

LAND NORTH OF WATER LANE, ANGMERING

GLEESON STRATEGIC LAND AND RYDON HOMES LIMITED

LANDSCAPE AND VISUAL IMPACT ASSESSMENT

Tuesday, 20 February 2018



RTPI
Chartered Town Planners

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DESIGN
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1. INTRODUCTION

Name and Qualifications

- 1.1 This report has been prepared by David Jarvis Associates Limited (DJA), landscape architects and town planners.

Scope

- 1.2 This assessment concerns the predicted landscape and visual effects arising from the development of up to 525 dwellings and 3ha of employment, with associated access, infrastructure, parking and landscaping of land north of Water Lane, Angmering, West Sussex.
- 1.3 The proposed development is shown on the Pro Vision drawing 1911 P 100 Rev F red line plan. The development areas have been established through a landscape led process as set out in the Design and Access Statement and the Pro Vision drawing 1911 P 101 Land Use Plan. A Landscape Strategy plan and Green Infrastructure plan are included as part of the Design and Access Statement setting out a series of landscape features and open spaces that would break up the development and provide mitigation, taking into account the surrounding landscape character, landscape features and key views across the valley. For Pro Vision proposal plans see Appendix 4.
- 1.4 Of particular interest is the South Downs National Park. A Memorandum of Understanding was established in September 2017 between Arun District Council and the South Downs National Park Authority, see Appendix 5. This sets out a long-term commitment to a jointly agreed strategy on cross boundary matters including;
- The natural beauty of the area.
 - The region's biodiversity.
 - The delivery of new homes.
 - The promotion of sustainable tourism.
 - The local economy.
 - The efficiency of transport networks.
- 1.5 The Memorandum of Understanding states that both parties support the approach proposed within the emerging Arun District Council Local Plan including the commitment to landscape led development that gives regard to the special qualities of the South Downs National Park including mitigation measures that address potentially harmful impacts.
- 1.6 As part of the Local Plan Examination, Arun District Council have recently submitted a Response to Paragraph 23 of the Inspectors Interim Question¹. It addresses the potential for residential development of the areas north and south of Water Lane, contained within Angmering North Strategic allocation (SD9). This application sits within Sites 12b, 12c and 14.
- 1.7 A copy can be found at Appendix 6.
- 1.8 The development is set out over two areas. The main area would be accessed from Water Lane. A bus and cycle route would connect to Dapper's Lane to the west. The smaller area to the south west would also be accessed from Dapper's Lane with cycle and pedestrian routes onto Water Lane.
- 1.9 The assessment also considers the cumulative effects of surrounding developments in the vicinity of the site. Along Dapper's Lane a number of developments are currently taking place or are currently

¹ <https://www.arun.gov.uk/local-plan-examination>

seeking planning permission. To the south of Water Lane a planning application is currently under consideration by the Council.

Site Description

- 1.10 The application site extends to approximately 32.9ha, shown in Figure 1. The main area comprises four agricultural fields and the Oval Race Club and track. The smaller area to the south west is made up of an area of open grassland. There are several areas of scrub and vegetation within the site, with the Oval Raceway currently the only access road, leading to the Oval Race Club.
- 1.11 The main site and the smaller site are approximately 80m apart and are connected by Water Lane along which there are areas of mature native hedge planting. The application boundary continues east along Water Lane to the junction and along the A280 approximately 230m to the north and 130m south.
- 1.12 To the south of the site is Water Lane, leading west to Angmering, and the A280 leading north east towards the A27 and south towards Preston. The A27 runs in an east west direction immediately adjacent to the northern boundary of the site. Directly east of the main site is Groom's Copse ancient woodland. A 20m wide woodland belt leads north from Groom's Copse to the A27 while a field hedge leads south from the copse to Water Lane. To the west is the north east edge of Angmering, with some areas of open grassland and several industrial units along Dapper's Lane, including nursery sites and motor repair companies. To the west of Dapper's Lane are residential areas and Poling Furze fields woodland.
- 1.13 The smaller site, south west of the main site, is located along Water Lane with Dapper's Lane along the western boundary. South of the smaller site are residential properties. To the north is St Denys Nursery where there is planning permission for eight industrial units. To the east and north east are areas of open grassland which separate the smaller site from the main site.
- 1.14 Directly east of the application site and to the north, beyond the A27, is the South Downs National Park. Within the National Park there are areas of woodland, many of which are designated as Ancient Woodland, as well as public rights of way and listed buildings.
- 1.15 Within the application site there are several areas of mature tree and hedge planting. The Oval Raceway leads north through the site with mature hedgerows and tree planting on either side, around the Oval Race Club and track are areas of dense tree planting while mature hedgerows are also found along the boundaries to the east, north west, and south of the main site. The rest of the main site is made up of agricultural land with an area of scrub to the south west of the Oval Race Club.
- 1.16 Within the smaller site there is some mature tree and hedge planting, particularly in the western arm of this area, adjacent to Dapper's Lane. A mature native hedge runs along the southern boundary of this site, adjacent to Water Lane. There is also an area of scrub planting in the middle of the smaller site with grassland in the eastern section.
- 1.17 The site generally slopes from north to south. The northern boundary, alongside the A27, is at approximately 44.5m AOD. The landform slopes down towards the southern boundary of the main site to approximately 14.5m AOD. The smaller site, to the south west, drops further to approximately 12.5m AOD at its southern tip, alongside Water Lane.
- 1.18 The only existing water bodies within the application site include three drainage ditches all located in the northern part of the main site, one alongside the footpath in the north west corner, one along the western edge of the Oval Race Club and one leading from the south west corner of the Oval Race Club to the western boundary. There are no water features within the small area to the south west.

- 1.19 There is one tree within the application site that is subject to a Tree Preservation Order. The Pedunculate Oak on the southern boundary of the smaller development area is subject to TPO/A/1/14.
- 1.20 The site is in the vicinity of Ordnance Survey grid reference 507600, 105200.

2. METHODOLOGY

General

- 2.1 This assessment has been prepared in accordance with the published guidance provided by the Institute of Environmental Management and Assessment and the Landscape Institute (IEMA/LI)², the Countryside Agency³, the Department of the Environment, Transport and the Regions (DETR)⁴. Guidance emphasises the responsibility of the landscape professional carrying out the assessment to ensure that the approach and methodology adopted is appropriate for the particular development assessed. A description of the assessment methodology is provided at Appendix 1.
- 2.2 Preparation of this assessment included the following key stages:
- A desktop survey including local landscape character assessment;
 - Identification of potential effects;
 - Identification of landscape and visual receptors;
 - Description and quantification of changes to the baseline;
 - Contribution to iterative design process;
 - Identification of mitigation measures;
 - Preparation of landscape strategy;
 - Evaluation of predicted effects;
 - Landscape and visual assessment of the final scheme design.

Limitations and Assumptions

- 2.3 The field survey was undertaken in March 2017 and therefore excludes any record of the increased levels of screening provided by vegetation during the summer months.
- 2.4 Residential properties and recreational amenities were not generally accessible during site visits.

² Institute of Environmental Management and Assessment and the Landscape Institute – ‘Guidelines for Landscape and Visual Impact Assessment’ Third Edition 2013 and Photography and photomontage in Landscape and Visual Impact Assessment. Landscape Institute Advice Note 01/11.

³ Countryside Agency and Scottish Natural Heritage – ‘Landscape Character Assessment’ 2002.

⁴ Department of the Environment, Transport and the Regions- ‘Lighting in the Countryside: Towards Good Practice’.

3. BASELINE SURVEY

General

- 3.1 This section describes the prevailing landscape character of the application site and its setting. It also undertakes an assessment of those matters which would determine the impact in visual amenity terms of the development.
- 3.2 The systematic assessment of these elements provides the baseline against which potential effects of development can be assessed. Once this exercise has been performed, the sensitivity of the landscape to change is assessed. This is done by consideration of landscape receptors.

Landscape Character

Background

- 3.3 A description of the landscape character of England was published by Natural England in 2014. The Character of England map and accompanying descriptions provide a national and regional framework for more detailed assessments carried out at a county, district or unitary authority level by local authorities and others. These in turn provide the background for assessment at the local or Parish scale, often carried out in relation to proposed development and particularly in situations where the landscape is undergoing rapid change.

Published Character Assessment

- 3.4 The landscape character context for the site is shown in Figure 2. Landscape character assessments have been carried out at national, county and district level by Natural England⁵, West Sussex County Council⁶ and Arun District Council⁷ respectively.

The application site falls within:

National Landscape Character Area – ‘126 South Coast Plain’

West Sussex County Landscape Character Area – ‘SC12 Angmering Upper Coastal Plain’

Arun District Council Landscape Character Area – ‘43 Ecclesden Hills’

- 3.5 The national description provides broader framework than the more detailed county and district level studies. Extracts of the county and district landscape character assessments are provided at Appendix 2.
- 3.6 A summary description of the Arun District Council ‘43 Ecclesden Hills’ Landscape Character Area is provided below:

“Arun District Landscape Character Areas – Summary Description

43 - Ecclesden Hills

- *Predominantly pasture and arable fields.*
- *Situated on raised topography above coastal plain to the south, divided by minor valley running diagonally through character area.*
- *Wide ranging, long distance views towards Downs and coast, partially broken up by small blocks of woodland.*

⁵ Natural England - ‘National Character Area 126 – South Coast Plain’ - 2014

⁶ West Sussex County Council – ‘The West Sussex Landscape Land Management Guidelines - SC12 Angmering Upper Coastal Plain’ – 2007

⁷ Arun District Council - ‘Arun Landscape Study, Landscape and Visual Amenity Aspects of Development Choices in Arun District – 43 Ecclesden Hills, 2006-2026’ - Hankinson Duckett Associates 2006

- *Scattered settlement.*
- *Urban influence from surrounding urban areas.*

Table 1 - Landscape Sensitivity

No	Landscape Character Area	Inherent Landscape Qualities (intactness and condition)	Contribution to distinctive settlement setting	Inconsistency with existing settlement form / pattern	Contribution to rurality of surrounding landscape	Contribution to separation between settlements	Sensitivity 1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major	Final Assessment Landscape Sensitivity
		Low High					5 10 15 20 25	
43	Ecclesden Hills	Moderately intact hedgerow network with some woodland	Distinctive setting to east of Angmering	Rising ground beyond settlement	Predominantly arable and pasture. Part of wider foothills to Downs	No separation function except wider separation with Worthing		Substantial

Table 2 - Landscape Value

No	Landscape Character Area	Landscape Designation	Other Designations (nature conservation, heritage, amenity, including flood zone)	Contribution to setting of 'outstanding assets' (e.g. AONB, Arundel Castle, Pagham Harbour etc.), the undeveloped coast	Special cultural/historic associations	Perceptual aspects (e.g. scenic beauty, tranquillity, wildness)	Landscape Value 1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major	Final Assessment Landscape Value
		Low High					5 10 15 20 25	
43	Ecclesden Hills	Adjacent to AONB	Ancient Woodland, LBS, RSI, Setting to CA	Setting to Downs		Moderate scenic beauty		Moderate

Local Landscape Types (LCT):

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*

L3 Coastal Plain enclosed pasture

- *Pasture bounded by hedgerows, shaws and/or copses*
- *Flat or gently undulating land*
- *Field sizes vary*

L14 Paddock

- *Grazing for horses*
- *Fields sub-divided using temporary fencing (e.g. post and white tape)*
- *Stable buildings and feed/water troughs*

3.7 A field survey carried out during March 2017 as part of this LVIA confirmed that the landscape surrounding the site is, in part, typical of the landscape described in the district landscape character assessment, 43 - Ecclesden Hills. Long distant views across predominantly pasture and arable fields are broken up by small areas of woodland and scattered dwellings, with the settlements of Angmering village to the west and Preston to the south providing an urban influence. The A27, alongside the northern boundary, breaks up the landscape separating the site from the National Park to the north. Water Lane and the A280, to the south of the site, create a barrier between the site and areas of the National Park to the south west. These are busy roads that create a divide in the

landscape character area separating the application site from the rural influence of the South Downs National Park to the north, west and south, whilst retaining the urban influence of nearby residential areas.

- 3.8 The Arun Landscape Study assesses the Ecclesden Hills Landscape Character Area as having a moderate landscape value with substantial sensitivity to change. The area surrounding the site is generally in-keeping with the published landscape character assessment however the site itself is bordered by two main roads and contains the Oval Race Club, these aspects within and immediately alongside the site detract from the rural quality. It is therefore considered that the landscape character of the land north of Water Lane would be of a high to medium sensitivity.

Landscape Value

- 3.9 Landscape value relates to the value or importance society attaches to a landscape or view, which expresses national or local consensus because of its quality, special qualities, cultural associations or ecological status. IEMA/LI guidance identifies a number of reasons why a landscape may be valued:

- **Landscape condition:** a measure of the physical state of the landscape. It may include the extent to which typical character is represented in individual areas, the intactness of the landscape and the condition of individual elements;
- **Scenic quality:** the term used to describe landscapes that appeal primarily to the visual senses;
- **Rarity:** the presence of rare features or elements in the landscape, or the presence of a rare landscape character type;
- **Representativeness:** whether the landscape contains a particular character and/or features or elements which are considered particularly important examples;
- **Conservation interests:** the presence of features of particular wildlife, earth science or archaeological, historical and cultural interest can add to the value of a landscape as well as having value in their own right;
- **Recreation value:** evidence that the landscape is valued for recreational activity where experience of the landscape is important;
- **Perceptual aspects:** a landscape may be valued for its perceptual qualities, notably wildness and/or tranquillity.
- **Associations:** some landscapes are associated with particular people, such as artists or writers, or events in history that contribute to perceptions of the natural beauty of the area.

- 3.10 Assessment of landscape value has been based on consideration of:

- The presence of any landscape designations i.e. Area of Outstanding Natural Beauty (AONB);
- The presence of any nature conservation designations i.e. Site of Special Scientific Interest (SSSI);
- Published literature relating to local cultural heritage, recreation and tourism;
- Published landscape assessment;
- The inter-relationship of the above.

- 3.11 A summary of local landscape context is shown on Figure 3 and described below.

Local Landscape Condition

- 3.12 Overall the landscape within the study area is in good condition. The combination of landform; pasture and arable fields, long distance views with small blocks of woodland and scattered settlements, strengthen the character of the local landscape. The presence of the Oval Race Club has a negative effect on the landscape condition within the site with increased traffic, parking and associated noise as well as debris and derelict vehicles becoming long term features.

Landscape Designations

- 3.13 The site itself is not the subject of any landscape related designations. However, the South Downs National Park is located to the north of the site, beyond the A27, and directly east of the site. The South Downs National Park is considered a highly valued landscape with very high sensitivity.

Scenic Quality

- 3.14 Scenic quality varies within the study area. Due to the proximity of the A27 to the north, Water Lane and the A280 to the south and the presence of the Oval Race Club. The scenic quality within the site itself is therefore considered to be of medium sensitivity. Outside the site the value of the scenic quality increases, particularly to the north and east, within the National Park, and to the south, along the fringes of Angmering. Further west the landscape becomes more built up and the scenic quality reduces. The scenic quality of the surrounding landscape is therefore considered to be of high to medium sensitivity.

Nature Conservation

- 3.15 There are several areas of Ancient Woodland within the study area. Of these Groom's Copse is the nearest and is located adjacent to the eastern boundary of the development site, as shown in Figure 3. Other areas of Ancient Woodland in the vicinity of the site include Jews Head Coppice, Seldon Coppice and Jewshad Wood, all approximately 550m to the north east, and Hammerpot Copse approximately 800m to the north west. Areas of Ancient Woodland are considered to be of high sensitivity. All other areas of Ancient Woodland within the study area are located 1km or further from the site and are separated either by the A280, the A27 or Angmering village, as well as areas of scattered woodland, settlements and intervening landform. They can therefore be discounted from further assessment.
- 3.16 There is one tree within the application site that is subject to a Tree Preservation Order. The Pedunculate Oak that lies on the southern boundary of the smaller development area is subject to TPO/A/1/14. To the south of this, outside the application area, are several other TPO trees also subject to TPO/A/1/14. The proposed development areas lie to the east of these TPO trees. The root protection areas of the TPO trees would not be affected by the access road to the north. The proposed development would therefore have no direct effect on the TPO trees and can therefore be discounted from further assessment.

