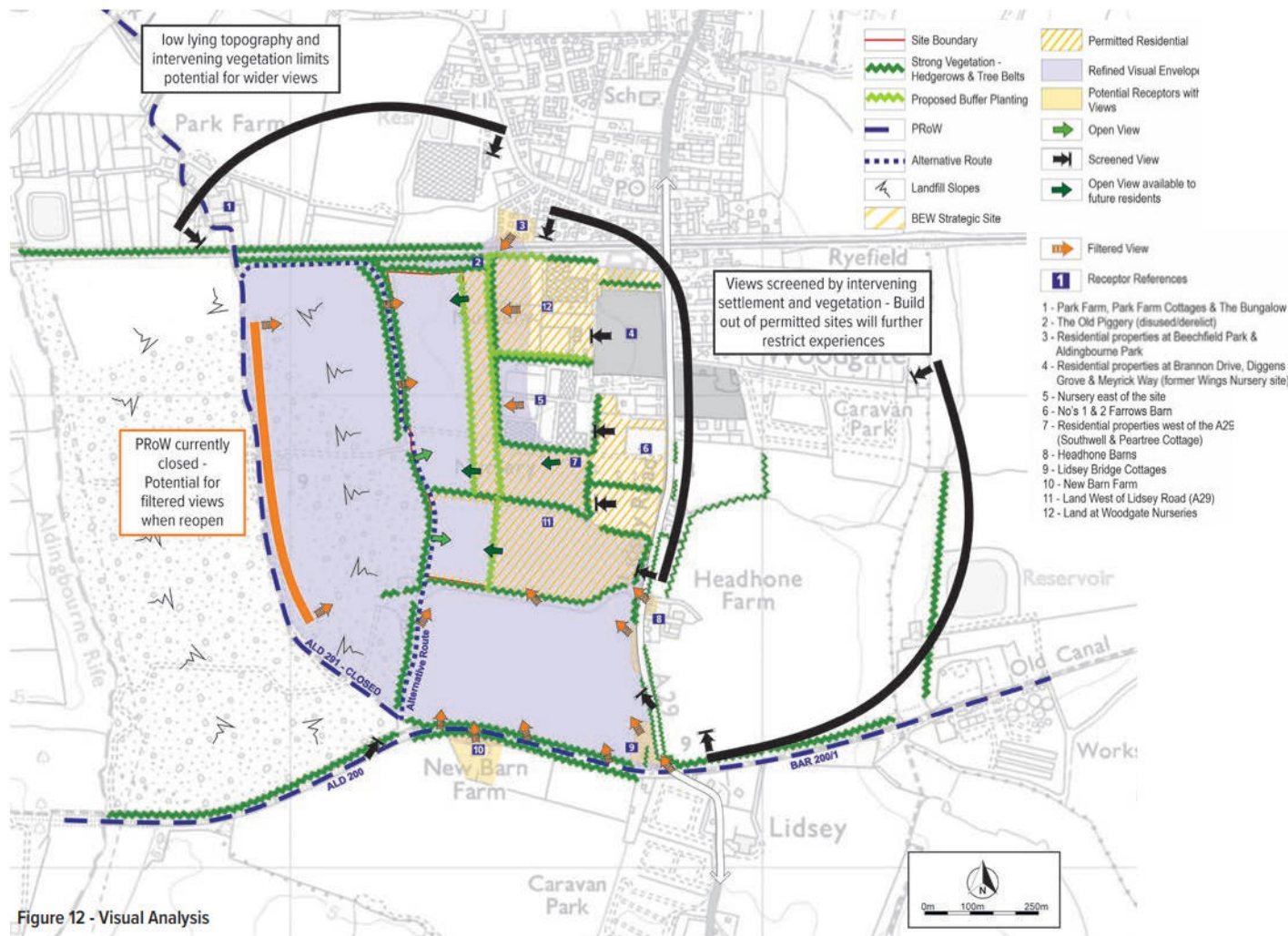


Figure 12 - Visual Analysis

Views from the North

4.2.2 Within the local context, mature tree belts and vegetation are influential in restricting intervisibility across the low-lying terrain and are effective at containing potential experiences of the site to within approximately 100m. Views from PRoW ALD 291, Park Farm [1], Hook Lane and Lidsey Road, to the north of the railway line, are screened (RVPs 01-03). The Piggery [2] comprises a small parcel of land to the northeast of the site. It contains several derelict/neglected structures and does not appear to be inhabited or used. It will therefore not be considered as part of this assessment

at this stage. Residential properties at Beechfield Park & Aldingbourne Park [3] lie directly north of the railway and are single storey park homes. Opportunities for potential heavily filtered oblique winter views towards the northeastern extent of the site, across the intervening railway line, may be afforded through the current weak boundary treatments. These experiences will also be limited to a small number of properties within the southwestern corner of the park.

Views from the East

- 4.2.3 Experiences of the site from the east are restricted to within approximately 350m, predominantly contained to the west of Lidsey Road by mature vegetation with a very limited framed experience afforded from Headhone Farm to the east of the road. Mature trees and vegetation along the boundaries of the neighbouring nursery sites [5] provides an additional degree of screening to local views from the newly constructed residential properties at Meyrick Way and Brannon Drive [4], and those lying directly south to the west of Lidsey Road (RVP 04). Potential receptors are limited to the nursery premises [5], No 1 & 2 Farrows Barn [6], Approved residential sites at Woodgate Nurseries and West of Lidsey Road [11] & [12], A29 Lidsey Road, Headhone Barns [8], Properties west of Lidsey Road (Southwell & Pear Tree Cottages) [7]. Those developments existing and consented will prevent views from further east.

Views from the South

- 4.2.4 Wider views from the south are restricted by the mature tree belt along the former Chichester to Arundel canal, which forms a physical and visual barrier to development and settlement further south at Shripney. Potential receptors are limited to Lidsey Landfill Access Track, Lidsey Bridge Cottages [9], PRoW ALD 200 and New Barn Farm [10]. Similarly to views from the east, from the south east, existing and consented development will also largely screen future views.

Views from the West

- 4.2.5 The Lidsey Landfill site has resulted in an elevated landform which truncates intervisibility with the site and local landscape to the west, restricting opportunities for views to the immediate PRoW within approximately 370m of the site, as a result potential receptors are limited to PRoW ALD 291 – South of the railway line, and Alternative Route to PRoW ALD 291.

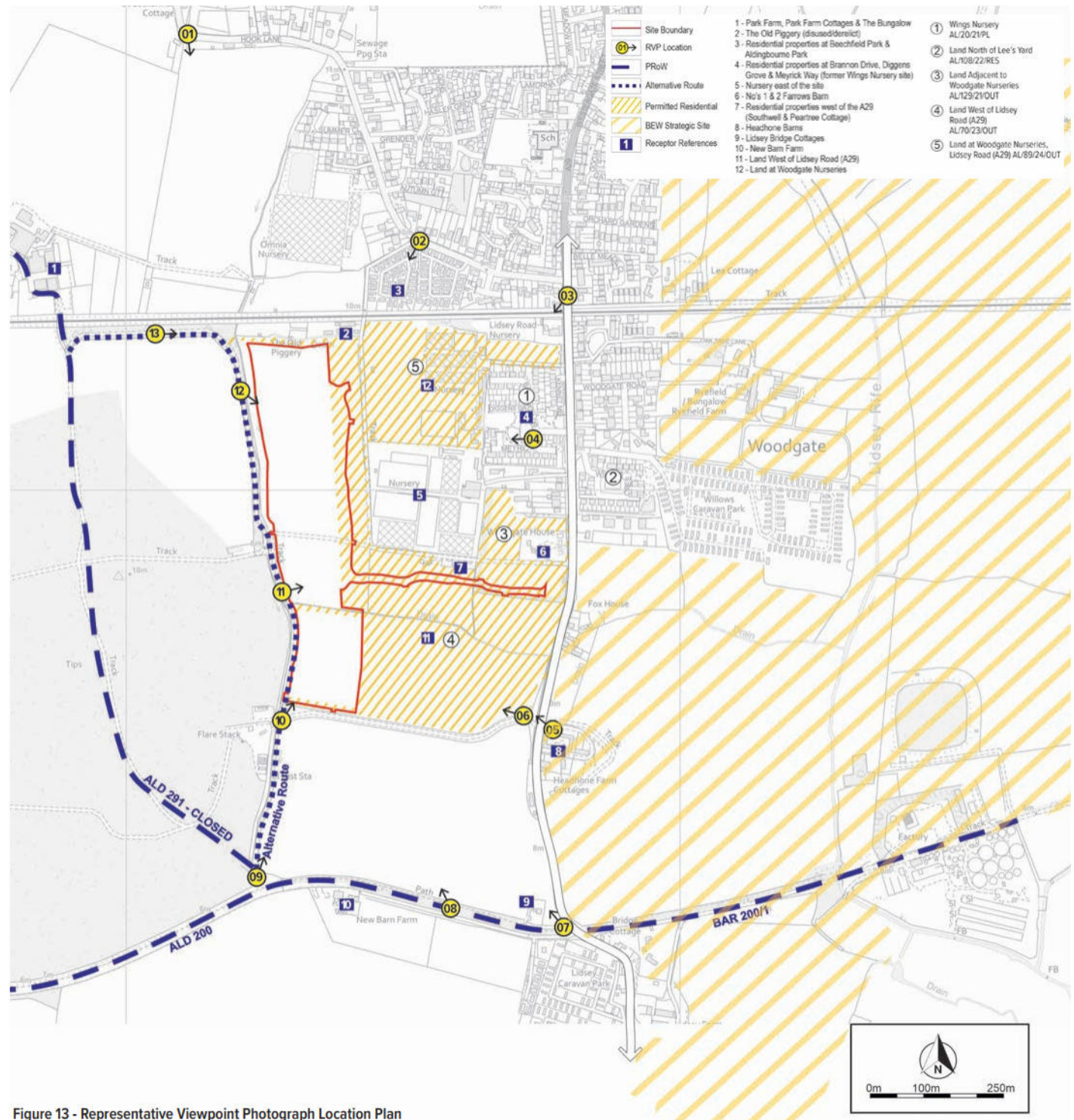


Figure 13 - Representative Viewpoint Photograph Location Plan



RVP 01 - View south from bend of Hook Lane - Site screened by mature vegetation along field boundaries and railway line

Distance From Site:	530m North	Bearing at Image Centre:	176°
OS Grid Reference	SU 93108 04825	Camera Focal Length:	50mm fixed lens
Date & Time:	28.08.25 PM	Weather Conditions:	Clear
Camera:	Canon EOS 5D	Camera AOD:	9m AOD + 1.6m



RVP 02 - View south from Beechfield Park entrance (Hook Lane)

Distance From Site:	261m Northeast	Bearing at Image Centre:	203°
OS Grid Reference	SU 93528 04447	Camera Focal Length:	50mm fixed lens
Date & Time:	28.08.25 PM	Weather Conditions:	Clear
Camera:	Canon EOS 5D	Camera AOD:	10m AOD + 1.6m



RVP 03 - View southwest from Lidsey Road junction with level crossing

Distance From Site:	455m East northeast	Bearing at Image Centre:	226°
OS Grid Reference	SU 93801 04334	Camera Focal Length:	50mm fixed lens
Date & Time:	28.08.25 PM	Weather Conditions:	Clear
Camera:	Canon EOS 5D	Camera AOD:	9m AOD+ 1.6m



RVP 04 - View west from public open space at Meyrick Way/Brannon Drive

Distance From Site:	401m East	Bearing at Image Centre:	269°
OS Grid Reference	SU 93751 04130	Camera Focal Length:	50mm fixed lens
Date & Time:	28.08.25 PM	Weather Conditions:	Clear
Camera:	Canon EOS 5D	Camera AOD:	10m AOD + 1.6m



RVP 05 - View northwest from Lidsey Road adjacent to Headhone Farm			
Distance From Site:	330m East Southeast	Bearing at Image Centre:	319°
OS Grid Reference	SU 93753 03567	Camera Focal Length:	50mm fixed lens
Date & Time:	28.08.25 PM	Weather Conditions:	Clear
Camera:	Canon EOS 5D	Camera AOD:	9m AOD + 1.6m



RVP 06 - View northwest from Lidsey Landfill access track			
Distance From Site:	296m East Southeast	Bearing at Image Centre:	275°
OS Grid Reference	SU 93721 03586	Camera Focal Length:	50mm fixed lens
Date & Time:	28.08.25 PM	Weather Conditions:	Clear
Camera:	Canon EOS 5D	Camera AOD:	9m AOD + 1.6m



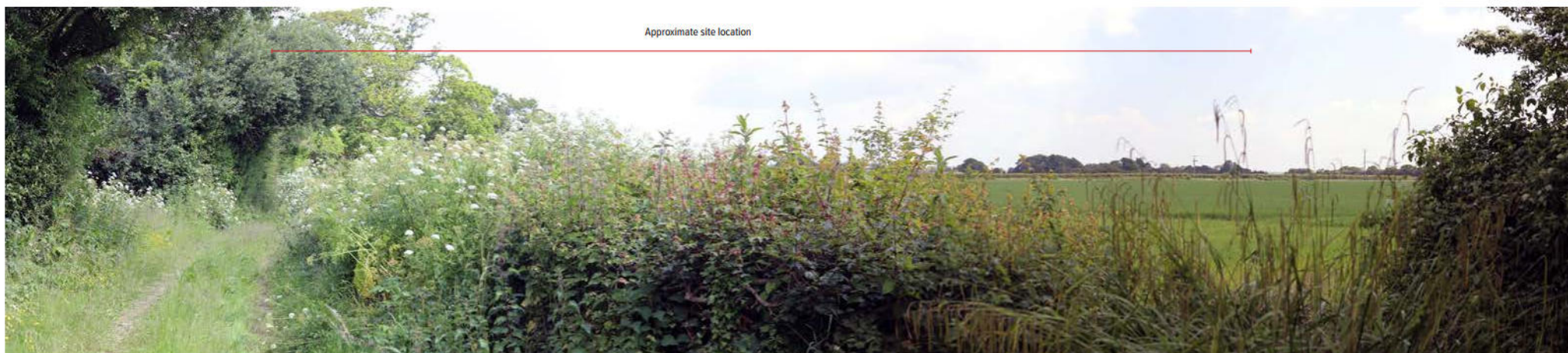
RVP 07 - Winter view north from Lidsey Road and PRoW ALD/200/1 juncture

Distance From Site:	538m Southeast	Bearing at Image Centre:	326°
OS Grid Reference	SU 93798 03210	Camera Focal Length:	50mm fixed lens
Date & Time:	21.03.23 PM	Weather Conditions:	Overcast
Camera:	Canon EOS 5D	Camera AOD:	8m AOD+ 1.6m



RVP 08 - Winter view north from PRoW ALD 200

Distance From Site:	420m South Southeast	Bearing at Image Centre:	353°
OS Grid Reference	SU 93599 03243	Camera Focal Length:	50mm fixed lens
Date & Time:	21.03.23 PM	Weather Conditions:	Overcast
Camera:	Canon EOS 5D	Camera AOD:	8m AOD + 1.6m



RVP 09 - View north from PRoW ALD/200 juncture with Alternative Route along eastern edge of landfill site			
Distance From Site:	321m South Southwest	Bearing at Image Centre:	21°
OS Grid Reference	SU 93240 03304	Camera Focal Length:	50mm fixed lens
Date & Time:	06.06.24 PM	Weather Conditions:	Clear
Camera:	Canon EOS 5D	Camera AOD:	6m AOD + 1.6m



RVP 10 - View north from Alternative Route juncture with Lidsey Landfill access track			
Distance From Site:	30m South	Bearing at Image Centre:	39°
OS Grid Reference	SU 93281 03588	Camera Focal Length:	50mm fixed lens
Date & Time:	28.08.25 PM	Weather Conditions:	Clear
Camera:	Canon EOS 5D	Camera AOD:	8m AOD + 1.6m



RVP 11 - View east from Alternative Route across site

Distance From Site:	Western Boundary	Bearing at Image Centre:	47°
OS Grid Reference	SU 93296 03801	Camera Focal Length:	50mm fixed lens
Date & Time:	06.06.24 PM	Weather Conditions:	Clear
Camera:	Canon EOS 5D	Camera AOD:	8m AOD + 1.6m