Public Rights of Way

- 3.17 Public Rights of Way (PROW) within the study area are shown on Figure 4. Public footpath 2149 runs through the middle of the application site in a north south direction, past the Oval Race Club before heading west to Dapper's Lane. Other PROWs in the vicinity of the site include the 2151, 2151/1 and 2151/2 footpaths that lead into the north east fringes of Angmering and north through Poling Furze fields, the 2148 footpath south of the application site within the National Park leading from the A280 Water Lane south west towards Ecclesden Manor, and the 3692 bridleway located south of Avenals Farm, leading from the eastern edge of Angmering over the A280, before joining with the wider network of public rights of way east towards the South Downs National Park. Further into the National Park footpaths 2137 and 2139/3 continue the network of PROWs to the south east of the application site providing views across the valley towards Angmering from the National Park. Public Rights of Way are valued at local level and are considered to be of medium sensitivity.
- 3.18 The network of PROWs continues into the National Park to the east and north, south towards the coast and west through Angmering towards Poling. These PROWs are separated from the application site by roads, settlements, vegetation and intervening landform and can therefore be discounted from further assessment.

- 3.19 There are two areas designated as open access land within the study. These are both located north east of the application site approximately 1.65km and 2.5km respectively, as shown in Figure 4. Both areas of open access land are separated from the site by the A27 and the settlements of Patching and Clapham, they can therefore be discounted from further assessment.

Tranquillity

- 3.20 The tranquillity of the site and its immediate surroundings is variable. To the north traffic noise from the A27 and vehicles using the Oval Race Club is evident, while to the south vehicular movement along the A280 Water Lane is evident. Within the site itself traffic using the Oval Raceway, including farm vehicles, also detracts from the tranquillity of the site. The tranquillity of the site and its immediate surroundings is therefore considered to be of medium sensitivity.
- 3.21 Further from the site, north of the A27 and east of the A280, tranquillity increases significantly within the South Downs National Park. To the west and south west Angmering provides a more tranquil village setting with rural landscape beyond. Further south, beyond the A259, is the town of Preston which becomes less tranquil as it is built up and busy with traffic. The tranquillity of the wider study area is therefore considered to be of high to medium sensitivity.

Rarity value

- 3.22 Rarity value is associated with cultural heritage and nature conservation related interest recognised by designation. Beyond those designated areas the remainder of the study area appears to only contain landscape elements common to the region.

Landscape Receptors

Generally

- 3.23 The degree by which a landscape is assessed to be sensitive is reflected in its ability to accommodate changes in character and value that would be caused by a development.
- 3.24 Landscape receptors represent any individual or grouped components of landscape character - or value - likely to be affected by proposed development. The effects could be direct, such as the loss of fields and hedging on a development site or indirect, for example a change in the scenic amenity of a footpath nearby.
- 3.25 Sensitive receptors are therefore identified and described with respect to both landscape characteristics and landscape value.
- 3.26 The distinction is drawn as it differentiates between the many different aspects of landscape character and how they are affected. As an example, one may consider a tract of landscape designated as an Area of Outstanding Natural Beauty. In terms of landscape value it is highly valued and in those terms would normally be regarded as highly sensitive to built development. However, that same tract of landscape, could in terms of its landscape characteristics, comprise a mix of hills, valleys and dense woodland. This would give that landscape an ability to visually contain and absorb a development. Accordingly, in terms of landscape characteristics, it may be regarded as of low sensitivity. For that reason it is necessary, for the purposes of assessment, to consider the effects of development on landscape character as well as landscape value.

Landscape Value – Receptor Sensitivity

- 3.27 For the purposes of assessing receptor sensitivity a judgement needs to be made on the relative value or importance to society of its various aspects or components. This is a complex task as the landscape is valuable to people in different ways hence only broad judgements can be made.

- 3.28 Identified sensitive receptors are listed in Table 1 together with an assessment of sensitivity criteria, level of sensitivity and summary justification for the judgement.

Table 1 Landscape Value – Receptor Sensitivity

Receptor	Sensitivity Criteria	Sensitivity	Rationale
General			
Landscape Character Area - 43 Ecclesden Hills	Direct or indirect changes to the landscape character	High - Medium	Statutory district level landscape character assessment
Landscape Designations			
South Downs National Park	Direct or indirect changes affecting the setting or nature of the National Park	Very High	Statutory national designation of special landscape value
Scenic Quality			
Within the site	Changes affecting the amenity value of landscape within the site	Medium	Valued at a local level
The Surrounding Landscape	Changes affecting the amenity value of the surrounding landscape	High - Medium	Valued at a local level
Nature Conservation Designations			
Ancient Woodland - Groom's Copse	Direct or indirect changes affecting nature conservation value	High	Non – statutory designation of national ecological importance
Ancient Woodland - Jews Head Coppice, Seldon Coppice, Jewshead Wood	Direct or indirect changes affecting nature conservation value	High	Non – statutory designation of national ecological importance
Ancient Woodland - Hammerpot Copse	Direct or indirect changes affecting nature conservation value	High	Non – statutory designation of national ecological importance
Public Rights of Way			
Public Rights of Way (PROW) - Footpath 2149	Direct or indirect changes affecting the leisure value.	Medium	Valued at a local level
Public Rights of Way (PROW) - Footpath 2151 - Footpath 2151/1 - Footpath 2151/2	Direct or indirect changes affecting the leisure value.	Medium	Valued at a local level
Public Rights of Way (PROW) - Footpath 2148	Direct or indirect changes affecting the leisure value.	Medium	Valued at a local level
Public Rights of Way (PROW) - Bridleway 3692	Direct or indirect changes affecting the leisure value.	Medium	Valued at a local level
Public Rights of Way (PROW) - Footpath 2137 - Footpath 2139/3	Direct or indirect changes affecting the leisure value.	Medium	Valued at a local level
Tranquillity			
Site and immediate surroundings	Changes affecting peaceful enjoyment of the countryside.	Medium	Valued at local level
Wider study area	Changes affecting peaceful enjoyment of the countryside.	High - Medium	Valued at local level

Visual Receptors

General

- 3.29 In order to assess the impact the development may have on visual amenity, it is necessary to understand who would be subject to a change in visual circumstances and the extent to which those persons would be affected. The starting point is thus to establish the sensitivity of the viewing public to visual change.
- 3.30 LI/IEMA guidelines currently provide examples of broad categories of inherently high, medium and low sensitivity. The guidelines stress that these are only examples and that every project will require its own set of criteria and thresholds. The examples provided relate to High, Medium and Low Sensitivity dependent upon the expectations of the viewer and broadly typified by occupiers of Residential Properties and users of Public Rights of Way (High), people engaged in certain Sporting and Recreational activities (Medium) and those occupied at their place of work (Low).
- 3.31 The degree by which a visual receptor is judged to be sensitive however also depends on the actual quality of the existing view. Accordingly, when the sensitivity to the change actually being proposed is assessed, matters such as the context and extent of the existing view as well as the proximity of the receptor to the proposed development need to be considered.
- 3.32 An example could be provided by two identical residential properties. The occupier of property A could have open views across a National Park while B may overlook heavy industrial areas on the urban fringe. Whilst both parties could be regarded as inherently highly sensitive to visual change the actual situation would be that the occupier of property A would be regarded as highly sensitive to change relative to built development in the context of the view, whilst the party at property B as of medium or low sensitivity.

Zones of Significant Visibility (ZSV)

- 3.33 To understand where the application site would be potentially visible within the study area a 3D model, based on the Pro Vision drawing 1911 P 102 Building Heights Plan, has been placed into a terrain model of the surrounding landscape. The model was then tested to determine the Zone of Theoretical Visibility (ZTV), the results of this are shown in Figure 5.
- 3.34 The site was then assessed during a field survey to better define the extents of significant visibility, based upon consideration of whether the development would likely draw the eye of the casual observer.
- 3.35 The ZSV of the proposed development is shown at Figure 6. It extends over an area of approximately 92.1ha and is largely associated with the site and parts of the National Park to the east. The ZSV includes all visual receptors assessed as Moderate - Slight to Very Substantial.
- 3.36 Three categories of Visual Receptor have been identified within the predicted ZSV of proposed development these are:
- Users of public rights of way;
 - Residential areas (community) and occupiers of individual residential properties;
 - Users of local roads.
- 3.37 Locations of selected representative viewpoints are shown on Figure 6. These represent all of the receptor categories at locations where it was anticipated potential effects would be greatest. A photographic record of these is provided at Appendix 3.

- 3.38 Receptor sensitivity is described in Table 2. The sensitivity of visual receptors varies according to the category and in respect of the context of the view as described above.

Table 2: Visual Receptor Types

Category	Description	Sensitivity
A	Users of Public Rights of Way	High
B	Residential areas, amenity areas (community) and occupiers of individual residential properties	High
C	Users of local roads	Medium

Note: People occupied at their place of work are considered to be least likely to be affected by changes and have not been included.

- 3.39 38 viewpoints were identified across the study area as examples of the different types of visual receptor. Photographs are included in Appendix 3. The locations of the viewpoints are shown on Figure 6.
- 3.40 Visual receptor sensitivity is described in Table 2. The sensitivity shown in the section headings of Table 3 refer to the category as a whole. The Receptor Sensitivity for each viewpoint has been adjusted to more accurately reflect the nature and context of the view.

Table 3 Selected Representative Visual Receptors

Reference	Distance to site boundary	Receptor and Location	Sensitivity
A: Users of Public Rights of Way (<i>inherently high sensitivity</i>)			
VP 2	Boundary	South west from the Oval Raceway, public footpath 2149	High
VP 3	Boundary	North from footpath adjacent to the southern boundary	High
VP 4	Inside site	North east from the Oval Raceway, public footpath 2149	High
VP 5	Inside site	North west from the Oval Raceway, public footpath 2149	High
VP 6	Inside site	West from the Oval Raceway, public footpath 2149	High
VP 7	Inside site	South east from the Oval Raceway, public footpath 2149	High
VP 8	Inside site	South from public footpath 2149	High
VP 9	Inside site	South west from public footpath 2149	High
VP 10	Inside site	East from public footpath 2149	High
VP 13	319m	North from footbridge, bridleway 3692	Medium (Due to proximity of the A280)
VP 15	241m	North west from footpath 2148, within the National Park	High
VP 16	237m	North west from footpath 2148, within the National Park	High

Reference	Distance to site boundary	Receptor and Location	Sensitivity
VP 17	336m	West from footpath 2148 and Water Lane, within the National Park	High (Although located near the road it is within the National Park)
VP 21	262m	East from footpath 2151	High
VP 22	847m	North from byway 3605	High
VP 23	611m	North west from footpath 2139/3, adjacent to the windmill at Ham Spinney, within the National Park	Very High (Due to open views across the National Park)
VP 24	766m	North west from footpath 2139/3, within the National Park	Very High (Due to open views across the National Park)
VP 25	1104m	North west from footpath 2139/3, within the National Park	Very High (Due to open views across the National Park)
VP 26	1338m	North west from footpath 2139/3, within the National Park	Very High (Due to open views across the National Park)
VP 27	1063m	North west from footpath 2137, within the National Park	Very High (Due to open views across the National Park)
VP 28	945m	North west from footpath 2137, within the National Park	High
VP 29	747m	North west from footpath 2137, within the National Park	High
VP 30	1433m	North west from footpath 2136, within the National Park	High
VP 31	1728m	South west from bridleway 2175, within the National Park	High
VP 32	1186m	South from bridleway 2208, within the National Park	High
VP 33	1792m	East from footpath 2155, adjacent to the Romano-British Villa Scheduled Ancient monument	High
VP 34	2460m	East from footpath 2156	High
VP 36	2178m	North from footpath 2114/1	High
B: Users of Residential Areas (community) and Occupiers of Individual Residential (<i>inherently high sensitivity</i>)			
VP 11	278m	North east from Weavers Hill	High
VP 12	347m	North from the Spotted Cow public house Grade 2 Listed Building	High
VP 14	308m	North west from Ecclesden Lane, near Ecclesden Manor on the National Park boundary	High
VP 38	2994m	North from footpath 3621, Sea Lane	High
C. Users of Local Roads (<i>inherently medium sensitivity</i>)			
VP 1	Boundary	North west from Water Lane	Medium
VP 18	680m	West from Water Lane, within the National Park	High – Medium (Due to location within the National Park)

Reference	Distance to site boundary	Receptor and Location	Sensitivity
VP 19	105m	South west from Arundel Road, within the National Park	High – Medium (Due to location within the National Park)
VP 20	30m	South from the A27, on the National Park boundary	Medium (Although located near the road it is within the National Park)
VP 35	2583m	East from Poling Street	Medium
VP 37	2800m	North from Kingston Lane	Medium

4. PROPOSED DEVELOPMENT AND MITIGATION MEASURES

Generally

- 4.1 The application area is shown in Figure 1. Those aspects of development which are relevant to the assessment of landscape and visual effects are described below. A full description of proposed development is provided within the planning statement and accompanying documentation.

Description

- 4.2 The development would comprise of up to 525 dwellings and 3ha of employment with associated access, infrastructure, parking and landscaping and would be accessed from Water Lane via a proposed round-about.
- 4.3 Drawings illustrating the proposed layout, elevations and landscape proposals can be found in the planning application, Pro Vision proposal plans are also at Appendix 4.
- 4.4 Access to the main development area would be via a proposed round-about located at the existing junction between the A280 Water Lane and the Oval Raceway, on the southern boundary of the site. A bus and cycle access are also proposed to enable access from Dapper's Lane to the west. The smaller development area to the south west would be accessed from Dapper's Lane with cycle and pedestrian routes onto Water lane.
- 4.5 The development areas have been established through a landscape led process as set out in the Design and Access Statement A Landscape Strategy plan and Green Infrastructure plan are included as part of the Design and Access Statement setting out a series of landscape features and open spaces that would break up the development and provide mitigation, taking into account the surrounding landscape character, landscape features and key views across the valley. For Pro Vision proposal plans see Appendix 4.
- 4.6 The key aspects of development relevant to the consideration of landscape and visual effects are as follows:
- The visible extents of the proposed dwellings.
 - The visible extents of the proposed employment space.
 - The visible extents of the proposed round-about.
 - Effects of the proposed development on the wider context and local footpaths and recreational facilities

Mitigation Measures

- 4.7 The landscape surrounding the site is, in part, typical of the landscape described in the district landscape character assessment, 43 - Ecclesden Hills, as set out in parts 3.7 and 3.8 of this document. Long distant views across pasture and arable fields, broken up by small areas of woodland and scattered dwellings with an urban influence from Angmering and Preston to the west and south respectively. The key issue concerns the impact of the development on views from the South Downs National Park and adjacent residential dwellings within the eastern part of Angmering.
- 4.8 Development within the site would be carefully located with areas of open space and strategic planning, including tree lined streets and avenues, breaking up the housing parcels and employment areas. Along the western boundary the site is separated from Dapper's Lane by a series of industrial and commercial units, planting along this boundary would be retained and enhanced where possible with proposed structural planting along the southern edge of the western part of the main development area. Directly east of the site is Groom's Copse Ancient Woodland, a proposed minimum 15m landscape belt would separate the ancient woodland from the built development

while existing hedgerows and vegetation along the eastern boundary to the north and south of the ancient woodland would be retained and enhanced where possible. Along the southern boundary of the main site and the south western parcel structural planting is proposed along the southern edge of both residential and employment areas in order to break up views from the south. Land to the north of the existing race track and public footpath 2149 is proposed as a no-build zone. The land here is higher and it is proposed that planting in this area would be retained and enhanced where possible while recreational areas would also be provided, separating development areas from the A27.

- 4.9 Existing tree, shrub and hedge planting within the site would be retained and enhanced where possible. Specifically, the existing hedge and tree planting along the Oval Raceway and vegetation around the Oval Race Club. It is proposed that vegetation to the south of the Oval Race Track would be enhanced to increase biodiversity value within the site. In the western part of the main application site an area of scrub would also be retained and enhanced to increase biodiversity value within the site.
- 4.10 Attenuation ponds in the west and south of the site would create opportunities for scrub and wetland planting, providing further opportunity for enhanced biodiversity as well as flood management.
- 4.11 A range of mitigation measures are proposed to address adverse effects arising as a consequence of the proposed development.
- A landscape belt of a minimum 15m wide is proposed between the development and the Groom's Copse Ancient Woodland.
 - Existing hedgerows and vegetation along the eastern boundary, to the north and south of the ancient woodland, would be retained and enhanced where possible.
 - Existing tree and hedge planting along the Oval Raceway and around the Oval Race Club and track would be retained and enhanced where possible.
 - Vegetation to the south of the Oval Race Track would be enhanced to provide ecologically important habitat areas.
 - The area of existing scrub in the west of the main development site would be enhanced to provide ecologically important habitat areas.
 - Planting in the north of the site would be retained and enhanced where possible.
 - Higher ground to the north of the existing Oval Race Club and public footpath 2149 is proposed as a no-build zone, this area would be free from residential and employment development and would provide informal open space and recreational areas whilst separating the development and the A27.
 - Areas of informal open space would break up the development within the site.
 - Strategic planting within the housing areas, including tree lined streets and avenues, would break up the housing parcels and employment areas.
 - Proposed structural planting along southern edges of both residential and employment areas in the western and southern parts of the main development area and the south western parcel would screen the development from the south.
 - Attenuation ponds in the west and south of the main development area would provide opportunities for enhanced biodiversity as well as flood management.
 - Planting around the main access would minimise noise and lighting effect of the proposed round-about.