RVP 12 - View east from Alternative Route, beyond western boundary of northern most field

Distance From Site:	<10m West	Bearing at Image Centre:	104°
OS Grid Reference	SU 93208 04182	Camera Focal Length:	50mm fixed lens
Date & Time:	06.06.24 PM	Weather Conditions:	Clear
Camera:	Canon EOS 5D	Camera AOD:	9m AOD + 1.6m



RVP 13 - View east along Alternative Route, south of the railway line				
	Distance From Site:	Northwestern Corner	Bearing at Image Centre:	101°
	OS Grid Reference	SU 93135 04288	Camera Focal Length:	50mm fixed lens
	Date & Time:	28.08.25 PM	Weather Conditions:	Clear
	Camera:	Canon EOS 5D	Camera AOD:	10m AOD + 1.6m

5 LANDSCAPE VALUE, SENSITIVITY & CAPACITY

5.1 Landscape Value

5.1.1 Natural England defines landscape value as *“The relative value or importance attached to a landscape (often as a basis for designation or recognition), which expresses national or local consensus, because of its quality, special qualities including perceptual aspects such as scenic beauty, tranquillity or wilderness, cultural associations or other conservation issues”* – (Source Annex 1 – Glossary of Terms An Approach to Landscape Character Assessment - Natural England October 2014).

5.1.2 In regard to this assessment, the methodologies and criteria within the landscape studies undertaken by Arun District Council ‘Arun Landscape Study’ (ALS 2006 & 2017) have been used to establish a predicted landscape value for the site (see appendix A). As a result the site is noted as having a **Slight landscape value**.

5.2 Landscape Sensitivity

5.2.1 GLVIA identifies sensitivity as a combination of the ‘susceptibility’ of the receptor to a specific type of change or development’ and ‘the value related to that receptor’.

5.2.2 In regard to this assessment, the methodologies and criteria within the ALS 2006 & 2017 have been used to establish a predicted landscape sensitivity for the site (see appendix A). The site is noted as having a **Slight landscape sensitivity**.

5.3 Capacity

5.3.1 The ALS 2006 & 2017 forms part of the Local Plan evidence base, and within the document the site is identified as forming part of Landscape Character Area (LCA) 13.

Arun Landscape Study 2006

5.3.2 The report was produced to inform the evidence base for the Arun District Council Local Plan and provides an assessment of the capacity of various landscape parcels outside of the established settlements to accommodate development. The criteria used was specifically created for the Arun district and provides scores for Sensitivity and Value. Once combined, these provide a potential capacity for housing. The capacity for the wider **LCA 13 was assessed as Moderate Sensitivity x Slight Value = Medium/High Capacity**.

Arun Landscape Study 2017 - Landscape Capacity of Strategic Sites

5.3.3 The updated assessment reviews the criteria to include ecological considerations, visual considerations and the potential for mitigation. Whilst the site was not included within the assessment at this stage, the criteria has been applied for the purposes of this report and would result in a very similar capacity analysis. It should be noted that these studies pre-date the three adjacent approved planning consents (AL/129/21/OUT, AL/70/23/OUT and AL/89/24/OUT).

5.3.4 In regard to **the site** specifically, using the ALS methodology criteria the assessment outcome would be **Slight Sensitivity x Slight Value = High Capacity**. Whilst overall this study considers the current baseline and qualities of the site, this higher capacity relates to the future changes to the character and context of the immediate locality as a result of the adjacent approved residential permissions. The extension of the settlement in this location will notably alter and influence the current baseline and is considered to lower the sensitivity of the site and therefore result in a higher capacity for residential development.

6 DESIGN RESPONSES

6.1 Summary of Primary Landscape / Visual Considerations

6.1.1 This assessment has identified the following considerations that should form part of the development and GI parameters to preserve the valued landscape characteristics of the site, its contribution to the wider setting and successful assimilation into the existing settlement:

- 1 Retention of existing native trees and hedgerows of value. Development to avoid impacts to identified RPAs.
- 2 Retention and enhancement of existing ditches. Manage overgrown areas to improve function, contribution to network and habitat value.
- 3 Retain and enhance connectivity with adjacent Biodiversity Corridor to the west.
- 4 Improve and create additional habitat links across the site to promote connectivity.
- 5 Ensure appropriate SUDS locations and features to address water management on site.
- 6 Ensure appropriate transition to surrounding permitted schemes. Consider holistic approach to open spaces to promote integration.
- 7 Ensure vehicular, cycle and pedestrian access aligns with approved junction and access from A29 Lidsey Road through surrounding schemes.
- 8 Consider pedestrian links to existing PRoW network and local informal routes within surrounding schemes for recreation.
- 9 Consider audible influence of railway line to the north.
- 10 Mitigate, where possible, views towards the development from the PRoW to the west and local residential receptors to the east and south. Retain and enhance existing vegetation and consider landscape buffers and open spaces to filter views and provide setting to existing and permitted schemes.



Figure 14 - Site Considerations

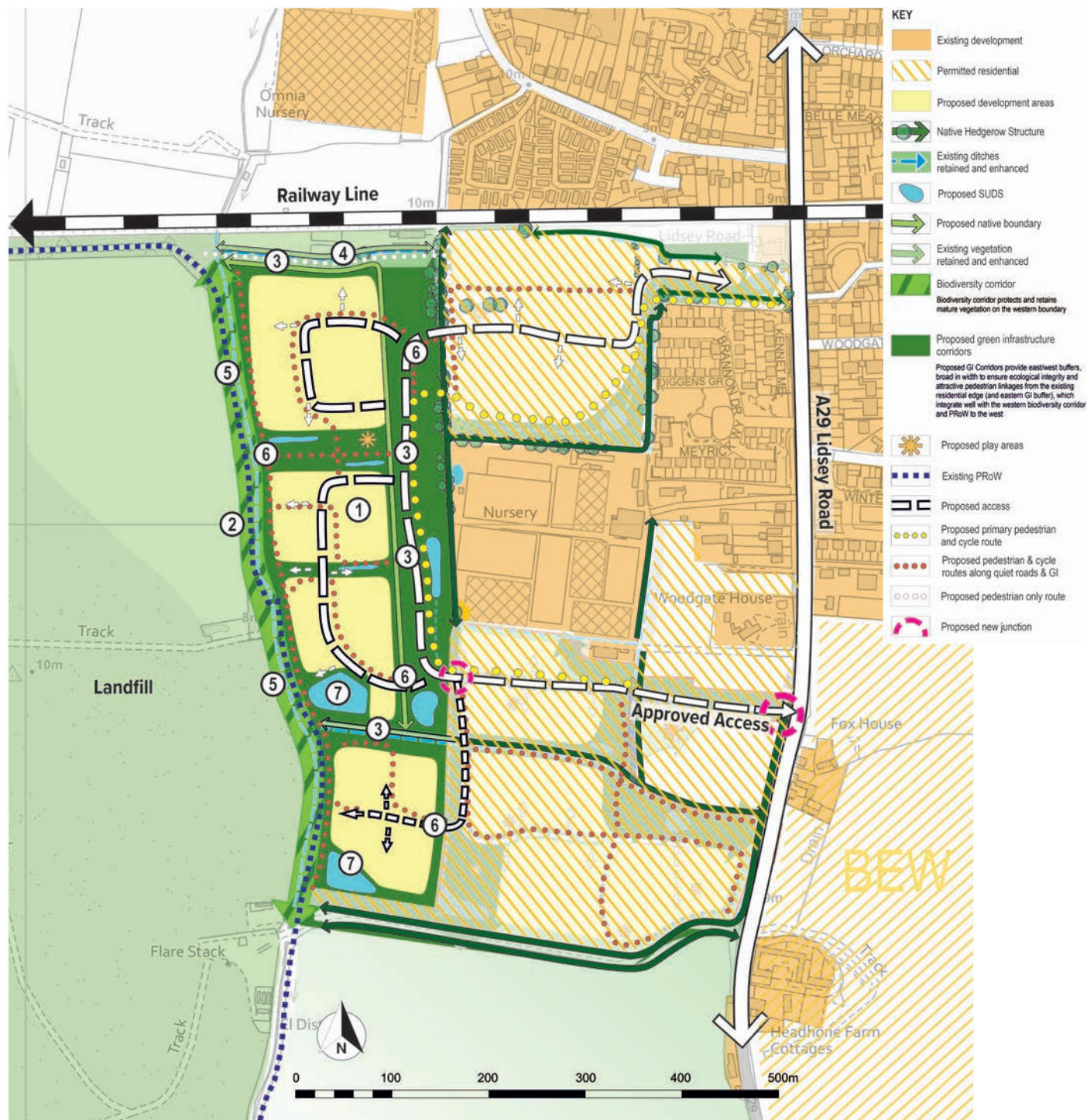


6.2 Landscape Strategy

6.2.1 The draft landscape and GI strategy is based on the following objectives which have been considered to retain and protect key features whilst promoting enhancement, longevity and connectivity of the landscape framework around the site and ensuring a positive contribution to the LCA. The increase of biodiversity and wildlife corridors plays a key part of the proposals, and visual amenity will be considered through the layout design as well as potential mitigation measures associated with the landscape framework. LCA/LCT recommendations for enhancements and mitigation of the area have also been considered alongside the baseline findings of this report.

6.2.2 The key objectives within the landscape strategy are as follows:

- 1. Set development within existing field pattern to maintain landscape structure, and screening.
- 2. Protect and enhance existing biodiversity corridor (defined in Neighbourhood Plan) along western boundary, retain ditch, vegetation and manage to reinforce screening, biodiversity and for wildlife value.
- 3. Introduce new biodiversity corridor, which supports wildlife and pedestrian and cycle linkages through the residential areas and towards PRoW to the west.
- 4. Proposed native hedgerow planting to manage views, and provide enclosure and habitat linkages between biodiversity corridors.
- 5. Retain and enhance existing priority habitat hedgerow, and vegetation, and introduce wildflower grassland and manage ditches for biodiversity.
- 6. Strengthen and enhance east-west pedestrian linkages within green infrastructure from the eastern landscape buffer and residential developments to the east.
- 7. Introduce SUDS to manage site drainage, and increase biodiversity opportunities.



6.3 Illustrative Masterplan

6.3.1 The Illustrative Masterplan shown on Figure 16 provides an illustrated design layout incorporating the strategy and mitigation measures. The design sits into its landscape setting, creating a new and well defined settlement edge which reflects local landscape character and typologies.



Figure 16 - Illustrative Masterplan

7.3.1 Draft proposals have been informed by the relevant landscape character assessments, planning policies, and the Arun District Design Guide, to produce a high quality, landscape-led housing site, alongside the emerging settlement edge to the south west of Woodgate. In addition, the site has also been tested against the Arun Landscape Capacity Study criteria, which indicates that the site has a low landscape sensitivity and a High capacity for residential development.

Landscape Character

7.3.2 The baseline studies note that beyond the native hedgerows and ditches, the site and immediate surrounding landscape have a very limited positive influence on local landscape character and the setting of the village. Historic field patterns to the south of the railway have been eroded over time by horticultural nurseries, which now lie abandoned, forming detracting features in the landscape.

7.3.3 A number of recent residential schemes have also been approved bordering the A29 including the 'Land Adjacent to Woodgate Nurseries' scheme (AL/129/21/OUT) immediately to the northeast of the site.

7.3.4 The character of the area will be further changed by the strategic allocation of the BEW site to the east of the village, which will be served by a new roundabout onto the Lidsey Road opposite the site.

7.3.5 Existing mature trees, hedgerows and ditches, along with the relatively flat landform, contribute to the site's enclosed character and the wider settlement approach from the south. The enclosure provided by these features results in a mature framework with capacity to assimilate residential development, defining a strong new settlement edge.

Visual

7.3.6 The extent of potential views is limited to a very localised area due to the elevated topography of the landfill site to the west, generally low lying topography, and the high level of mature vegetation cover that defines the field boundaries, the former canal, rife, ditches and roadsides. Cumulatively, these features limit views from wider vantage points. Intervisibility with the settlement of Woodgate to the east is limited to the adjacent approved/recently completed residential developments, and scattered dwellings along the A29.

7.3.7 Views from the south are filtered by the mature tree belt along the former Chichester to Arundel canal, which forms a physical and visual barrier to development and settlement further south at Shripney. To the north vegetation alongside the railway line filters views considerably.

7.3.8 The landfill area to the west of the site forms a notable feature in the otherwise flat landscape and truncates views westwards, restricting intervisibility with the wider arable farmland context further west.

7.3.9 The baseline visual appraisal concluded that there were no identified opportunities for public vantage points from the South Downs National Park, and it is at such a distance that any changes would not be easily discernible with the naked eye, given the context of the existing settlement, the emerging settlement and proposed strategic development site (BEW).

Strategy and Policy

7.3.10 The landscape strategy extends the green infrastructure corridor established in the 'Land Adjacent to Woodgate Nurseries' scheme all the way to the landfill haul road with additional east-west green corridors along the existing hedge lines and ditches. A new defensible settlement boundary is proposed along the biodiversity corridor on the western edge, using SUDS features, tree and scrub planting. Visual breaks through the development are afforded by wide green corridors with tree planting to further assimilate the proposals whilst providing scale and seasonal interest to the new layout.

7.3.11 The proposals have referenced landscape policy outlined within both the Arun Local Plan 2011-2031 and Aldingbourne Neighbourhood Development Plan 2019-2031 (Post Examination Plan 2021).

7.3.12 The landscape strategy and proposed Green Infrastructure responds positively to policies (ENV SP1, ENV DM4, ENV DM5, GI SP1, D DM1, HWB SP1, OSR DM1, H8, EH2, EH5 and EH6) providing mitigation through the retention and enhancement of existing features and improved connectivity and habitat creation as part of a wider extended network. The enhancement of existing boundary treatments and proposed strategic GI corridors across the site will deliver a series of high quality, well-connected formal and informal public open spaces, SUDS features and habitats that increase connectivity between existing features and deliver positive benefits to well-being and biodiversity.

7.3.13 The proposals would provide a well considered settlement extension which responds positively to the wider landscape character and visual context, informed by policy aspirations on wider strategic aims, character and views within the Local Plan (SD SP1a, C SP1, LAN DM1, D SP1).

Conclusion

- 7.3.14 The site is notably enclosed in character as a result of mature trees and vegetation along the majority of its boundaries, and many adjacent field boundaries, as well as the well vegetated railway corridor. In addition, the landfill landform to the immediate west, and residential settlement edge to the east provides further enclosure. Given the generally flat natural landform in this area, the emerging residential edge to the east, and the mature vegetated cover across the area, these features combine to limit the potential for perceived landscape change as a result of the proposed development to the immediate features and landscape character of the site itself. The location is, therefore, sandwiched between the landfill site, existing and consented development, leaving only selective views of the site/draft proposals, each of which will see the scheme in close context with the latter as part of a wider settlement extension.
- 7.3.15 In terms of views, this well enclosed landscape would limit the potential visual envelope to a low number of selected viewpoints within approximately 500m of the site. This would include the eastern part of the landfill, and residents, PRoW and road users to the immediate north of the railway line, the east from parts of the emerging residential areas up to the A29 Lidsey Road, and the south along the old canal PRoW. Within this area, the proposed residential layout would generally be partially visible, well enclosed by vegetation and set between or alongside existing residential developments.

- 7.3.16 The existing structure of vegetation, landform to the west and residential edge to the east provides a strong framework, alongside which, the mitigation measures can support, extend and enhance green infrastructure and local character, and manage views. This structure would increasingly assimilate development of this scale as planting matures, and provides the opportunity to reinforce the current weak settlement boundary to form a new positive and well defined western edge to Woodgate.
- 7.3.17 Given the landscape led evolution of the scheme, in consideration of both policy and guidance backgrounds, and its testing against the Arun Landscape Study Criteria, this report has demonstrated that with appropriate mitigation, landscape enhancements and layout design, the site can accommodate the proposed development scheme.