5. PREDICTED LANDSCAPE EFFECTS

General

- 5.1 Predicted landscape impacts are based on the development criteria identified in Section 4 including the landscape mitigation measures described above. Effects are assessed in relation to the landscape characteristics and value of the study area described in Section 3.
- 5.2 The magnitude of change is defined in Appendix 1 Methodology.

Effects on Landscape Characteristics

Local Landscape Characteristics

- 5.3 The site lies within the Arun District Council Landscape Character Area 43 Ecclesden Hills.
- 5.4 The site has an appearance that is, in part, typical of the landscape described in the Ecclesden Hills landscape character assessment. Long distant views across predominantly pasture and arable fields are broken up by small areas of woodland and scattered dwellings, with the settlements of Angmering village to the west and Preston to the south providing an urban influence. The A27 along the northern boundary and the A280 to the south separate the site from the rural influence of the National Park. The eastern fringes of Angmering and industrial units along Dapper's Lane enhance the urban influence within western parts of the development area. The Oval Race Club in the eastern part of the site further detracts from the rural aspect of the site.
- 5.5 The proposed development would extend residential areas east from Angmering. The Oval Race Club would be removed in its entirety while the area in the north of the site would remain undeveloped in order to retain a rural edge between the development and the National Park to the north. Strategic landscape, including a 15m landscape belt between the development and the Ancient Woodland, the retention of existing trees, hedgerow and vegetation within the site, tree and shrub planting along the southern boundaries and tree lined streets and avenues, would be incorporated into the proposals in order to break up the urban aspect of the development.
- 5.6 In this context, the effect of the proposed development on the local landscape character would increase the urban influence of Angmering, while the development would be contained between the A27 to the north, the A280 to the east, Water Lane to the south and Angmering to the west. The removal of the Oval Race Club and the retention of open landscape in the north of the site, as well as retained vegetation and strategic landscape planting would reduce the effect the development would have on the wider landscape character. It has therefore been assessed that the proposed development would have a low magnitude of change on the landscape character with a moderate significance. It is expected this would be an adverse effect on the local landscape character.
- 5.7 Surrounding development areas within the vicinity of the site, include areas along Dapper's Lane, to the west at Herons Farm and to the south of Water Lane. The cumulative development sites would further extend the urban edge of Angmering, encroaching the rural nature of the Ecclesden Hills landscape character area. It is therefore considered the cumulative effect of the development areas would have a medium magnitude of change on the overall character of the surrounding landscape with a substantial to moderate significance. This would be considered adverse as they would reduce the rural aspect of the wider landscape.

Effects on Landscape Value

- 5.8 Effects on Landscape value relate to the receptors identified in Section 3 (Table 1).

Landscape Designations

- 5.9 The site is not the subject of any landscape related designations, however the South Downs National Park is adjacent to the eastern boundary of the site and is separated to the north by the A27.
- 5.10 The area to the north of the existing Oval Race Club is proposed as a no-build zone, this would be retained as informal open space with some areas of formal recreational use, separating the development from the A27 and the National Park to the north. It is also proposed that a 15m wide landscape belt would be provided along part of the eastern boundary to mitigate any affects the development would have on the adjacent Ancient Woodland. The landscape belt, together with a cycle route along the eastern boundary of the development, would provide an additional separation between the development and the National Park to the east. Existing hedgerows along the Oval Raceway would be retained and enhanced where possible and areas of strategic landscape are proposed, including planting along the southern boundaries, tree lined streets and avenues. This would break up the visual appearance of the development from views from the south.
- 5.11 The development would have no direct effect on the National Park and once proposed planting within the development has matured any indirect effects would be minimal. It is therefore considered the proposed development would have a very low magnitude of change on the South Downs National Park with a moderate significance. It is expected this would be an adverse effect on the National Park.
- 5.12 Surrounding development areas within the vicinity of the site are proposed to the west and south of the application site. The cumulative sites would have no direct impact on the National Park, however as the urban edge of Angmering extends east it would encroach onto the rural nature of the surrounding landscape. It is therefore considered the cumulative effect of the development areas would have a medium to low magnitude of change on the National Park with a substantial to moderate significance. This would be considered adverse as the rural aspect of the wider landscape would be reduced.

Scenic Quality

- 5.13 The scenic quality within the development site varies. The proximity of the A27 to the north and the presence of the Oval Race Club reduce the scenic quality of the northern part of the site, while the A280 and Water Lane reduce the scenic quality in the southern part of the site. Areas of open space and strategic planting would create separation between the proposed development and the existing road network and would enhance the appearance of the site. The removal of the Oval Race Club and associated structures and vehicles would also improve the appearance of the site. It is therefore considered the proposed development would have a negligible magnitude of change on the scenic quality of the site itself with no significant effect.
- 5.14 Outside the site the scenic quality increases, particularly to the north and east, within the National Park, and to the south west, along the fringes of Angmering. Further south and west the landscape becomes more built up and the scenic quality reduces. Areas of strategic landscape are proposed as part of the development including areas of planting along the southern boundaries. Retained hedgerows and trees, as well as proposed tree lined streets and avenues, would break up the visual appearance of the development reducing the effect it would have on the scenic quality of the surrounding area. It is therefore considered the proposed development would have a negligible magnitude of change on the scenic quality of the landscape surrounding the site with no significant effect.

- 5.15 Surrounding development areas within the vicinity of the site would have no further effect on the scenic quality of the site itself. The cumulative sites would extend the eastern fringe of Angmering, towards the National Park, and the urban qualities of Angmering would encroach further into the rural nature of the surrounding landscape. It is therefore considered the cumulative development areas would have a low magnitude of change on the scenic quality of the surrounding landscape with a moderate significance. This would be considered adverse as the rural aspect of the wider landscape would be reduced.

Nature Conservation

- 5.16 There are several areas of Ancient Woodland within the vicinity of the application site. Of these Groom's Copse is the nearest, located alongside the eastern boundary of the site. A landscape belt a minimum 15m wide is proposed between the development and the Groom's Copse Ancient Woodland. In addition to this a cycle route is proposed along the eastern boundary of the development. The landscape belt and the cycle route would separate the development from the Ancient Woodland and this would reduce the effects the development might have on the Ancient Woodland and deter access. It is considered that, with the 15m landscape belt, the development would have a very low magnitude of change on the Groom's Copse Ancient Woodland with a moderate effect.
- 5.17 To the north east are the Jews Head Coppice, Seldon Coppice and Jewshead Wood Ancient Woodlands, approximately 550m from the application site. These areas of Ancient Woodland are separated from the site by the A27 and Arundel Road. It is therefore considered that due to the distance and intervening landform the proposed development would have a no effect on the Jews Head Coppice, Seldon Coppice and Jewshead Wood Ancient Woodland.
- 5.18 Hammerpot Copse Ancient Woodland is located approximately 800m north west of the application site and is also separated from the development area by the A27 and Arundel Road. It is therefore considered that the proposed development would also have a no effect on the Hammerpot Copse Ancient Woodland.
- 5.19 Surrounding development areas within the vicinity of the site are located to the south and west. They are separated from Groom's Copse Ancient Woodland by Water Lane and Dapper's Lane, while Hammerpot Copse Ancient Woodland to the north is separated by the A27 and Arundel Road. It is therefore considered the cumulative sites would have no further effect on the Ancient Woodlands.

Leisure and Tourism

- 5.20 The only Public Right of Way (PROW) within site is public footpath 2149 which runs through the middle of the application site in a north south direction, past the Oval Race Club before leading west towards Dapper's Lane and the route of the footpath would not be affected by the proposed development. It is proposed existing trees and hedgerows along the footpath would be retained where possible. It is considered that by retaining the existing vegetation where possible the potential impact on the PROW would be minimised and therefore a medium magnitude of change would occur with a moderate significance.
- 5.21 To the west of the site the 2151, 2151/1 and 2151/2 footpaths lead into the north east fringes of Angmering and north through Poling Furze fields. These footpaths are located within the residential area to the west of the site and are separated from the proposed development by residential, commercial and industrial units along Dapper's Lane as well as mature tree and hedge planting. It is therefore considered the proposed development would have no effect on the PROWs to the west of the application site.
- 5.22 Footpath 2148 and bridleway 3692 are located to the south of the application site leading from the eastern edge of Angmering towards and into the South Downs National Park. The two PROWs would

not be directly affected by the proposed development. Vegetation within the site would be retained where possible with additional planting introduced along the southern boundaries as well as street trees planted within the residential areas. Vegetation within the site would break up views from these PROWs minimising the urban influence it might otherwise have. It is therefore considered the proposed development would have a very low magnitude of change with a moderate to slight significance.

- 5.23 Further into the South Downs National Park footpaths 2137 and 2139/3 continue the network of PROWs to the south east of the application site providing views across the valley towards Angmering from the National Park. These PROWs are located further from the site and any effects the proposed development would have on them would be negligible with no significant effects.
- 5.24 The overall effect of the proposed development on nearby Public Rights of Way is considered localised. The effects would be considered adverse as the rural aspect of the Public Rights of Way would be reduced.
- 5.25 Surrounding development areas within the vicinity of the site are proposed including areas along Dapper's Lane to the east, to the west at Herons Farm and to the south of Water Lane. Footpath 2149 is well screened within the application site while footpaths 2137 and 2139/3 are separated from the proposed development sites by the A280. It is therefore considered the cumulative sites would have no further effect on these Public Rights of Way.
- 5.26 Development at Herons Farm would reduce the rural aspect of the area to the west of Dapper's Lane and it would be considered that the cumulative sites would have a medium to low magnitude of change for footpaths 2151, 2151/1 and 2151/2 with moderate significance.
- 5.27 Footpath 2148 and bridleway 3692 are located to the south of the application site. Footpath 2148 is located to the east of the proposed development south of Water Lane and is separated by the A280, while bridleway 3692 situated near the southern boundary of the proposed development south of Water Lane and is separated by a mature hedgerow. It is therefore considered the cumulative sites would have a very low magnitude of change on the footpath and bridleway with a moderate to slight significance.
- 5.28 The effects the cumulative site have on the nearby PROWs would be considered adverse as the rural aspect of the Public Rights of Way would be reduced.

Tranquillity

- 5.29 The tranquillity of the site and its immediate surroundings is variable. The proposed development is located between the A280 and the A27. In the northern part of the site is the Oval Race Club while through the middle of the site is the Oval Raceway which provides access for farm vehicles. It is proposed the Oval Race Club would be removed in its entirety therefore removing the noise disturbance produced when the track is in operation. The development would aim to retain existing vegetation where possible as well as introducing strategic planting along the southern boundaries and in the northern part of the site providing a physical and visual screen between the development area and the A27. It is therefore considered the proposed development would have a very low magnitude of change on the tranquillity of the site with a moderate to slight significance. It is considered that due to the removal of the Oval Race Track and the separation between the development and the A27 the effect on the tranquillity of the site would be considered beneficial.
- 5.30 Further from the site tranquillity increases significantly within the South Downs National Park and along the eastern fringes of Angmering, while further south in Preston the area becomes more urban. The application site is separated from the wider site by the A27 and the A280 as well as existing vegetation and intervening landform. It is therefore considered the proposed development would have no further effects on the tranquillity of the surrounding landscape.

- 5.31 Surrounding development areas within the vicinity of the site are separated either by the A280 or by Water Lane. Proposed planting and areas of existing vegetation would also screen the development sites. It is therefore considered the cumulative development areas would have no further effects on the tranquillity of the surrounding landscape.

Table 4: Predicted Effects on Local Landscape Value

Receptor	Sensitivity Criteria	Sensitivity	Magnitude of change	Significance	Nature
General					
Landscape Character Area - 43 Ecclesden Hills	Direct or indirect changes to the landscape character	High - Medium	Low (Medium)	Moderate (Substantial - Moderate)	Adverse (Adverse)
Landscape Designations					
South Downs National Park	Direct or indirect changes affecting the setting or nature of the National Park	Very High	Very Low (Medium to Low)	Moderate (Substantial - Moderate)	Adverse (Adverse)
Scenic Quality					
Within the site	Changes affecting the amenity value of landscape within the site	Medium	Negligible	Not Significant	-
The Surrounding Landscape	Changes affecting the amenity value of the surrounding landscape	High - Medium	Negligible (Very Low)	Not Significant (Moderate)	- (Adverse)
Nature Conservation Designations					
Ancient Woodland - Groom's Copse	Direct or indirect changes affecting nature conservation value	High	Very Low	Moderate	Adverse
Ancient Woodland - Jews Head Coppice, Seldon Coppice, Jewshead Wood	Direct or indirect changes affecting nature conservation value	High	No Effect	-	-
Ancient Woodland - Hammerpot Copse	Direct or indirect changes affecting nature conservation value	High	No Effect	-	-
Leisure and Tourism					
Public Rights of Way (PROW) - Footpath 2149	Direct or indirect changes affecting the leisure value.	Medium	Medium	Moderate	Adverse
Public Rights of Way (PROW) - Footpath 2151 - Footpath 2151/1 - Footpath 2151/2	Direct or indirect changes affecting the leisure value.	Medium	No Effect (Medium – Low)	- (Moderate)	- (Adverse)
Public Rights of Way (PROW) - Footpath 2148 - Bridleway 3692	Direct or indirect changes affecting the leisure value.	Medium	Very Low (Very Low)	Moderate - slight (Moderate – Slight)	Adverse (Adverse)
Public Rights of Way (PROW) - Footpath 2137 - Footpath 2139/3	Direct or indirect changes affecting the leisure value.	Medium	Negligible	Not Significant	-

Receptor	Sensitivity Criteria	Sensitivity	Magnitude of change	Significance	Nature
Tranquillity					
Site and immediate surroundings	Changes affecting peaceful enjoyment of the countryside.	Medium	Very Low	Moderate - slight	Beneficial
Wider study area	Changes affecting peaceful enjoyment of the countryside.	High - Medium	No Effect	-	-

*NB: where the Magnitude of Change, Significance and Nature are shown in brackets this refers to the cumulative effects of the application site and nearby proposed development areas, where there is no additional assessment it is concluded the cumulative sites would have no further effect.

- 5.32 Overall it is considered the proposed development would result in a moderate adverse effect on the local landscape character and the nearby National Park.
- 5.33 Of the Ancient Woodlands only Groom's Copse was considered to experience any effects from the proposed development due to its location alongside the eastern boundary of the site, once proposed mitigation planting has been included it was considered there would be a moderate adverse effect.
- 5.34 The effect on the public rights of way in and around the site varies, those located within the site were considered to experience moderate adverse effects while those to the south east, within the National Park, were considered to experience a moderate to slight adverse effect, those to the west in Angmering and further east were not considered to experience any significant effects.
- 5.35 The scenic quality and tranquillity of the surrounding landscape and the scenic quality of the site itself were considered to experience no significant effects from the proposed development, while the tranquillity of the site itself was considered to experience a moderate to slight beneficial effect.

Cumulative Effects

- 5.36 The assessment of cumulative development areas within the vicinity of the application site showed that some of the landscape receptors would experience further effects once all the proposed development areas are complete.
- 5.37 The local landscape character and the South Downs National Park were considered to experience substantial to moderate adverse effects when considering the cumulative sites.
- 5.38 Of the public rights of way only those located to the south and west of the application site were considered to experience further effects due to the cumulative development sites. Those near Herons Farm, to the west, were considered to experience a moderate adverse effect, while those to the south, near Ecclesden manor and Ecclesden Farm, were considered to experience a moderate to slight adverse effect.
- 5.39 The scenic quality of the surrounding landscape was considered to experience a moderate to slight adverse effect due to the cumulative development sites, while the scenic quality of the site itself as well as the tranquillity of the site and its surrounding landscape were not further affected by the cumulative development sites.
- 5.40 It was also found the Ancient Woodlands would not experience further effects due to the cumulative sites.
- 5.41 For all the landscape features that would experience further effects due to the cumulative development sites the effects were considered adverse as the rural aspect would be reduced.