Final Summary

- 7.3.18 As identified, the site is not within any landscape designation and the proposed development would have negligible to no impacts upon any (including the SDNP to the north). Further, the low lying and relatively flat landscape within the site forms residual land, contained by the Lidsey Landfill site on its west (and notable screening from mature vegetation), and consented residential development on its east. As such views of the draft proposals would be highly limited in landscape and visual impact terms, mainly appearing in context/read with/or screened by the approved residential schemes (AL/129/21/OUT, AL/70/23/OUT and shortly AL/89/24/OUT). Supported by effective green infrastructure, retaining and providing landscape buffers and planting to further soften the appearance of the scheme, it is reasonable to conclude that residual impacts of development are likely to range from minor to moderate (at highest) and these would be limited (in number and extent) and localised in area.

APPENDIX A

LANDSCAPE CHARACTER ASSESSMENT EXTRACTS/ ALS VALUE, SENSITIVITY & CAPACITY TABLES

Overall Character

This Character Area extends from Chichester in the west to the edge of the Arun Valley in the east, and around Bognor Regis to the south. Over time a large part of this area has been reclaimed from the sea, and remains below the current high spring tide level. It comprises a mainly flat, open landscape crossed by meandering rifes. Dominated by highly productive arable fields and modern farm buildings, it has a fragmented hedgerow and hedgerow tree pattern. The spire of Chichester Cathedral is a widely visible feature. Rows of large light reflecting glasshouses, equestrian facilities, horse paddocks and industrial buildings, for instance in the Ford and Tangmere areas, are strong suburban elements. Where these occur, they create visual confusion and poor definition between town and countryside, and erode distinctive landscape character. Major suburban settlements in the area are Tangmere, Barnham, Yapton, and Westergate. In contrast, there are areas of a smaller scale, more varied rural landscape with quiet hamlets and traditional villages enclosed by small pastures.

Key Characteristics

- Low lying flat open landscape.
- Meandering rifes and straight drainage ditch systems, with associated unimproved grassland and edged by reed beds.
- A low density of hedgerows and hedgerow trees with occasional shelterbelts.
- Large-scale arable farming and market gardening. Extensive farms with both traditional and modern farm buildings and silos.
- Clusters of glasshouses.
- Scattered, historically nucleated villages with mixed building materials of flint, brick, half timber and stone.
- Large farmsteads along roads, and on dead-end tracks.
- Long views to Arundel, the Downs and to the distinctive spire of Chichester Cathedral.
- The relatively open character of much of the area allows long views so that village church towers are important landmarks in views.
- Frequent urban fringe influences of horse paddocks, light industry and disused airfields, with busy minor and major roads.
- The urban fringes associated with Bognor are particularly obvious, with sporadic urban development in suburban settlements of Tangmere, Barnham, Yapton, and Westergate.
- Large gravel pit lakes around the edge of Chichester.
- Few trees or hedgerows, partly as a result of Dutch Elm Disease, from the 1970s and the Great Storm of 1987 and overall high quality agricultural land, although, where they do exist, they form prominent features.
- Light industry in the countryside at Ford and Tangmere.



THE WEST SUSSEX LANDSCAPE Land Management Guidelines

Sheet SC9

Chichester to Yapton Coastal Plain

South Coast Plain

The area covered by the Sheet is derived from:

Chichester to Shoreham Coastal Plain (C1) Landscape Character Area as defined in the unpublished **West Sussex Landscape Character Assessment** (November 2003).



Historic Features

- Area settled and resources exploited from prehistoric times onwards. Few visible prehistoric monuments apart from crop marks.
- Distinctive medieval manor houses at Shripney and Barnham Court.
- Important medieval churches with spires which distinguish this otherwise flat landscape.
- Large regular fields, mostly the product of Parliamentary enclosure.
- Remains of the line of the Arundel to Chichester Canal. This formed part of an important late 18th century barge route.
- Excavations at Westhampnett, in advance of the bypass, demonstrated that Roman, iron age and earlier settlement evidence may lie just below plough soil level.
- At Aldingbourne, beside the Rife, lie the remains of a medieval castle. In those days Aldingbourne Rife was a navigable waterway.
- Disused airfields, such as at Tangmere and Yapton.



Scattered villages - Merston

Biodiversity

- Semi-natural habitats are scarce due to intensive arable agriculture.
- Hedgerow pattern is fragmented with occasional isolated woods, for example, Hunston Copse (Site of Nature Conservation Importance, SNCI).
- Low lying species-rich grasslands adjacent to the rife, artificial water bodies of Chichester canal (SNCI) and gravel pits together with remnant semi-natural broadleaved woodlands form pockets of high nature conservation importance.
- Occasional species-rich meadows along rife, for example, Kingston Manor meadows, Runcton.
- Artificial lakes of the Chichester Gravel Pit complex are particularly important for wintering and breeding birds as the largest collection of inland water bodies in the county.
- Occasional village ponds and greens provide local havens for wildlife.
- Invasive floating pennywort in Pagham Rife.



Gravel Pit Lakes - Chichester

Change - Key Issues

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



Clusters of glasshouses - Barnham

Landscape and Visual Sensitivities

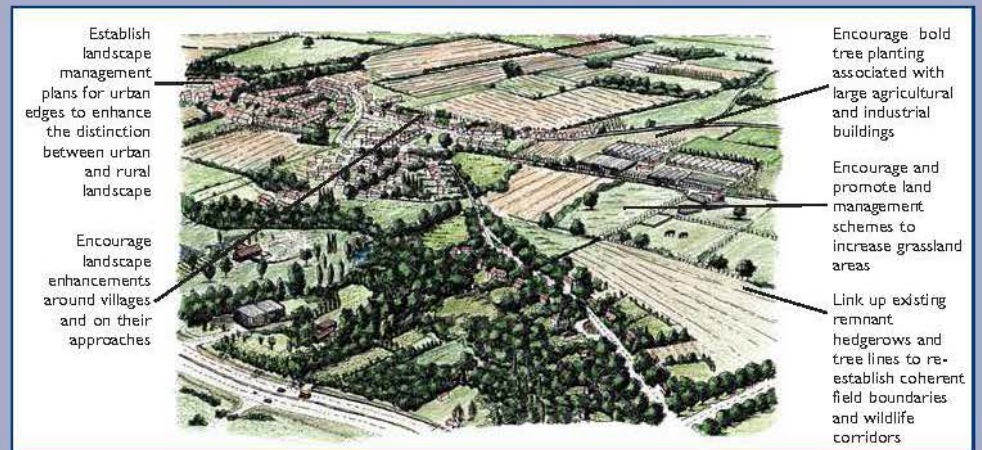
Key sensitivities are:

- Key views to the South Downs, Chichester Cathedral and Arundel.
- Fragmentation and loss of hedgerows and connections between hedgerow and woodland.
- Replacement of mature treescape.
- Changes in drainage patterns.
- Industry in the countryside associated with horticulture and light industry, resulting in large clusters of glasshouses and industrial buildings.
- Loss of archaeological remains to ploughing.
- Development on settlement edges of Bognor and suburban settlements of Tangmere, Barnham, Yapton and Westergate.
- Loss of distinction between different settlements due to urban expansion.
- Changes in transport infrastructure due to urban development pressures.
- Managed retreat of the coastline may be particularly influential in the future, providing opportunities for the creation of new coastal and inter-tidal habitats, and could result in a more naturally functioning landscape.



Large scale arable farming on flat open landscape - Oving

Land Management Guidelines



Conserve the significant views to Chichester Cathedral and the South Downs.

- Create a new, large scale tree and hedgerow framework which complements the open intensively farmed landscape, whilst maintaining significant views of Chichester Cathedral, the South Downs and local features.
- Maintain and strengthen field boundaries such as hedgerows and shelterbelts.
- Link up existing remnant hedgerows and tree lines to re-establish coherent field boundaries and wildlife corridors.
- Encourage a full tree survey of the area with a view to conserving and managing existing feature tree groups and individuals.
- Encourage and promote land management schemes to increase species rich grassland areas.
- Promote management and establishment of grassland regimes of grazing, hay cutting and silage.
- Establish landscape management plans for urban edges, notably Bognor Regis, to enhance the distinction between the urban and rural landscape.
- Restore and strengthen the landscape of the gaps between settlements.
- Encourage landscape enhancements around villages and on their approaches.
- Establish new vegetation features by the planting of hedgerows and tree clumps in field corners and along roadsides, especially those approaching settlements.
- Encourage the planting of shelter belts around horse paddocks, using native species, to give visual and wildlife benefits.
- Promote sympathetic design of new road schemes, particularly associated with transport infrastructure for Bognor Regis.
- Encourage the production of a colour and design study for new and existing agricultural and industrial buildings.
- Encourage bold tree planting associated with large agricultural buildings, glasshouses and industrial buildings to attempt to assimilate them into the landscape more satisfactorily.
- Restrict extensive areas of tree planting to poorer quality agricultural land.
- Encourage the replacement or restoration of derelict glasshouses where these appear detrimental to the landscape.
- Maintain and enhance the landscape and biodiversity of rife and other existing habitats. Reprofile banks and encourage more diverse flora by lengthening clearance cycles.
- Enhance the visual prominence of rife through the establishment of waterside vegetation features.
- Maintain, restore and enhance floodplain woodland and associated species, including native black poplar, where appropriate.

The Guidelines should be read in conjunction with:

- County-wide Landscape Guidelines set out in *A Strategy for the West Sussex Landscape* (November 2005) published by West Sussex County Council.
- Climate Change Adaptation Management Plan, 2006.
- South Downs Shoreline Management Plan - Beachy Head to Selsey Bill (under review).
- Black Poplar Species Action Plan for Sussex, June 2005.

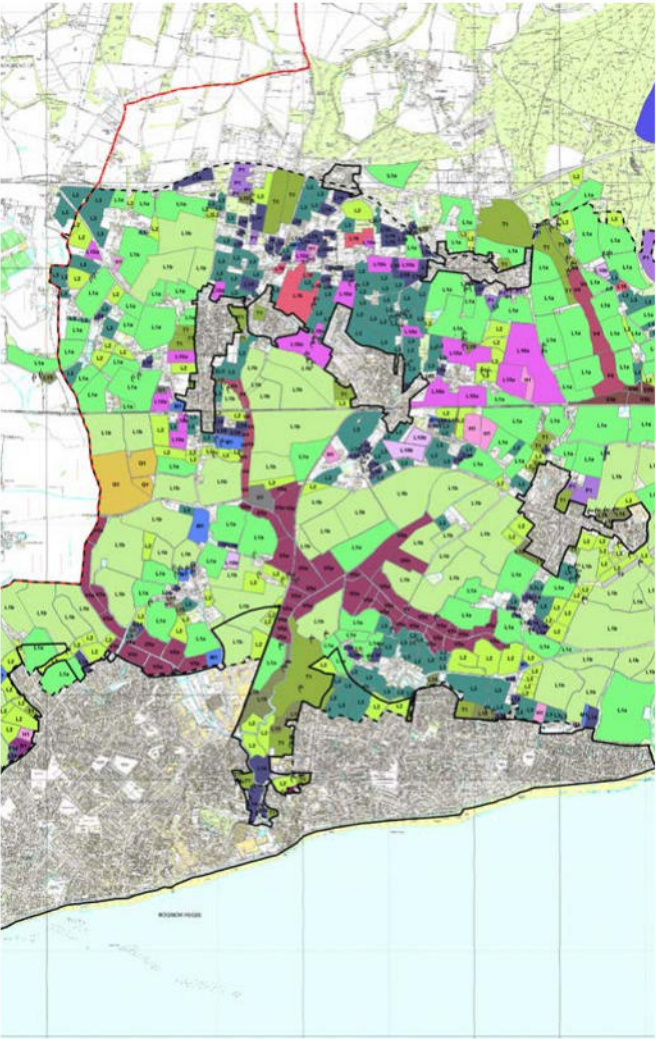
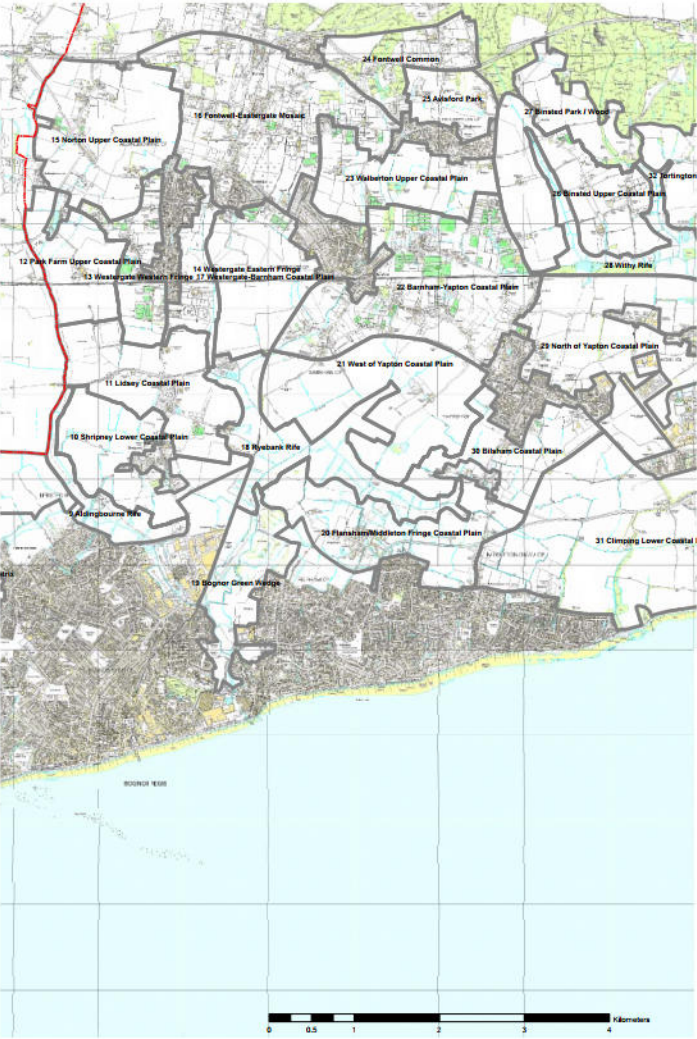
Arun Landscape Study 2006 - Table A Landscape Character Assessment Hierarchy

	C. Lower Coastal Plain	C1. Chichester to Shoreham Coastal Plain	• Low-lying flat, open landscape • Meandering rife and straight drainage ditches • A low density of hedgerows and hedgerow trees with occasional shelterbelts • Large-scale arable farming and market gardening • Cluster of glasshouses • Scattered, historically nucleated villages with mixed building materials of flint, brick, half-timber and stone. • Large farmsteads along roads and on dead-end tracks • Long views to the Downs and to the distinctive spire of Chichester Cathedral • Frequent urban fringe influences of horse paddocks, light industry and airfields, with busy minor and major roads • Large gravel pit lakes around the edge of Chichester • Narrow gaps of open land between Kingston, Goring, Sompington and Lancing
	D. Upper Coastal Plain	D1. Funtlingdon to Highdown Coastal Plain	• Mainly gently undulating farmland enclosed by woods with frequent hedgerows • Pattern of small to medium-sized pastures and arable fields • Wealth of historic landscape features including historic parklands, many ancient woodlands, and earthworks • Flint villages and farmsteads • Intimate hidden valleys at Binstead • Winding hedged or wooded lanes
	South Downs	E. Wooded Downs	E1. Western Downs • Rolling chalk uplands with bold combination of woodland, farmland and commercial plantations often connected by copses and dense hedgerows • Steep, wooded northern escarpment • Broad, branching valleys of the intermittent (winterbourne) streams of the Rivers Ems and Lavant • Distinctive beech and yew hangers • Large fields and woodlands on the ridges, smaller in the valleys • Large estate and parklands, especially on the lower parts of the Downs • Wealth of historic features including prehistoric earthworks, trackways, and ancient strip-lynchets • Traditional clustered flint villages linked by spinal valley roads • Sense of remoteness