6. PREDICTED VISUAL EFFECTS

General

- 6.1 Predicted visual impacts associated with the proposed development are described below in relation to the sensitive receptors described in Table 3 and proposed development described in Section 4.
- 6.2 The magnitude of change is defined in Appendix 1 Methodology.

Effects on Visual Amenity

- 6.3 The ZSV is shown at Figure 6. It extends over an area of approximately 90.5ha and is largely associated with the site and parts of the National Park to the east. As a consequence of combinations of existing vegetation, landform and built development middle and longer distance views of the proposals are well screened within the overall study area.
- 6.4 A detailed analysis of the likely predicted effects of the proposed development on views in relation to the sensitive receptor locations is described in Table 5 below. A summary of the analysis is provided below.
- 6.5 Of the 38 viewpoints assessed fifteen (VP 1-10, 15-16 and 23-25) would experience substantial-moderate to very substantial adverse effects. These viewpoints are either inside the application boundary, immediately adjacent or located to the south east. Of these the five viewpoints located to the south east (VP15-16 and 23-25) would experience reduced effects once the proposed vegetation has matured becoming either moderate (VP 15-16 and 23-24) or not significant (VP 25).
- 6.6 Five of the viewpoints assessed (VP 12-14, 20 and 26) would experience moderate-slight or moderate adverse effects. These are either lower sensitivity receptors, at a distance from the site or largely screened from the site by landform and vegetation. All these five viewpoints would experience reduced effects once the proposed vegetation has matured becoming not significant.
- 6.7 Those viewpoints outside the ZSV either have no view or a distant view of the site and have therefore been assessed as not significant.
- 6.8 Localised views of the proposed development would be restricted to receptors inside the site, on the boundary or within 1.5km to the south and south east of the site. Any views of the site from the South Downs National Park would be limited to those areas east of the site and would be limited to glimpses of roofs over the existing vegetation. These views would be further filtered by the mitigation planting proposed along the southern boundary of the site, as demonstrated in Figures 7 and 8, Illustrative Photomontages.
- 6.9 The Illustrative Photomontages shown in Figures 7 and 8 have been taken from viewpoints 16 and 23 and have been modelled on the Pro Vision drawing 1911 P 101 Land Use Plan. The model shows the parameter plan envelopes at the maximum proposed heights, as per the Pro Vision drawing 1911 P 102 Building Heights Plan, in reality this would be a series of individual buildings. The proposed vegetation includes new structural planting and the landscape belt alongside the Ancient Woodland. Trees after 15 years have been modelled at 9m to 12m, this is based on the growing rates for a combination of tree planting specification including whips, feathers and standard trees. Street trees have not been modelled. This provides a worse than worst case scenario.
- 6.10 The proposed development would introduce artificial lighting into areas of open farmland. These areas are unlit at the present time except for road lighting on the A27 and A280 Water Lane. The resulting effect on some views towards the site would be to create an extension of the illumination already provided by Angmering. It is assumed that any proposed lighting would be restricted to the

minimum required for highway and pedestrian safety and controlled in order to reduce or prevent light spillage onto adjacent areas.

- 6.11 The ADC submission to the Inspector, see Appendix 6, concludes:

“59. Localised views of Sites 12a, b c and 14 would be restricted to receptors immediately on the boundary or within approximately 500m to the south east of the site. Views of the sites from within the SDNP would be limited to those areas immediately to the east and to the south east of the site. Any residual effects would be capable of being mitigated by reinforcement of the existing tree and hedgelines. Site 14 demands a more comprehensive mitigation strategy and form of development should be carefully controlled.

60. Sites 12a, b c and 14 also play a transitional role between the current built-up boundary of Angmering and the SDNP but this role reduces the closer the development is to the built-up area. The Arun Landscape Capacity Study recognises the existing tree lines within the site as containing features. These should be retained and reinforced as part of the proposed development, continuing the transitional role.

61. The effects on the setting of the SDNP are geographically limited and most residual effects would be capable of being mitigated.”

- 6.12 This assessment confirms the response to the Inspector in that the landscape and visual effects if the proposed development would be geographically limited and residual effects, where they exist, would be capable of being mitigated.

Cumulative Effects

- 6.13 The assessment of cumulative development areas within the vicinity of the application site showed the effects on the visual receptors differed.
- 6.14 Of the 38 viewpoints assessed only four (VP 11-13 and 20) were considered to experience further adverse effects from nearby development sites, becoming substantial-moderate to very substantial.
- 6.15 All other viewpoints were assessed as experiencing no further effects due to the cumulative development areas and the effects remained unchanged.

Duration and Reversibility

- 6.16 The proposed development represents a permanent irreversible change in the landscape.

Table 5: Predicted Effects on Visual Receptors

Receptor	Distance to site boundary	Description	Description of Effects	Viewpoint Sensitivity	Magnitude	Significance	Nature of Effect
A: Users of Public Rights of Way (<i>inherently high sensitivity</i>)							
VP 2	Boundary	South west from the Oval Raceway, public footpath 2149	<u>Completion</u> – Development largely visible beyond open grassland.	High	High	Substantial	Adverse
			<u>Completion +15 years</u> – Development partially visible beyond open grassland, proposed strategic planting would have no further affect.		High	Substantial	Adverse
			<u>Cumulative</u> – Development partially visible once proposed strategic planting has matured, development at Broadlees and St Deny's Nursery sites, to the west along Dapper's Lane, would be barely visible.		High	Substantial	Adverse
VP 3	Boundary	North from footpath adjacent to the southern boundary	<u>Completion</u> - Development clearly visible beyond existing hedge line.	High	High	Substantial	Adverse
			<u>Completion +15 years</u> - Development partially visible once proposed strategic planting has matured.		Medium	Substantial to Moderate	Adverse
			<u>Cumulative</u> - Development partially visible once proposed strategic planting has matured, other development sites in the vicinity would have no further effect.		Medium	Substantial to Moderate	Adverse
VP 4	Inside site	North east from the Oval Raceway, public footpath 2149	<u>Completion</u> – Development clearly visible beyond existing hedge line.	High	High	Substantial	Adverse
			<u>Completion +15 years</u> - Development largely visible once proposed strategic planting the has matured.		High to Medium	Substantial	Adverse
			<u>Cumulative</u> - Development largely visible once proposed strategic planting the has matured, other development sites in the vicinity would have no further effect.		High to Medium	Substantial	Adverse

Receptor	Distance to site boundary	Description	Description of Effects	Viewpoint Sensitivity	Magnitude	Significance	Nature of Effect
VP 5	Inside site	North west from the Oval Raceway, public footpath 2149	<u>Completion</u> - Development clearly visible beyond existing hedge line.	High	High	Substantial	Adverse
			<u>Completion +15 years</u> - Development clearly visible beyond existing hedge line, proposed strategic planting would have a negligible effect.		High	Substantial	Adverse
			<u>Cumulative</u> - Development clearly visible beyond existing hedge line, other development sites in the vicinity would have no further effect.		High	Substantial	Adverse
VP 6	Inside site	West from the Oval Raceway, public footpath 2149	<u>Completion</u> - Development clearly visible beyond existing hedge line.	High	High	Substantial	Adverse
			<u>Completion +15 years</u> - Development largely visible once proposed strategic planting has matured.		High to Medium	Substantial	Adverse
			<u>Cumulative</u> - Development largely visible once proposed strategic planting has matured, other development sites in the vicinity would have no further effect.		High to Medium	Substantial	Adverse
VP 7	Inside site	South east from the Oval Raceway, public footpath 2149	<u>Completion</u> - Development clearly visible.	High	Very High	Very Substantial	Adverse
			<u>Completion +15 years</u> - Development clearly visible, proposed strategic planting would have no further affect.		Very High	Very Substantial	Adverse
			<u>Cumulative</u> - Development clearly visible, other development sites in the vicinity would have no further effect.		Very High	Very Substantial	Adverse
VP 8	Inside site	South from public footpath 2149	<u>Completion</u> – Development clearly visible.	High	Very High	Very Substantial	Adverse
			<u>Completion +15</u> - Development clearly visible, proposed strategic planting would have no further affect.		Very High	Very Substantial	Adverse
			<u>Cumulative</u> - Development clearly visible, other development sites in the vicinity would have no further effect.		Very High	Very Substantial	Adverse

Receptor	Distance to site boundary	Description	Description of Effects	Viewpoint Sensitivity	Magnitude	Significance	Nature of Effect
VP 9	Inside site	South west from public footpath 2149	<u>Completion</u> – Development clearly visible.	High	High	Substantial	Adverse
			<u>Completion +15 years</u> – Development clearly visible, proposed strategic planting would have no further effect.		High	Substantial	Adverse
			<u>Cumulative</u> – Development clearly visible, other development sites in the vicinity would have no further effect.		High	Substantial	Adverse
VP 10	Inside site	East from public footpath 2149	<u>Completion</u> – Development clearly visible to the south with open space to the north.	High	High	Substantial	Adverse
			<u>Completion +15 years</u> – Development clearly visible to the south with open space to the north, proposed strategic planting would have no further effect on views to the south but would screen the A27 to the north.		High	Substantial	Adverse
			<u>Cumulative</u> – Development clearly visible to the south with open space to the north, other development sites in the vicinity would have no further effect.		High	Substantial	Adverse
VP 13	319m	North from footbridge, bridleway 3692	<u>Completion</u> – Development and proposed round-about partially visible beyond barriers and A280.	Medium (Due to proximity of the A280)	Low	Moderate to Slight	Adverse
			<u>Completion +15 years</u> – Development and proposed round-about barely visible beyond barriers and A280 once proposed strategic planting has matured.		Negligible	Not Significant	-
			<u>Cumulative</u> – Development and proposed round-about barely visible beyond barriers and A280 once proposed strategic planting has matured, proposed development south of Water Lane would be clearly visible beyond barriers and A280.		High	Substantial to Moderate	Adverse

Receptor	Distance to site boundary	Description	Description of Effects	Viewpoint Sensitivity	Magnitude	Significance	Nature of Effect
VP 15	241m	North west from footpath 2148, within the National Park	<u>Completion</u> – Development and proposed round-about largely visible beyond fields, hedgerows and A280.	High	Medium	Substantial to Moderate	Adverse
			<u>Completion +15 years</u> – Development and proposed round-about partially visible beyond fields, hedgerows and A280 once proposed strategic planting has matured.		Very Low	Moderate	Adverse
			<u>Cumulative</u> – Development and proposed round-about partially visible beyond fields, hedgerows and A280 once proposed strategic planting has matured, proposed development south of Water Lane would be barely visible the A280 and associated vegetation.		Very Low	Moderate	Adverse
VP 16	237m	North west from footpath 2148, within the National Park	<u>Completion</u> – Development and proposed round-about clearly visible beyond fields, hedgerows and A280.	High	Medium	Substantial to Moderate	Adverse
			<u>Completion +15 years</u> – Development and proposed round-about partially visible beyond fields, hedgerows and A280 once proposed strategic planting has matured.		Very Low	Moderate	Adverse
			<u>Cumulative</u> – Development and proposed round-about partially visible beyond fields, hedgerows and A280 once proposed strategic planting has matured, proposed development south of Water Lane would be barely visible the A280 and associated vegetation.		Very Low	Moderate	Adverse

Receptor	Distance to site boundary	Description	Description of Effects	Viewpoint Sensitivity	Magnitude	Significance	Nature of Effect
VP 17	336m	West from footpath 2148 and Water Lane, within the National Park	<u>Completion</u> – Development hardly visible beyond Groom’s Copse, field hedgerows and A280.	High (Although located near the road it is within the National Park)	Negligible	Not Significant	-
			<u>Completion +15 years</u> - Development barely visible beyond Groom’s Copse, field hedgerows, A280 and once proposed strategic planting has matured.		Negligible	Not Significant	-
			<u>Cumulative</u> - Development barely visible beyond Groom’s Copse, field hedgerows, A280 and once proposed strategic planting has matured, other development sites in the vicinity would have no further effect.		Negligible	Not Significant	-
VP 21	262m	East from footpath 2151	<u>Completion</u> – Site not visible beyond Heron’s Farm, woodland and hedgerows.	High	NA	-	-
			<u>Completion +15 years</u> - Site not visible beyond Heron’s Farm, woodland and hedgerows.		NA	-	-
			<u>Cumulative</u> - Site not visible beyond Heron’s Farm, woodland and hedgerows, proposed development at Heron’s Farm would be clearly visible.		High	Substantial	Adverse
VP 22	847m	North from byway 3605	<u>Completion</u> - Site not visible beyond existing vegetation and housing.	High	NA	-	-
			<u>Completion +15 years</u> - Site not visible beyond existing vegetation and housing.		NA	-	-
			<u>Cumulative</u> - Site not visible beyond existing vegetation and housing, other development sites in the vicinity would have no further effect.		NA	-	-

Receptor	Distance to site boundary	Description	Description of Effects	Viewpoint Sensitivity	Magnitude	Significance	Nature of Effect
VP 23	611m	North west from footpath 2139/3, adjacent to the windmill at Ham Spinney, within the National Park	<u>Completion</u> – Development largely visible across open fields and beyond the A280.	Very High (Due to open views across the National Park)	Medium	Substantial	Adverse
			<u>Completion +15 years</u> - Development partially visible across open fields and beyond the A280 once strategic planting has matured.		Very low	Moderate	Adverse
			<u>Cumulative</u> - Development partially visible across open fields and beyond the A280 once strategic planting has matured, proposed development south of Water Lane would be barely visible the A280 and associated vegetation.		Very low	Moderate	Adverse
VP 24	766m	North west from footpath 2139/3, within the National Park	<u>Completion</u> – Development largely visible across farmland and beyond the A280.	Very High (Due to open views across the National Park)	Medium to Low	Substantial to Moderate	Adverse
			<u>Completion +15 years</u> – Development partially visible across farmland and beyond the A280 once strategic planting has matured.		Very low	Moderate	Adverse
			<u>Cumulative</u> - Development partially visible across farmland and beyond the A280 once strategic planting has matured, other development sites in the vicinity would have no further effect.		Very low	Moderate	Adverse
VP 25	1104m	North west from footpath 2139/3, within the National Park	<u>Completion</u> – Development hardly visible across farmland and beyond the A280.	Very High (Due to open views across the National Park)	Low	Substantial to Moderate	Adverse
			<u>Completion +15 years</u> - Development barely visible across farmland and beyond the A280 once strategic planting has matured.		Negligible	Not Significant	-
			<u>Cumulative</u> - Development barely visible across farmland and beyond the A280 once strategic planting has matured, other development sites in the vicinity would have no further effect.		Negligible	Not Significant	-

Receptor	Distance to site boundary	Description	Description of Effects	Viewpoint Sensitivity	Magnitude	Significance	Nature of Effect
VP 26	1338m	North west from footpath 2139/3, within the National Park	<u>Completion</u> – Development hardly visible across farmland and beyond the A280.	Very High (Due to open views across the National Park)	Very Low	Moderate	Adverse
			<u>Completion +15 years</u> - Development barely visible across farmland and beyond the A280 once strategic planting has matured.		Negligible	Not Significant	-
			<u>Cumulative</u> - Development barely visible across farmland and beyond the A280 once strategic planting has matured, other development sites in the vicinity would have no further effect.		Negligible	Not Significant	-
VP 27	1063m	North west from footpath 2137, within the National Park	<u>Completion</u> - Development barely visible across farmland and beyond the A280 and intervening woodland.	Very High (Due to open views across the National Park)	Negligible	Not Significant	-
			<u>Completion +15 years</u> - Development barely visible across farmland and beyond the A280 and intervening woodland, once strategic planting has matured.		Negligible	Not Significant	-
			<u>Cumulative</u> - Development barely visible across farmland and beyond the A280 once strategic planting has matured, other development sites in the vicinity would have no further effect.		Negligible	Not Significant	-
VP 28	945m	North west from footpath 2137, within the National Park	<u>Completion</u> – Site not visible beyond Ecclesden Farm and intervening landscape.	High	NA	-	-
			<u>Completion +15 years</u> – Site not visible beyond Ecclesden Farm and intervening landscape.		NA	-	-
			<u>Cumulative</u> – Site not visible beyond Ecclesden Farm and intervening landscape, other development sites in the vicinity would have no further effect.		NA	-	-