Table C: Local Landscape Character Areas - Summary Description

No.	Local Landscape Character Area (LCA)	Mapping zone	County Landscape Character Area	Local Landscape Types (LCT)	Description
12	Park Farm Coastal Plain	Area 2	C1 Chichester to Shoreham Coastal Plain	L1a, L1b L2 L3	• Almost entirely arable fields of varying size. • Area broken up by railway and road. • Fields to the north of the railway partly enclosed. • Entirely surrounds Park Farm.
13	Westergate Western Fringe	Area 2	C1 Chichester to Shoreham Coastal Plain	L1a L2 L3 L10 L14 M1 U1	• Patchwork of horticulture (glass houses/nurseries), Christmas tree plantation, paddocks, mobile home development and playing fields, forming a transition between the built-up area and arable farmland to the west; • Linear residential development along Hook Lane; • Vegetation includes native hedges and trees, together with cypress shelter belts;
14	Westergate Eastern Fringe	Area 2	C1 Chichester to Shoreham Coastal Plain	L1b L2 L3 L14 L15 M1 T1 V4	• Patchwork of horticulture (glass houses / nurseries), paddocks (equestrian centre), mobile home sites and pasture, forming a transition between the built-up area and arable farmland to the east; • Land falls steadily to east, towards stream valley, giving western edge an elevated feel; • Long views north across coastal plain towards chalk downs; • Paddock fields sub-divided with white tape fencing.
15	Norton Upper Coastal Plain	Area 1	D1 Funtlingdon to Highdown Coastal Plain	L1a, L1b L2 L3 L10 L14	• Rural, arable landscape, relatively large-scale field pattern, typically with trees at sky-line; • Gently undulating landform, draining to streams and occasional drainage ditches; • Narrow lanes, with grass verges and no road markings; • Nuclear hamlets (Aldingbourne and Norton) with vernacular buildings and church tower, together with linear development south of Norton
16	Fontwell-Eastergate Mosaic	Area 2	D1 Funtlingdon to Highdown Coastal Plain	L2 L3 L5 L10a, L10b H1 L14 L16	• Small-scale patchwork of paddocks, pasture, horticulture (including glass houses and remnant orchards) and small-holdings associated with linear, post-war, low density development; • Abuts settlement edges of Westergate/Eastergate, Barnham, Walberton and Fontwell; • Fontwell Race Course; • Woodland at north-west corner, both well-established and newly planted (associated with estates of large houses).

ARUN LANDSCAPE STUDY - EXTRACT OF LCAs and LCTs (Hankinson Duckett)



KEY

- Arun district boundary
- - - Study Area
- Settlement boundaries
- (Survey sheet points
- (Photograph locations

Landscape Character Types:

- B1 Churchyard/Cemetery
- C1 Tidal mudflats and saltmarsh
- C1 Inland lagoon
- D1 Wooded valley
- D2 Enclosed downland with strong structure
- L10a Glass houses
- L10b Poly tunnels and low tech glass houses
- H1 Horticulture
- L14 Paddock
- L15 Apparently unmanaged land
- L16 Orchard
- L1a Large-scale enclosed arable farmland
- L1b Large-scale open arable
- L2 Medium/small-scale arable
- L3 Coastal Plain enclosed pasture
- M1 Mobile home / caravan park
- P1 Parkland and estate farmland
- Q1 Quarry / landfill site
- T1 Amenity / recreation
- T3 Airfield / military land
- U1 Utilities
- V1 Downland valley floor
- V2 Open valley floor
- V4 Narrow, pronounced valley
- V5a Medium to large-scale rifle landscape
- V5b Shallow, minor valley

TABLE B: LOCAL LANDSCAPE CHARACTER TYPES
(see drawing 2106.4/39)

GROUP		LANDSCAPE CHARACTER TYPE (LCT)		Summary description	SUB-TYPE		Summary description
C	COASTAL MARGIN	C1	Tidal mudflats and saltmarsh	- Tidal mudflats, fringing salt marsh and shingle banks - Coastal grazing marsh - Reed beds - Wind-sculpted trees/scrub	C1a	Inland lagoon	Relatively sheltered marine water
		C2	Shingle beach with groynes	- Shingle beach with timber groynes - Low sea wall to beach - Panoramic sea view - Wind-sculpted trees			
		C3	Sand dunes	- Dry sand dunes and associated grassland - Wind-sculpted trees/scrub - Views across the sea			
L	COASTAL PLAIN	L1	Large-scale arable farmland	Large arable fields (cereals, oil seed rape etc)	L1a	Large-scale enclosed arable farmland	- Intensive arable farmland - Relatively large fields across relatively flat or gently undulating landform - Well developed structure of hedges, shaws, copses and woodland which break up views across it and give a sense of large-scale enclosure - Typically found on upper coastal plain, at the foot of the downlands
					L1b	Large-scale open arable	- Intensive arable farmland - Relatively large fields across relatively flat or very gently undulating landform - Field boundaries tend to be drainage ditches and/or fences - Weak/remnant hedgerow structure in places, with few mature trees - Long views to downs to north
		L2	Medium/small-scale arable	- Intensive arable farmland - Medium-small fields across relatively flat or gently undulating landform - Field boundaries include ditches, fencing, hedges - Greater sense of enclosure as compared with large-scale arable farmland (L1)			

GROUP		LANDSCAPE CHARACTER TYPE (LCT)		Summary description	SUB-TYPE		Summary description
		L3	Coastal Plain enclosed pasture	- Pasture bounded by hedgerows, shaws and/or copses - Flat or gently undulating land - Field sizes vary			
		L5	Woodland	- Extensive blocks of woodland - Typically located on the upper coastal plain and downland - Deciduous species characteristic - Localised hazel coppice - Includes areas of plantation, including coniferous trees			
		L10	Glass houses		L10a	Glass houses (high tech)	- Extensive area of glass houses with automatic watering/temperature controls - Associated office buildings and car parking - Access roads/frontages typically mown grass with ornamental planting and signage - Shelter belts (including cypress)
					L10b	Poly tunnels and low tech glass houses	Poly tunnels and small glass houses
		L12	Horticulture	Nursery growing			
		L14	Paddock	- Grazing for horses - Fields sub-divided using temporary fencing (eg. post and white tape) - Stable buildings and feed/water troughs			
		L15	Apparently unmanaged land	- Rough grassland - Set Aside - Scrub			
		L16	Orchard	Fruit trees, typically in ordered rows			
D	DOWNLAND	D1	Wooded valley	- Pronounced valley feature - Small-medium scale fields, enclosed by mature woodland			
		D2	Enclosed downland with strong structure	- Rolling chalk uplands with a bold combination of woodland, farmland and commercial plantations - Large fields and woodlands on the ridges, smaller in the valleys - Views limited by woodland			

ARUN LANDSCAPE STUDY (ALS) CRITERIA AND SITE VALUE AND SENSITIVITY ASSESSMENTS

The following tables use the methodology from the ALS (2006 and 2017) to establish site landscape value, and sensitivity and to inform capacity judgements for residential use.

Table 04 - Capacity matrix used within the ALS (Table 5).

		Landscape Value				
		Major	Substantial	Moderate	Slight	Negligible
Landscape Sensitivity	Major	Negligible	Negligible	Negligible/Low	Low	Low/Medium
	Substantial	Negligible	Negligible/Low	Low	Low/Medium	Medium
	Moderate	Negligible/Low	Low	Medium	Medium/High	High/Medium
	Slight	Low	Low/Medium	Medium/High	High	High/Very High
	Negligible	Low/Medium	Medium	High/Medium	High/Very High	Very High