Receptor	Distance to site boundary	Description	Description of Effects	Viewpoint Sensitivity	Magnitude	Significance	Nature of Effect
VP 29	747m	North west from footpath 2137, within the National Park	<u>Completion</u> – Site not visible beyond intervening landscape.	High	NA	-	-
			<u>Completion +15 years</u> – Site not visible beyond intervening landscape.		NA	-	-
			<u>Cumulative</u> – Site not visible beyond intervening landscape, other development sites in the vicinity would have no further effect.		NA	-	-
VP 30	1433m	North west from footpath 2136, within the National Park	<u>Completion</u> – Site not visible beyond intervening landscape.	High	NA	-	-
			<u>Completion +15 years</u> – Site not visible beyond intervening landscape.		NA	-	-
			<u>Cumulative</u> – Site not visible beyond intervening landscape, other development sites in the vicinity would have no further effect.		NA	-	-
VP 31	1728m	South west from bridleway 2175, within the National Park	<u>Completion</u> – Site not visible beyond intervening landscape.	High	NA	-	-
			<u>Completion +15 years</u> – Site not visible beyond intervening landscape.		NA	-	-
			<u>Cumulative</u> – Site not visible beyond intervening landscape, other development sites in the vicinity would have no further effect.		NA	-	-
VP 32	1186m	South from bridleway 2208, within the National Park	<u>Completion</u> – Site not visible beyond intervening landscape.	High	NA	-	-
			<u>Completion +15 years</u> – Site not visible beyond intervening landscape.		NA	-	-
			<u>Cumulative</u> – Site not visible beyond intervening landscape, other development sites in the vicinity would have no further effect.		NA	-	-

Receptor	Distance to site boundary	Description	Description of Effects	Viewpoint Sensitivity	Magnitude	Significance	Nature of Effect
VP 33	1792m	East from footpath 2155, adjacent to the Romano-British Villa Scheduled Ancient monument	<u>Completion</u> – Site not visible beyond Angmering and intervening landscape.	High	NA	-	-
			<u>Completion +15 years</u> – Site not visible beyond Angmering and intervening landscape.		NA	-	-
			<u>Cumulative</u> - Site not visible beyond Angmering and intervening landscape, other development sites in the vicinity would have no further effect.		NA	-	-
VP 34	2460m	East from footpath 2156	<u>Completion</u> – Site not visible beyond Angmering and intervening landscape.	High	NA	-	-
			<u>Completion +15 years</u> – Site not visible beyond Angmering and intervening landscape.		NA	-	-
			<u>Cumulative</u> - Site not visible beyond Angmering and intervening landscape, other development sites in the vicinity would have no further effect.		NA	-	-
VP 36	2178m	North from footpath 2114/1	<u>Completion</u> – Site not visible beyond the western fringe of West Preston and intervening landscape.	High	NA	-	-
			<u>Completion +15 years</u> – Site not visible beyond the western fringe of West Preston and intervening landscape.		NA	-	-
			<u>Cumulative</u> - Site not visible beyond the western fringe of West Preston and intervening landscape, other development sites in the vicinity would have no further effect.		NA	-	-

Receptor	Distance to site boundary	Description	Description of Effects	Viewpoint Sensitivity	Magnitude	Significance	Nature of Effect
B: Users of Residential Areas (community) and Occupiers of Individual Residential (inherently high sensitivity)							
VP 11	278m	North east from Weavers Hill	<u>Completion</u> – Site not visible beyond Avenals Farm and associated vegetation.	High	NA	-	-
			<u>Completion +15 years</u> – Site not visible beyond Avenals Farm and associated vegetation.		NA	-	-
			<u>Cumulative</u> – Site not visible beyond Avenals Farm, associated vegetation, proposed development south of Water Lane would be clearly visible.		High	Substantial	Adverse
VP 12	347m	North from the Spotted Cow public house Grade 2 Listed Building	<u>Completion</u> - Development partially visible beyond A280.	High	Low	Moderate	Adverse
			<u>Completion +15 years</u> - Development barely visible beyond A280 once proposed strategic planting has matured.		Negligible	Not Significant	-
			<u>Cumulative</u> – Site not visible beyond proposed development of land south of Water Lane, proposed development south of Water Lane would be clearly visible.		High	Substantial	Adverse
VP 14	308m	North west from Ecclesden Lane, near Ecclesden Manor on the National Park boundary	<u>Completion</u> - Development partially visible beyond A280.	High	Low	Moderate	Adverse
			<u>Completion +15 years</u> - Development barely visible beyond A280 once proposed strategic planting has matured.		Negligible	Not Significant	-
			<u>Cumulative</u> - Development barely visible beyond A280 once proposed strategic planting has matured, proposed development south of Water Lane would be hardly visible.		Negligible	Not Significant	-

Receptor	Distance to site boundary	Description	Description of Effects	Viewpoint Sensitivity	Magnitude	Significance	Nature of Effect
VP 38	2994m	North from footpath 3621, Sea Lane	<u>Completion</u> – Site not visible beyond intervening landscape.	High	NA	-	-
			<u>Completion +15 years</u> – Site not visible beyond intervening landscape.		NA	-	-
			<u>Cumulative</u> Site not visible beyond intervening landscape, other development sites in the vicinity would have no further effect.		NA	-	-
C. Users of Local Roads (<i>inherently medium sensitivity</i>)							
VP 1	Boundary	North west from Water Lane	<u>Completion</u> - Development clearly visible.	Medium	High	Substantial to Moderate	Adverse
			<u>Completion +15 years</u> - Development clearly visible, proposed strategic planting would have no further affect.		High	Substantial to Moderate	Adverse
			<u>Cumulative</u> - Development clearly visible, development at Broadlees and St Deny’s Nursery sites, to the west along Dapper’s Lane, would be barely visible.		High	Substantial to Moderate	Adverse
VP 18	680m	West from Water Lane, within the National Park	<u>Completion</u> – Site not visible beyond Groom’s Copse, field hedgerows and A280.	High – Medium (Due to location within the National Park)	NA	-	-
			<u>Completion +15 years</u> – Site not visible beyond Groom’s Copse, field hedgerows and A280.		NA	-	-
			<u>Cumulative</u> – Site not visible beyond Groom’s Copse, field hedgerows and A280, other development sites in the vicinity would have no further effect.		NA	-	-

Receptor	Distance to site boundary	Description	Description of Effects	Viewpoint Sensitivity	Magnitude	Significance	Nature of Effect
VP 19	105m	South west from Arundel Road, within the National Park	<u>Completion</u> – Site hardly visible beyond the A27, Groom's Copse and field hedgerows.	High – Medium (Due to location within the National Park)	Negligible	Not Significant	-
			<u>Completion +15 years</u> - Site hardly visible beyond the A27, Groom's Copse and field hedgerows, proposed strategic planting would increase screening.		Negligible	Not Significant	-
			<u>Cumulative</u> - Site hardly visible beyond the A27, Groom's Copse, field hedgerows and proposed strategic planting, other development sites in the vicinity would have no further effect.		Negligible	Not Significant	-
VP 20	30m	South from the A27, on the National Park boundary	<u>Completion</u> - Development partially visible beyond A27.	Medium (Although located near the road it is within the National Park)	Very low	Moderate to Slight	Adverse
			<u>Completion +15 years</u> - Development hardly visible beyond A27 once proposed strategic planting has matured.		Negligible	Not Significant	-
			<u>Cumulative</u> - Development hardly visible beyond A27 once proposed strategic planting has matured, other development sites in the vicinity would have no further effect.		Negligible	Not Significant	-
VP 35	2583m	East from Poling Street	<u>Completion</u> – Site not visible beyond intervening landscape.	Medium	NA	-	-
			<u>Completion +15 years</u> – Site not visible beyond intervening landscape.		NA	-	-
			<u>Cumulative</u> Site not visible beyond intervening landscape, other development sites in the vicinity would have no further effect.		NA	-	-

Receptor	Distance to site boundary	Description	Description of Effects	Viewpoint Sensitivity	Magnitude	Significance	Nature of Effect
VP 37	2800m	North from Kingston Lane	<u>Completion</u> – Site not visible beyond intervening landscape.	Medium	NA	-	-
			<u>Completion +15 years</u> – Site not visible beyond intervening landscape.		NA	-	-
			<u>Cumulative</u> Site not visible beyond intervening landscape, other development sites in the vicinity would have no further effect.		NA	-	-

7. SUMMARY

- 7.1 This assessment concerns the predicted landscape and visual effects arising from the development of up to 525 dwellings and 3ha of employment, with associated access, infrastructure, parking and landscaping of land north of Water Lane, Angmering, West Sussex.
- 7.2 The application site extends to approximately 32.9ha. The main area comprises four agricultural fields and the Oval Race Club and track. The smaller area to the south west is made up of open grassland. There are several areas of scrub and vegetation within the site, with the Oval Raceway currently the only access road.
- 7.3 The main site and the smaller site are approximately 80m apart and are connected by Water Lane. The application boundary continues east along Water Lane and along the A280 approximately 230m to the north and 130m south.

The Context

- 7.4 The site is located along Water Lane to the east of Angmering. The A280 to the south leads north east towards the A27 and south towards Preston. The A27 runs in an east west direction immediately adjacent to the northern boundary. Directly east of the main development area is Groom's Copse Ancient Woodland. A 20m wide woodland belt leads north from Groom's Copse to the A27 while a field hedge leads south from the copse to Water Lane. To the west of the site is the north eastern edge of Angmering, with some areas of open grassland and several industrial units along Dapper's Lane. To the west of Dapper's Lane are residential areas and Poling Furzefields woodland.
- 7.5 The smaller site to the south west is located along Water Lane with Dapper's Lane along the western boundary. To the south of the smaller site are residential properties, with St Denys Nursery to the north. To the east and north east are areas of open grassland which separate the smaller site from the main site.
- 7.6 There is one tree within the application site that is subject to a Tree Preservation Order. The Pedunculate Oak that lies on the southern boundary of the smaller development area is subject to TPO/A/1/14. The proposed development would have no direct effect on the TPO trees.
- 7.7 The landscape surrounding the site is, in part, typical of the landscape described in the Arun Landscape Study 2006, Landscape Character Area 43 - Ecclesden Hills. The A27, alongside the northern boundary, as well as Water Lane and the A280, to the south and east of the site, create a barrier between the site and the surrounding landscape. These are busy roads that create a divide in the landscape character separating the application site from the rural influence of the South Downs National Park, whilst retaining the urban influence of nearby residential areas.
- 7.8 Directly east of the application site and to the north, beyond the A27, is the South Downs National Park. The National Park is considered a highly valued landscape with very high sensitivity.
- 7.9 Public Rights of Way within the site and surrounding area include footpath 2149 which runs through the application site, footpaths 2151, 2151/1 and 2151/2 leading into the north east fringes of Angmering and into Poling Furzefields, footpath 2148 south east of the application site within the National Park, and bridleway 3692 to the south of Avenals Farm leading over the A280 towards the South Downs National Park. Further into the National Park footpaths 2137 and 2139/3 continue the network of footpaths to the south east providing views across the valley towards Angmering from the National Park. Public Rights of Way are valued at local level and are considered to be of medium sensitivity.
- 7.10 The study area comprises predominantly pasture and arable fields with wide ranging, long distance views towards the South Downs National Park. It is separated from wider landscape by the A27 and

A280 and contains the Oval Race Club. The surrounding landscape is partially broken up by small blocks of woodland and scattered settlements with an urban influence from Angmering to the west. The scenic quality and tranquillity within the site and the surrounding landscape is variable with the rural influence of the National Park to the east and the urban influence of Angmering to the west. Noise from the nearby roads and Oval Race Club also detract from the scenic quality of the site and its tranquillity.

- 7.11 The ZSV extends over an area of approximately 90.5ha and is largely associated with the site and parts of the National Park to the east.

Proposed Development and Mitigation Measures

- 7.12 A Memorandum of Understanding (MoU) states that both parties support the approach proposed within the emerging Arun District Council Local Plan including the commitment to landscape led development that gives regard to the special qualities of the South Downs National Park including mitigation measures that address potentially harmful impacts, as required by the MoU.

- 7.13 The development would comprise dwellings, employment buildings, associated infrastructure and open space as well as a proposed round-about access along Water Lane. A range of mitigation measures are proposed to address adverse effects arising as a consequence of the proposed development.

- A landscape belt of a minimum 15m wide is proposed between the development and the Groom's Copse Ancient Woodland.
- Existing hedgerows and vegetation along the eastern boundary, to the north and south of the ancient woodland, would be retained and enhanced where possible.
- Existing tree and hedge planting along the Oval Raceway and around the Oval Race Club and track would be retained and enhanced where possible.
- Vegetation to the south of the Oval Race Track would be enhanced to provide ecologically important habitat areas.
- The area of existing scrub in the west of the main development site would be enhanced to provide ecologically important habitat areas.
- Planting in the north of the site would be retained and enhanced where possible.
- Higher ground to the north of the existing Oval Race Club and public footpath 2149 is proposed as a no-build zone, this area would be free from residential and employment development and would provide informal open space and recreational areas whilst separating the development and the A27.
- Areas of informal open space would break up the development within the site.
- Strategic planting within the housing areas, including tree lined streets and avenues, would break up the housing parcels and employment areas.
- Proposed structural planting along southern edges of both residential and employment areas in the western and southern parts of the main development area and the south western parcel would screen the development from the south.
- Attenuation ponds in the west and south of the main development area would provide opportunities for enhanced biodiversity as well as flood management.
- Planting around the main access would minimise noise and lighting effect of the proposed round-about.

Landscape Effects

- 7.14 Overall it is considered the proposed development would result in moderate adverse effect on the local landscape character area 43 Ecclesden Hills, the South Downs National Park and Groom's Copse

Ancient Woodland. Public footpath 2149 was also considered to experience a moderate adverse effect.

- 7.15 The ADC Response to the Local Plan Inspector⁸ concludes that *“The effects on the setting of the SDNP are geographically limited and most residual effects would be capable of being mitigated. This is consistent with the Memorandum of Understanding...”*. This conclusion is supported by the findings of this assessment.
- 7.16 Other public rights of way, including footpath 2148 and bridleway 3692, were considered to experience an adverse effect with a moderate to slight significance.
- 7.17 All other areas of landscape value were assessed to experience either no effect or no significant effect of the proposed development.

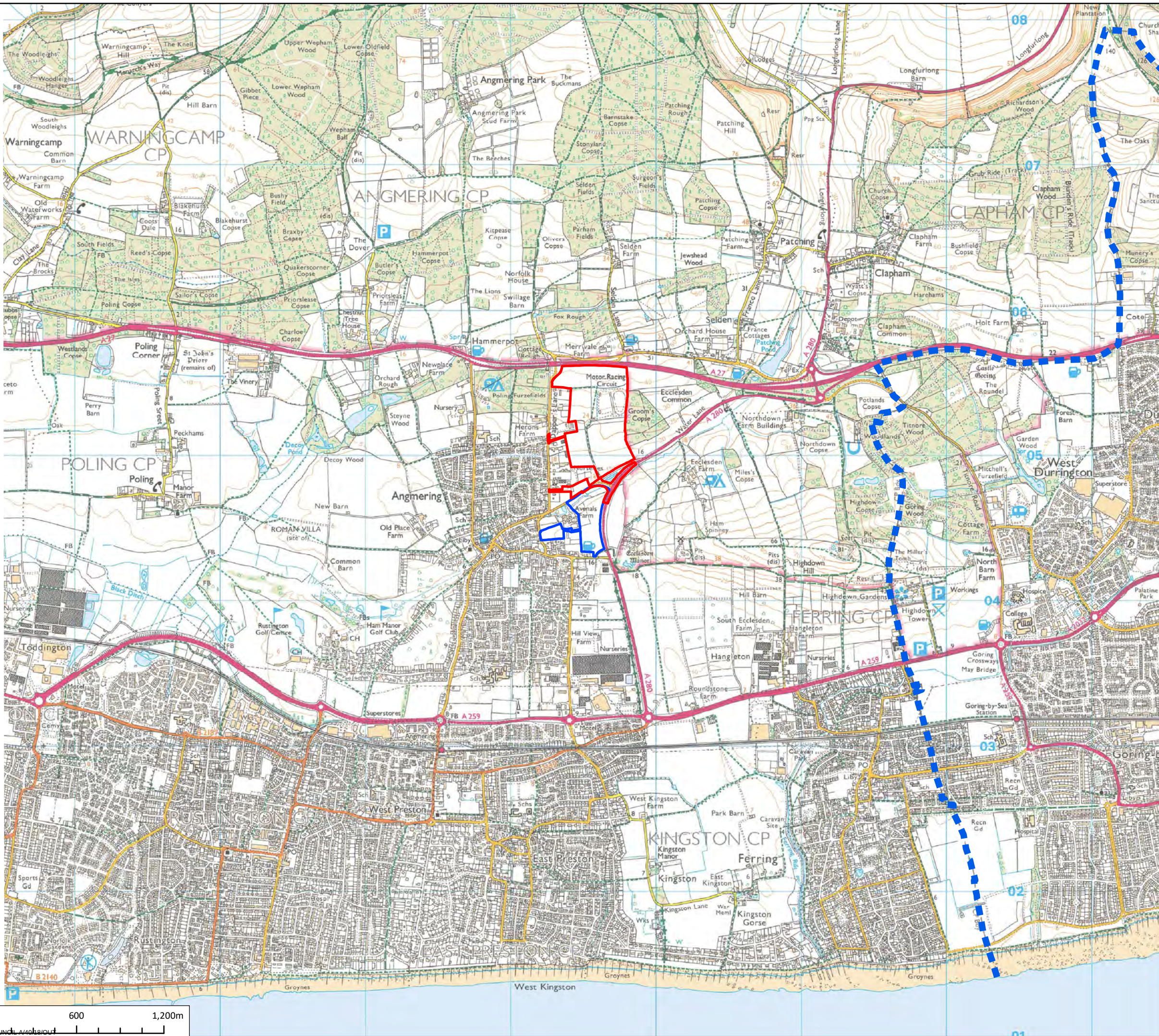
Visual Effects

- 7.18 Localised views of the proposed development would be restricted to receptors inside the site or on the boundary (VP 1-10) or within 1.5km to the south and south east of the site (VP 12-16 and 23-26). With all viewpoints outside the application site that experience a view of the development the significance of effect reduces over time as mitigation planting matures.
- 7.19 Any views of the site from the South Downs National Park would be limited to those areas east of the site and would be limited to glimpses of roofs over the existing vegetation. These views would be further filtered by the mitigation planting proposed along the southern boundary of the site, as demonstrated in Figures 7 and 8, Illustrative Photomontages.