ARUN LANDSCAPE STUDY CRITERIA AND SITE VALUE AND SENSITIVITY ASSESSMENTS

Table 05 - Landscape Sensitivity - 2006 Criteria

Landscape Sensitivity	Inherent Landscape Qualities (Intactness & Condition)					Contribution to distinctive settlement setting					Inconsistency* with existing settlement form/pattern					Contribution to rurality of surrounding landscape					Contribution to separation between settlements					Sensitivity				
	LowHigh																									1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major				
LCA 13 Taken from ALS	Boundary vegetation well developed.					Not distinctive. Mixed urban fringe uses.					Generally on upper coastal plain adjacent to settlement.					Strong green edge, visually separate and makes transition between village and farmland.					Westergate - Aldingbourne; contains settlement of Westergate.					11 - Moderate				
			3			1					1						3					3				5	10	15	20	25
Site Level Assessment	Features of value are limited to the western boundary and internal boundary between the central and southern fields. The remainder of the boundaries are undefined on the ground due to the site forming part of a wider field pattern. The western boundary comprises a ditch aligned with a number of mature native trees (lying outside the site boundary) which vary in condition but collectively form a strong contribution to the GI network, ecological corridor and enclosure of the site.					The settlement boundary is not currently well defined and is subject to discordant elements and land uses, which have extended into the countryside. The development of the site provides an opportunity to strengthen this settlement boundary, in consideration with the adjacent permitted sites, to deliver an attractive threshold contained within the defined field margins.					Features such as hedgerows, ditches and tree belts currently limit the extent of sprawl/encroachment. Whilst the settlement pattern is currently ad-hoc, the approved residential permissions within the immediate surrounding context will create a strong new defined settlement edge in this location, retained within the current field patterns.					Whilst arable in nature, the site is considered semi-rural in character due to the influence of the adjacent suburban and horticultural settlement fringe, railway line to the north and landfill to the west. It is visually contained by mature vegetation around the wider field boundaries which, together with the adjacent landfill site and former canal route further south, severs intervisibility and contribution to the wider rural landscape to the west and south. The permitted residential sites to the east will, once built, result in a complete change to the current semi rural character of the immediate landscape becoming suburban and forming part of the settlement.					The site does not form part of a strategic gap between settlements. The field boundaries, where defined, comprise mature hedgerows and trees which contribute to the containment of the wider fields and provide a degree of enclosure to the west of Lidsey Road and settlements to the north/east. Intervisibility with Shripney is further restricted by the low lying terrain and intervening vegetation, to the south of the site, which is influential in truncating experiences. Development of the site would not result in coalescence or a notable reduction in the separation of these settlements and would form a minor extension to the approved settlement expansion of the adjacent permitted sites to the east.					9 - Slight				
			3				2					2				1						1					5	10	15	20

* Note 1 "inconsistency" is used as the measure of sensitivity eg. a rife landscape, in the flood plain has a high score for landscape sensitivity i.e., these landscapes are seldom built upon and are inconsistent with the existing settlement pattern. By contrast areas of coastal plateau adjacent to existing settlements have low sensitivity as many existing settlements are largely situated on the coastal plateau. Such an extension would not be inconsistent with the existing form of settlement. - Taken from the ALS.

Table 06 - Landscape Value - 2006 Criteria

Landscape Value	Landscape Designation (Excluding gap policy)					Other Designation (nature conservation, heritage, amenity, including flood zone)					Contribution to setting of 'outstanding assets' (eg. AONB, Arundel Castle, Pagham Harbour etc), the undeveloped coast					Special cultural/ historic associations					Perceptual aspects (eg. scenic beauty, tranquillity, wildness)					Value				
	Low					High																				1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major				
LCA 13 - Taken from ALS						Listed Buildings.															Limited scenic beauty.					7 - Slight				
	1						2					1					1						2				5	10	15	20
Site Level Assessment	The site is not covered by any landscape designations.					The site is not covered by any designations. The western boundary is identified as forming part of a Biodiversity Corridor within the Neighbourhood Plan, and is priority habitat hedgerow. There are also priority habitat hedgerows on the northern boundary and east-west hedgerows in the southern part of the site.					The site does not contribute to the setting of any outstanding assets.					There are no known cultural or historic associations with the site.					The site is typically enclosed by mature vegetation and further influenced by low lying topography, which limits the extent of wider experiences to the south and east. The elevated landfill site to the west also forms a close horizon to experiences. The overall tranquillity of the site is influenced by the A29 and railway line. Visual links to the discordant settlement boundary are also afforded from within the northern extent of the site and will be further influenced by the permitted development of land to the east.					7 - Slight				
	1						2					1					1						2				5	10	15	20

ARUN LANDSCAPE STUDY CRITERIA AND SITE VALUE AND SENSITIVITY ASSESSMENTS

Table 07 - Landscape Sensitivity - 2017 Criteria

Landscape Sensitivity	Inherent Landscape Quality (Intactness & Condition)				Ecological Sensitivity				Inconsistency with existing settlement form/pattern				Contribution to separation between settlements				Contribution to the setting of surrounding landscape/settlement				Views (Visual sensitivity)				Potential for mitigation (inverse score i.e high potential for mitigation = low sensitivity, therefore low score)				Overall Sensitivity Judgement																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																
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Site Level Assessment	Features of value are limited to the western boundary and internal boundary between the central and southern fields. The remainder of the boundaries are undefined on the ground due to the site forming part of a wider field pattern. The western boundary comprises a ditch aligned with a number of mature native trees (lying outside the site boundary) which vary in condition but collectively form a strong contribution to the GI network, ecological corridor and enclosure of the site.				The tree belt adjacent to the western boundary, ditch corridor and internal field boundary hedgerow comprise native species and form important components of the local ecological network and connectivity across the site. These have potential to be enhanced as part of the wider surrounding permissions and GI strategy. Hedgerows are identified as priority habitat.				Features such as hedgerows, ditches and tree belts currently limit the extent of sprawl/encroachment. Whilst the settlement pattern is currently ad-hoc, the approved residential permissions within the immediate surrounding context will create a strong new defined settlement edge in this location, retained within the current field patterns.				The site does not form part of a strategic gap between settlements. The field boundaries, where defined, comprise mature hedgerows and trees which contribute to the containment of the wider fields and provide a degree of enclosure to the west of Lidsey Road and settlements to the north/east. Intervisibility with Shripney is further restricted by the low lying terrain and intervening vegetation, to the south of the site, which is influential in truncating experiences. Development of the site would not result in coalescence or a notable reduction in the separation of these settlements and would form a minor extension to the approved settlement expansion of the adjacent permitted sites to the east.				The settlement boundary is not currently well defined and is subject to discordant elements and land uses which have extended into the countryside, weakening and eroding the boundary. The adjacent landfill site severs any wider associations with the surrounding arable landscape to the west, and contributes to the overall enclosure of the site and immediate area. The extent and strength of the settlement boundary will however change following the build out of the approved adjacent residential sites to create a southwards extension along Lidsey Road. The development of the site provides an opportunity to strengthen this settlement boundary, in consideration with the adjacent permitted sites, to deliver an attractive positive threshold contained within the defined field margins.				The surrounding low lying topography, elevated landfill site and mature vegetated boundaries of the immediate fields provide a high level of containment to the site which results in very limited opportunities for views and experiences. Potential views are limited to filtered and open experiences from PRoW ALD 200 to the south and the Alternative Route to PRoW 291 along the western boundary. The most sensitive views are afforded from the nearby residential properties to the east and southeast. Views towards the site will become further reduced as the surrounding residential permissions are built out, resulting in a complete change in character to the current semi rural outlook.				The existing field margins provide an established framework which could provide structure to future development and assimilate proposals into the receiving landscape. Additional benefits to the local and wider GI networks could also be delivered through enhancement and extension of these features to create an attractive and defensible settlement edge. Landscape buffers and green corridors through the development would provide connectivity across the site and offer opportunities to create an attractive transition with the adjacent permitted schemes. Careful design of buildings and landscaping can also be accommodated to retain privacy and avoid overlooking.				14 - Slight																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																
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Table 08 - Landscape Value - 2017 Criteria

Landscape Value	Landscape Designations					Local distinctiveness	Any historic/cultural/literary associations	Contribution to setting of 'outstanding assets'	Recreation and public access/ locally valued spaces	Perceptual aspects (e.g. scenic quality, tranquillity, and remoteness)	Overall Value Judgement														
	Low			High							1-7 Negligible 8-14 Slight 15-21 Moderate 22-28 Substantial 29-35 Major														
Site Level Assessment	The site is not covered by any landscape designations.					The tree belt and ditch adjacent to the western boundary contributes to the enclosure of the site and forms part of local a Biodiversity Corridor.	There are no known cultural or historic associations with the site.	The site does not contribute to the setting of any outstanding assets.	Public access is limited to the Alternative Route to ProW ALD 291 which briefly passes through the central field. There is no wider access beyond this.	The site is typically enclosed by mature vegetation and further influenced by low lying topography, which limits the extent of wider experiences to the south and east. The elevated landfill site to the west also forms a close horizon to experiences. The overall tranquillity of the site is influenced by the A29 and railway line. Visual links to the discordant settlement boundary are also afforded from within the northern extent of the site and will be further influenced by the permitted development of land to the east.	8 - Slight														
	1					1					1						2					7	14	21	28