Cumulative Effects

- 7.20 The assessment of cumulative development areas showed that some landscape receptors would experience further effects once all the proposed development areas are complete. This included the local landscape character area, the South Downs National Park, the Angmering Conservation Area and some of the public rights of way.
- 7.21 The cumulative effect on the local landscape character and the South Downs National Park were shown to become substantial to moderate, while the effect on the Angmering Conservation Area was shown to become moderate to slight. Cumulative effect on the public rights of way were considered moderate or moderate to slight. The cumulative assessment also showed the effect on the scenic quality of the surrounding landscape would become moderate.
- 7.22 Of the 38 viewpoints assessed only four (VP 11-13 and 20) were considered to experience further effects due to the cumulative development sites, becoming substantial-moderate to very substantial.
- 7.23 For all the landscape and visual features that would experience further effects due to the cumulative development sites the effects were considered adverse as the rural aspect would be reduced.
- 7.24 All other landscape and visual receptors were shown to experience no further effects due to the development of cumulative sites.

⁸ See Appendix 6



- KEY
- APPLICATION BOUNDARY
 - OTHER LAND UNDER APPLICANT'S CONTROL
 - DISTRICT BOUNDARY

Notes

Drawing Revision

Drawing Status

PLANNING

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Project

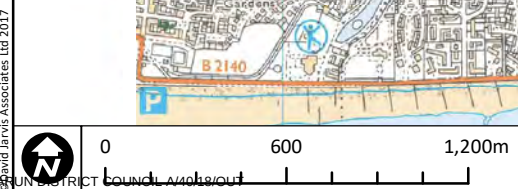
LAND NORTH OF WATER LANE,
ANGMERING

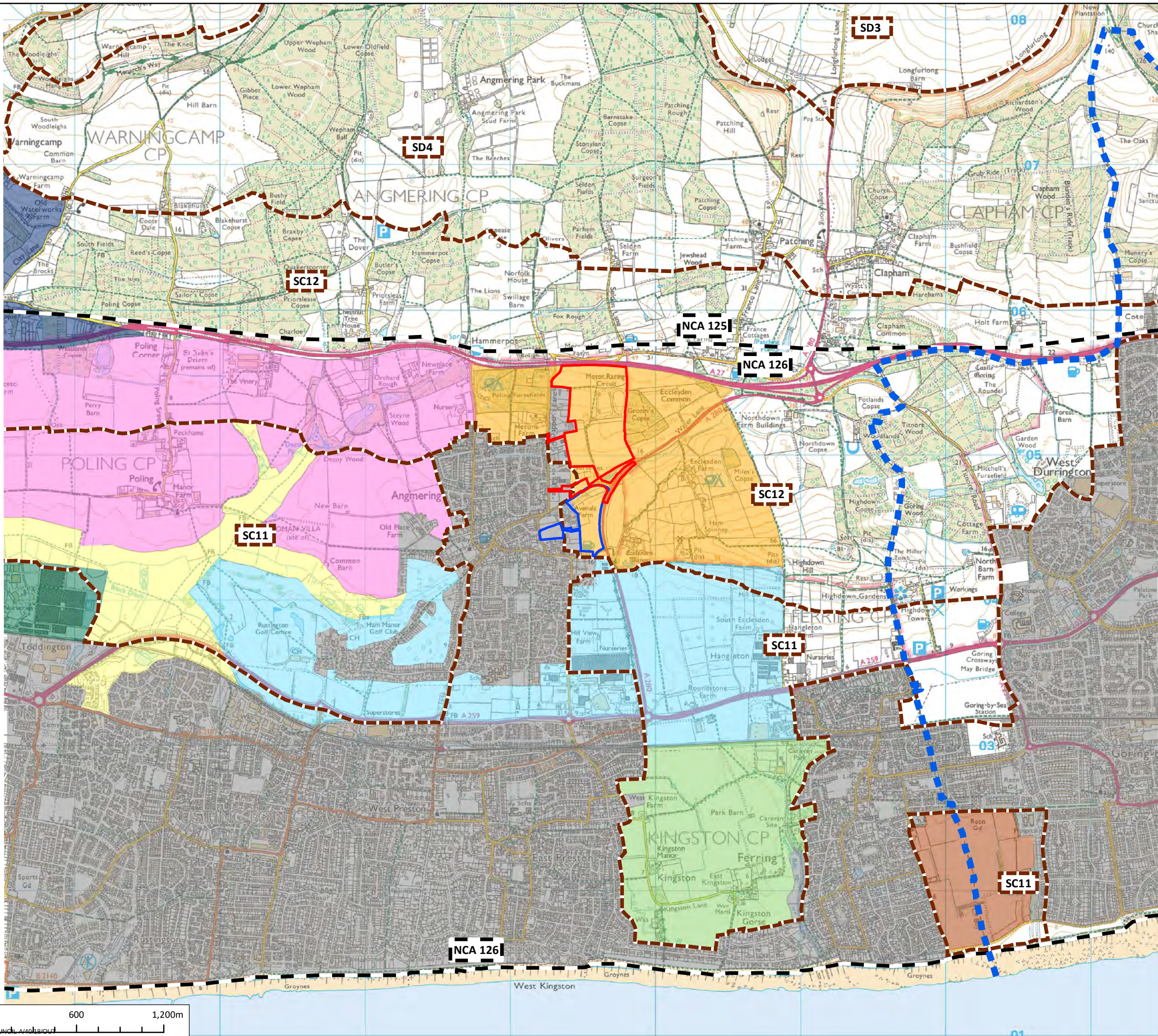
Drawing Title

SITE LOCATION

Scale	Sheet Size	Date
1:25 000	A3	FEB 2018

Drawing No.	FIGURE 1	Revision
		-





KEY

- APPLICATION BOUNDARY
- OTHER LAND UNDER APPLICANT'S CONTROL
- DISTRICT BOUNDARY

NATIONAL CHARACTER AREAS
(SOURCE: NATURAL ENGLAND 2014/2015)

- NCA 125** NCA 125 SOUTH DOWNS
- NCA 126** NCA 126 SOUTH COAST PLAIN

COUNTY LANDSCAPE CHARACTER AREAS
(SOURCE: THE WEST SUSSEX LANDSCAPE CHARACTER ASSESSMENT 2003).

- SC11** SC11: LITTLE HAMPTON AND WORTHING FRINGES
- SC12** SC12: ANGMERING UPPER COASTAL PLAIN
- SD2** SD2: DOWNLAND ARUN VALLEY
- SD3** SD3: CENTRAL DOWNS
- SD4** SD4: ANGMERING PARK

DISTRICT LANDSCAPE CHARACTER AREAS
(SOURCE: LANDSCAPE CAPACITY OF STRATEGIC SITES IN ARUN DISTRICT 2017).

- 36 CROSSBUSH ARIN VALLEY SIDES
- 39 LITTLEHAMPTON NORTHERN FRINGES
- 40 LYMINSTER-ANGMERING COASTAL PLAIN
- 41 BLACK DITCH RIFE
- 42 ANGMERING COASTAL PLAIN
- 43 ECCLESDEN HILLS
- 44 KINGSTON LOWER COASTAL PLAIN
- 45 FERRING LOWER COASTAL PLAIN
- URBAN

Drawing Revision

Drawing Status

PLANNING

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Client

**GLEESON STRATEGIC LAND
AND RYDON HOMES LIMITED**

Project

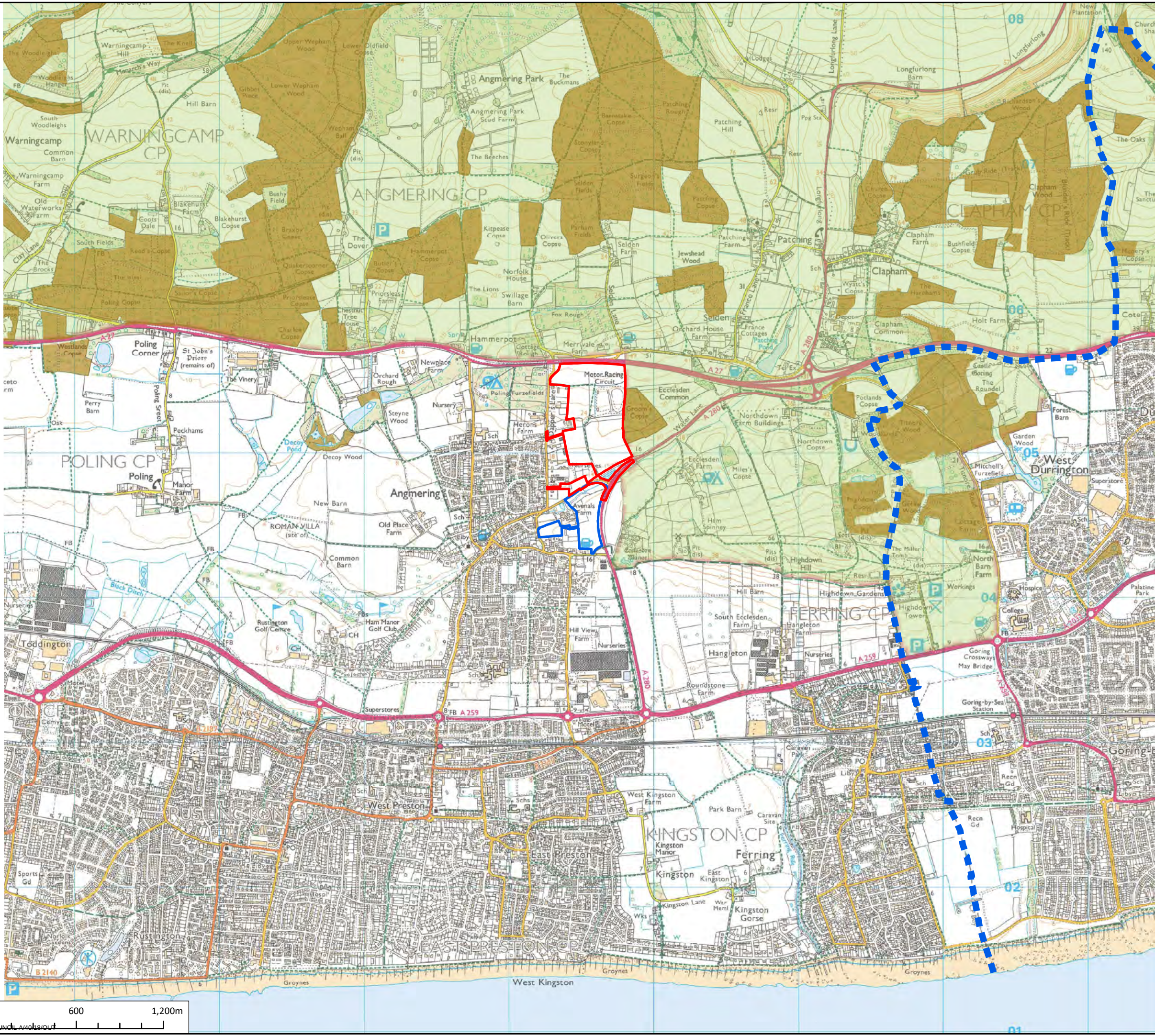
**LAND NORTH OF WATER LANE,
ANGMERING**

Drawing Title

LANDSCAPE CHARACTER AREAS

Scale: 1:25 000 Sheet Size: A3 Date: FEB 2017

Drawing No. **FIGURE 2** Revision: -



KEY

APPLICATION BOUNDARY

OTHER LAND UNDER APPLICANT'S CONTROL

DISTRICT BOUNDARY

LANDSCAPE DESIGNATIONS
(SOURCE: NATURAL ENGLAND)

NATIONAL PARK

ECOLOGICAL DESIGNATIONS
(SOURCE: NATURAL ENGLAND)

ANCIENT WOODLAND

Notes

Drawing Revision

Drawing Status

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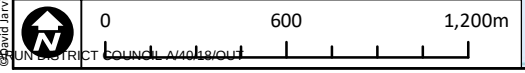
**LAND NORTH OF WATER LANE,
ANGMERING**

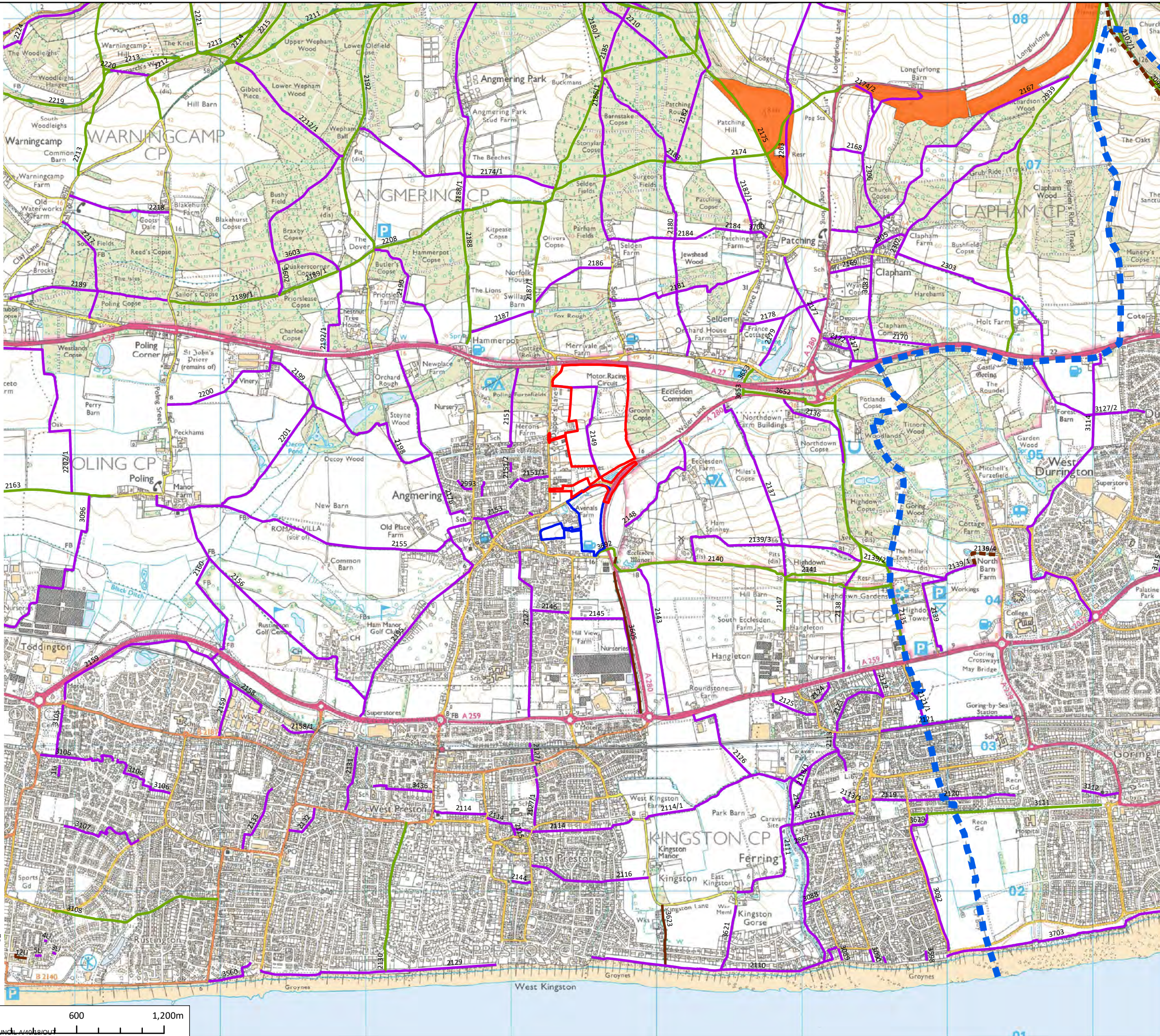
Drawing Title

LANDSCAPE DESIGNATIONS

Scale	Sheet Size	Date
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Drawing No.	FIGURE 3	Revision
		-

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KEY

APPLICATION BOUNDARY

OTHER LAND UNDER APPLICANT'S CONTROL

DISTRICT BOUNDARY

LANDSCAPE DESIGNATIONS
(SOURCE: NATURAL ENGLAND)

OPEN ACCESS LAND (COUNTRYSIDE RIGHTS OF WAY ACT 2000)

PUBLIC RIGHTS OF WAY
(SOURCE: WEST SUSSEX COUNTY COUNCIL)

FOOTPATH

BRIDLEWAY

RESTRICTED BYWAY

BYWAY

Notes

Drawing Revision

Drawing Status

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**GLEESON STRATEGIC LAND
AND RYDON HOMES LIMITED**

Project

**LAND NORTH OF WATER LANE,
ANGMERING**

Drawing Title

**PUBLIC RIGHTS OF WAY
(PROW)**

Scale
1:25000

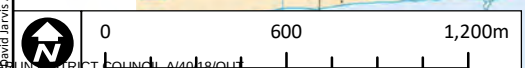
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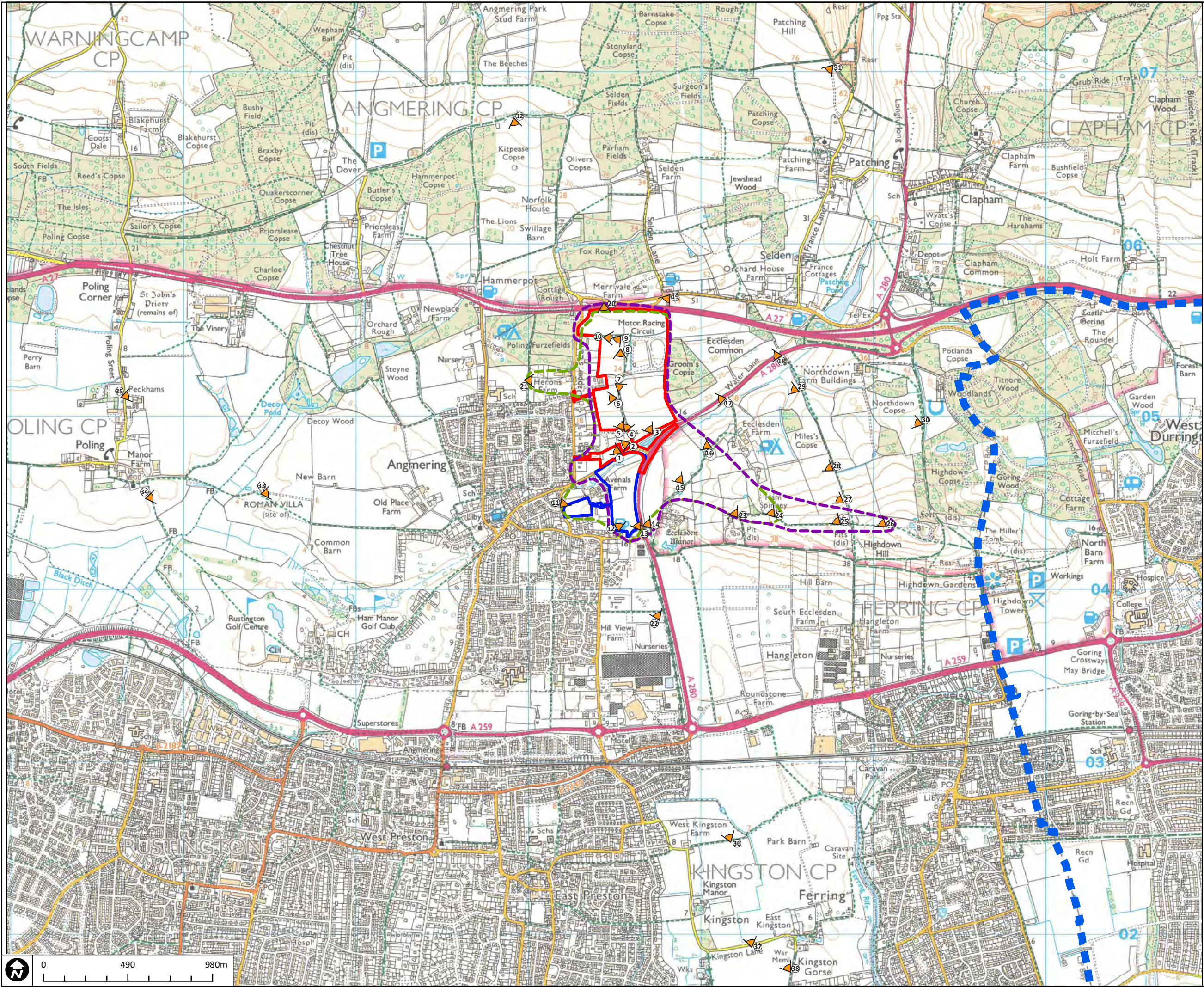
Date
FEB 2017

Drawing No.
FIGURE 4

Revision
-

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KEY

- APPLICATION BOUNDARY
- OTHER LAND UNDER APPLICANT'S CONTROL
- DISTRICT BOUNDARY
- VIEWPOINT LOCATION

ZONE OF SIGNIFICANT VISIBILITY (ZSV)

- SITE AT COMPLETION - INCLUDING ANY EFFECTS MODERATE TO SLIGHT OR GREATER
- SITE AT COMPLETION PLUS CUMULATIVE DEVELOPMENT - INCLUDING ANY EFFECTS MODERATE TO SLIGHT OR GREATER

Notes

Drawing Revision

Drawing Status

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GLEESON STRATEGIC LAND AND RYDON HOMES LIMITED

Project

LAND NORTH OF WATER LANE, ANGMERING

Drawing Title

REPRESENTATIVE VIEWPOINT LOCATION PLAN

Scale	Sheet Size	Date
1:20 000	A3	FEB 2017

Drawing No.	Figure	Revision
	FIGURE 6	-



VIEWPOINT 16 - EXISTING



VIEWPOINT 16 - PROPOSED AT COMPLETION



VIEWPOINT 16 - PROPOSED AT 15 YEARS

Drawing Revision		VIEWPOINT 1		Client		Drawing Title		Drawing Status		
Rev	Date	Description	Viewpoint Coordinates: Date and Time of Photograph: Camera:	E: 508081, N: 104808, 28.65m AOD 30/03/17 at 10.07am Canon EOS 6D with 50mm equivalent focal lens	GLEESON STRATEGIC LAND AND RYDON HOMES LIMITED		VIEWPOINT 16 - ILLUSTRATIVE PHOTOMONTAGE		PLANNING	
			Distance From Proposal: Direction of View: Angle of Tilt: Recommended Viewing Distance: Photograph: Horizontal Angle of View: Vertical Angle of View:	237m 298°(where 0 is north) 90° (where 0 is down) 400mm at A0 Horizontal cylinder projection 138° 23°	Project LAND NORTH OF WATER LANE, ANGMERING		Scale NTS		Sheet Size A0	
							Date FEB 2018		Revision -	
							Drawing No. FIGURE 7		DAVID JARVIS ASSOCIATES	
									DAVID JARVIS ASSOCIATES LIMITED 1 Terryon Street Swindon Wiltshire SN1 5DT Tel: 01793 612173 Fax: 01793 613625 Email: mail@davidjarvis.biz	



VIEWPOINT 23 - EXISTING



VIEWPOINT 23 - PROPOSED AT COMPLETION



VIEWPOINT 23 - PROPOSED AT 15 YEARS

Drawing Revision		VIEWPOINT 23		Client		Drawing Title		Drawing Status		
Rev	Date	Description	Viewpoint Coordinates: Date and Time of Photograph: Camera:	E: 508228, N: 104429, 45.433m AOD 30/03/17 at 11.11am Canon EOS 6D with 50mm equivalent focal lens	GLEESON STRATEGIC LAND AND RYDON HOMES LIMITED		VIEWPOINT 23 - ILLUSTRATIVE PHOTOMONTAGE		PLANNING	
			Distance From Proposal: Direction of View: Angle of Tilt: Recommended Viewing Distance: Photograph: Horizontal Angle of View: Vertical Angle of View:	611m 312°(where 0 is north) 90° (where 0 is down) 400mm at A1 Horizontal cylinder projection 116° 21°			Scale NTS	Sheet Size A1		Date FEB 2018
					Project LAND NORTH OF WATER LANE, ANGMERING	Scale NTS	Sheet Size A1	Date FEB 2018	Revision -	DAVID JARVIS ASSOCIATES LIMITED 1 Tennyson Street Swindon Wiltshire SN1 5DT Tel: 01793 612173 Fax: 01793 613625 Email: mail@davidjarvis.biz

APPENDIX 1

Assessment Methodology and Glossary of Terms

Generally

Preparation of this assessment involved the following key stages:

- An update of the baseline survey and local landscape character assessment;
- Identification of potential effects;
- Identification of landscape and visual receptors;
- Description and quantification of the changes to the baseline;
- Identification of mitigating measures;
- Preparation of a landscape strategy;
- Evaluation of the predicted effects;
- Landscape and visual assessment of the final scheme design.

Baseline Survey

Baseline surveys were carried out to record and analyse the existing landscape characteristics and the value of the landscape and visual resources in the vicinity of the proposed allocation sites. The research, classification and analysis process included:

- Desk and field based studies to identify the ZTV and likely ZSV, sensitive receptor viewpoints and landscape character.
- Research to establish the landscape planning context, nature conservation interest and aspects of the cultural heritage.
- Analysis of landscape characteristics in order to understand how they are made up and experienced as well as ascertaining their relative value.

Identification of potential effects

Identification of potential effects has formed part of the design process.

The broad design parameters of the project were established at the time of commission in terms of the nature of the development. This provided sufficient information to identify the likely:

- Scale and nature of changes to landscape characteristics and landscape value;
- Changes affecting visual amenity.

Identification of sensitive landscape and visual receptors

Identification of the sensitivity of the landscape resource is based on its ability to accommodate changes in character and value which would be caused by the development.

Landscape character and value are separately identified. This is done in order to distinguish between the ability of a landscape to physically accommodate a development in terms of landform, landcover and landuse, as opposed to its effects on valued aspects of the landscape which are more subjective in nature.

Identification of sensitive visual receptors is based on the proximity, context, expectations and occupation or activity of the receptor. Consideration is also given to the importance of the view.

Degrees of sensitivity are identified as appropriate for all categories of landscape and visual receptors to enable a systematic and consistent evaluation of the levels of predicted effects once assessed against their magnitude.

Description and quantification of the changes to the baseline

Predicted changes to the baseline take into account existing trends for change as well as those anticipated as a result of the development.

Change in landscape characteristics, including elements of landform, landcover and landuse as well as significant features are described and broadly quantified. The effect of these changes on aspects of landscape value are also described in terms of scenic quality, designated landscape, heritage interests, tranquillity, sense of place, rarity or uniqueness and nature conservation interests.

Predicted changes to the visual baseline are described for each sensitive receptor type and location. Consideration is given to change during construction, at completion and in the years following completion restoration. Computer generated imaging assists the description.

The magnitude of change is defined as follows:

- a. **High:** total loss of or major alteration to key elements/features/characteristics of the baseline i.e. pre-development landscape or view and/or introduction of elements considered to be wholly uncharacteristic when set within the attributes of the receiving landscape.
- b. **Medium:** partial loss of or alteration to one or more key elements/features/characteristics of the baseline i.e. pre-development landscape or view and/or introduction of elements that may be prominent but may not necessarily be considered to be substantially uncharacteristic when set within the attributes of the receiving landscape.
- c. **Low:** minor loss of or alteration to one or more key elements/features/characteristics of the baseline i.e. pre-development landscape or view and/or introduction of elements that may not be uncharacteristic when set within the attributes of the receiving landscape.
- d. **Not significant:** very minor loss of or alteration to one or more key elements/features/characteristics of the baseline i.e. pre-development landscape or view and/or introduction of elements that are not uncharacteristic when set within the attributes of the receiving landscape. Approximates to the “no change” scenario.

Evaluation of Predicted Effects

Predicted landscape and visual effects are assessed in terms of their scale, duration, magnitude, level and nature on identified sensitive receptors.

Methods used for evaluation follow published guidance and include a combination of objective and subjective judgements.

To aid consistency and allow easier inspection and review of results checklists, tables and matrices have been employed. These include the use of matrices for the determination of significance thresholds, whereby the predicted magnitude of an effect is assessed against the sensitivity of a given receptor. This provides an indication of the level or significance of an effect (see table below).

The nature of an effect, whether adverse or beneficial, is a subjective consideration based on professional judgement and identified separately.

Identification of Mitigating Measures

Mitigation measures have been considered in relation to:

- primary measures which form part of the iterative design process; and
- secondary measures designed to address any residual adverse effects of the development.

Table: Landscape and Visual Impact Assessment

SIGNIFICANCE THRESHOLD									
MAGNITUDE	VH	VS	VS	SB	SB	SM	SM	M	NS
	H	VS	SB	SB	SM	SM	M	M	NS
	HM	SB	SB	SM	SM	M	M	MS	NS
	M	SB	SM	SM	M	M	MS	MS	NS
	ML	SM	SM	M	M	MS	MS	S	NS
	L	SM	M	M	MS	MS	S	S	NS
	VL	M	M	MS	MS	S	S	SI	NS
	N	NS	NS	NS	NS	NS	NS	NS	NS
		VH	H	HM	M	ML	L	VL	N
SENSITIVITY									

Significance Thresholds

KEY:	VS – Very Substantial	SB – Substantial	SM – Substantial-Moderate
	M – Moderate	MS – Moderate-Slight	S – Slight
	SI – Slight-Imperceptible	I – Imperceptible	NS – Not Significant

Magnitude/Sensitivity

KEY:	VH- Very High	H – High	HM – High-Medium
	M- Medium	ML- Medium-Low	L - Low
	VL – Very Low	N- Negligible	

Note: The above matrix is only used as a guide and never used to replace professional judgement, particularly in instances when assessing the nature of an effect (i.e. adverse, neutral or beneficial). Its purpose is solely to ensure consistency of approach and results.

Glossary of Terms

(Derived from current IEMA/LI Guidelines with additional glossary)

Access land	Land where the public have access either by legal right or by informal agreement.
Baseline studies	Work done to determine and describe the environmental conditions against which any future changes can be measured or predicted and assessed.
Characterisation	The process of identifying areas of similar landscape character, classifying and mapping them and describing their character.
Characteristics	Elements, or combinations of elements, which make a contribution to distinctive landscape character.
Compensation	Measures devised to offset or compensate for residual adverse effects which cannot be prevented/avoided or further reduced.
Competent authority	The authority which determines the application for consent, permission, licence or other authorisation to proceed with a proposal. It is the authority that must consider the environmental information before granting any kind of authorisation.
Consultation bodies	Any body specified in the relevant EIA Regulations which the competent authority must consult in respect of an EIA, and which also has a duty to provide a scoping opinion and information.
Designated landscape	Areas of landscape identified as being of importance at international, national or local levels, either defined by statute or identified in development plans or other documents.
Development	Any proposal that results in a change to the landscape and/or visual environment.
Direct effect	An effect that is directly attributable to the proposed development.
‘Do nothing’ situation	Continued change or evolution in the landscape in the absence of the proposed development.
Ecosystem services	The benefits provided by ecosystems that contribute to making human life both possible and worth living. The Millennium Ecosystem Assessment (www.unep.org/maweb/en/index.aspx) grouped ecosystem services into four broad categories: 1. supporting services, such as nutrient cycling, oxygen production and soil formation – these underpin the provision of the other ‘service’ categories; 2. provisioning services, such as food, fibre, fuel and water; 3. regulating services, such as climate regulation, water purification and flood protection; 4. cultural services, such as education, recreation and aesthetic value.
Elements	Individual parts which make up the landscape, such as, for example, trees, hedges and buildings.
Enhancement	Proposals that seek to improve the landscape resource and the visual amenity of the proposed development site and its wider setting, over and above its baseline condition.
Environmental Impact Assessment (EIA)	The process of gathering environmental information; describing a development; identifying and describing the likely significant environmental effects of the project; defining ways of preventing/avoiding, reducing, or offsetting or compensating for any adverse effects; consulting the general public and specific bodies with responsibilities for the environment; and presenting the results to the competent authority to inform the decision on whether the project should proceed.
Environmental Statement	A statement that includes the information that is reasonably required to assess the environmental effects of the development and which the applicant can, having regard in particular to current knowledge and methods of assessment, reasonably be required to compile, but that includes at least the information referred to in the EIA Regulations.
Feature	Particularly prominent or eye-catching elements in the landscape, such as tree clumps, church towers or wooded skylines OR a particular aspect of the project proposals.

Geographical Information System (GIS)	A system that captures, stores, analyses, manages and presents data linked to location. It links spatial information to a digital database.
Green Infrastructure (GI)	Networks of green spaces and watercourses and water bodies that connect rural areas, villages, towns and cities.
Heritage	The historic environment and especially valued assets and qualities such as historic buildings and cultural traditions.
Historic Landscape Characterisation (HLC and Historic Land-use Assessment (HLA)	Historic characterisation is the identification and interpretation of the historic dimension of the present-day landscape or townscape within a given area. HLC is the term used in England and Wales, HLA is the term used in Scotland.
Indirect effects	Effects that result indirectly from the proposed project as a consequence of the direct effects, often occurring away from the site, or as a result of a sequence of interrelationships or a complex pathway. They may be separated by distance or in time from the source of the effects.
Iterative design process	The process by which project design is amended and improved by successive stages of refinement which respond to growing understanding of environmental issues.
Key characteristics	Those combinations of elements which are particularly important to the current character of the landscape and help to give an area its particularly distinctive sense of place.
Land cover	The surface cover of the land, usually expressed in terms of vegetation cover or lack of it. Related to but not the same as land use.
Land use	What land is used for, based on broad categories of functional land cover, such as urban and industrial use and the different types of agriculture and forestry.
Landform	The shape and form of the land surface which has resulted from combinations of geology, geomorphology, slope, elevation and physical processes.
Landscape and Visual Impact Assessment (LVIA)	A tool used to identify and assess the likely significance of the effects of change resulting from development both on the landscape as an environmental resource in its own right and on people's views and visual amenity.
Landscape capacity	The degree to which a particular landscape character type or area is able to accommodate change without unacceptable adverse effects on its character. Capacity is likely to vary according to the type and nature of change being proposed.
Landscape character	A distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse.
Landscape Character Areas (LCAs)	These are single unique areas which are the discrete geographical areas of a particular landscape type.
Landscape Character Assessment (LCA)	The process of identifying and describing variation of the character of the landscape, and using this information to assist in managing change in the landscape. It seeks to identify and explain the unique combination of elements and features that make landscapes distinctive. The process results in the production of a Landscape Character Assessment.
Landscape Character Types (LCTs)	These are distinct types of landscape that are relatively homogeneous in character. They are generic in nature in that they may occur in different areas in different parts of the country, but wherever they occur they share broadly similar combinations of geology, topography, drainage patterns, vegetation and historical land use and settlement pattern, and perceptual and aesthetic attributes.

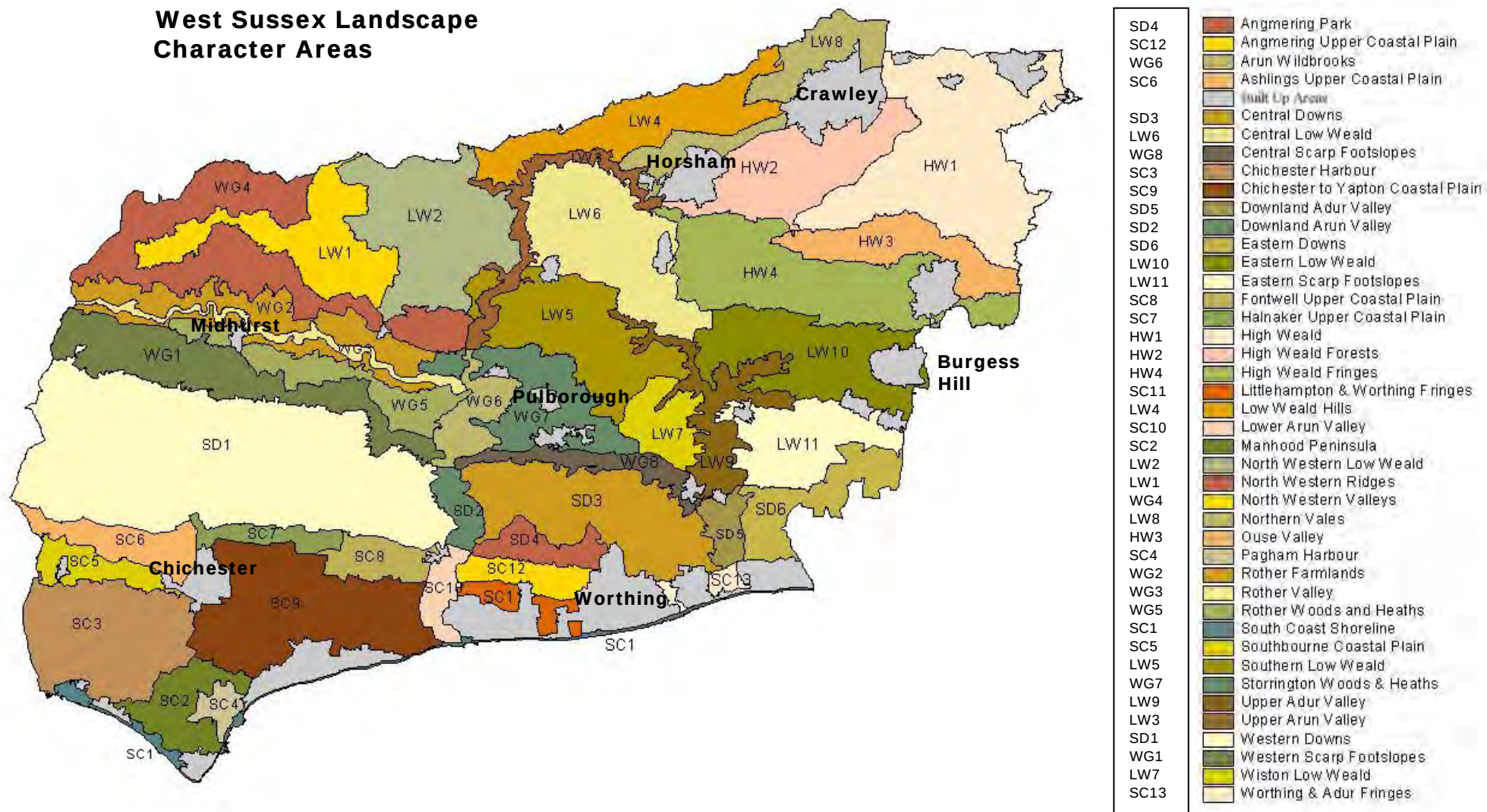
Landscape classification	A process of sorting the landscape into different types using selected criteria but without attaching relative values to different sorts of landscape.
Landscape effects	Effects on the landscape as a resource in its own right.
Landscape feature	A prominent eye-catching element, e.g. wooded hill top and church spire.
Landscape quality (condition)	A measure of the physical state of the landscape. It may include the extent to which typical character is represented in individual areas, the intactness of the landscape and the condition of individual elements.
Landscape receptors	Defined aspects of the landscape resource that have the potential to be affected by a proposal.
Landscape strategy	The overall vision and objectives for what the landscape should be like in the future, and what is thought to be desirable for a particular landscape type or area as a whole, usually expressed in formally adopted plans and programmes or related documents.
Landscape value	The relative value that is attached to different landscapes by society. A landscape may be valued by different stakeholders for a whole variety of reasons.
Magnitude (of effect)	A term that combines judgements about the size and scale of the effect, the extent of the area over which it occurs, whether it is reversible or irreversible and whether it is short or long term in duration.
Parameters	A limit or boundary which defines the scope of a particular process or activity.
Perception	Combines the sensory (that we receive through our senses) with the cognitive (our knowledge and understanding gained from many sources and experiences).
Photomontage	A visualisation which superimposes an image of a proposed development upon a photograph or series of photographs.
Receptors	See Landscape receptors and Visual receptors.
Scoping	The process of identifying the issues to be addressed by an EIA. It is a method of ensuring that an EIA focuses on the important issues and avoids those that are considered to be less significant.
Seascape	Landscapes with views of the coast or seas, and coasts and adjacent marine environments with cultural, historical and archaeological links with each other.
Sensitivity	A term applied to specific receptors, combining judgements of the susceptibility of the receptor to the specific type of change or development proposed and the value related to that receptor.
Significance	A measure of the importance or gravity of the environmental effect, defined by significance criteria specific to the environmental topic.
Stakeholders	The whole constituency of individuals and groups who have an interest in a subject or place.
Strategic Environmental Assessment (SEA)	The process of considering the environmental effects of certain public plans, programmes or strategies at a strategic level.
Susceptibility	The ability of a defined landscape or visual receptor to accommodate the specific proposed development without undue negative consequences.
Time depth	Historical layering – the idea of landscape as a ‘palimpsest’, a much written-over manuscript.
Townscape	The character and composition of the built environment including the buildings and the relationships between them, the different types of urban open space, including green spaces, and the relationship between buildings and open spaces.
Tranquillity	A state of calm and quietude associated with peace, considered to be a significant asset of landscape.

Visual amenity	The overall pleasantness of the views people enjoy of their surroundings, which provides an attractive visual setting or backdrop for the enjoyment of activities of the people living, working, recreating, visiting or travelling through an area.
Visual effects	Effects on specific views and on the general visual amenity experienced by people.
Visual receptors	Individuals and/or defined groups of people who have the potential to be affected by a proposal.
Visualisation	A computer simulation, photomontage or other technique illustrating the predicted appearance of the development.
Zone of Theoretical Visibility (ZTV)	A map, usually digitally produced, showing areas of land within which a development is theoretically visible.
Zone of Significant Visibility (ZSV)	Area within a ZTV from which a proposed development is likely to draw the eye of a casual observer, based on field observations.

APPENDIX 2

Landscape Character Assessment of West Sussex 'SC12 Angmering Upper Coastal Plain' and Arun Landscape Study '43 Ecclesden Hills'

West Sussex Landscape Character Areas



Overall Character

This Character Area lies in the south of the County between Crossbush to the west and Highdown Hill in the east. It forms a transition between the open lower Coastal Plain to the south and the wooded downs to the north. Whilst the busy A27 trunk road cuts through the middle, there are few urban influences in much of the area. As a result it retains a mostly undeveloped, rural character.

Key Characteristics

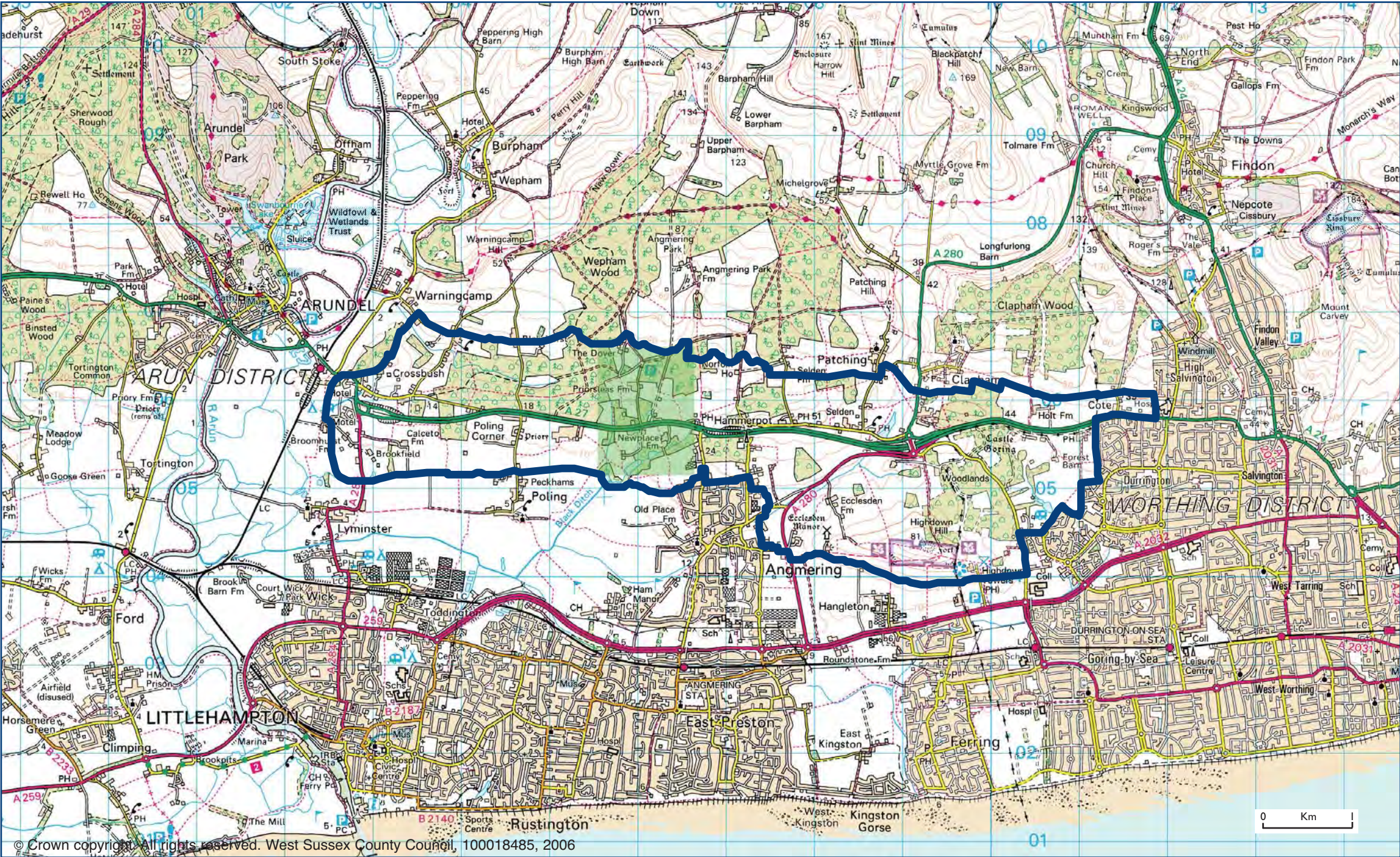
- Very gently undulating landform more intricate in the east, encompassing the distinctive landscape of Highdown Hill (an isolated chalk hill).
- Mainly gently undulating farmland enclosed by woods with frequent hedgerows.
- Strong network of hedgerows, hedgerow trees and medium to large blocks of woodlands.
- Pattern of small to medium-sized pastures and arable fields.
- Intimate hidden wooded valleys containing narrow water bodies, notably at Hammerpot and Patching.
- Wealth of historic landscape features including historic parklands, many ancient woodlands and earthworks.
- A scattering of historic nucleated flint villages, hamlets and farmsteads dot the area accessed by rural lanes mostly linked by the A27 crossing the area east to west.
- Apart from the busy A27, roads are mostly winding hedged or wooded lanes.
- Criss-crossed by numerous rural tracks, byways and rights of way.

Angmering Upper
Coastal Plain

South Coast Plain

The area covered by the Sheet is derived from:

Funtington to Highdown Coastal Plain Farmlands (D1) Landscape Character Area defined in the unpublished **West Sussex Landscape Character Assessment** (November 2003).



Historic Features

- Highdown Hill has a late Bronze Age enclosure with an Anglo Saxon cemetery - Scheduled Ancient Monument (SAM) - in the middle.
- Mix of small, medium and large-sized fields with mainly straight Parliamentary enclosure boundaries. Some earlier, irregular assarts.
- Historic parkscapes at Batworth, Brookfield, Castle Goring and Highdown House as well as the edge of Angmering Park.
- Ecclesden Mill and Ecclesden Manor and Dovecote.
- Remains of St John's Priory at Poling Corner.
- Scattered Iron Age and Roman earthworks.
- Ancient tracks and byways.

Biodiversity

- Remnant semi-rural broadleaved woodlands, interconnecting hedgerows and track ways provide important habitats for wildlife.
- Small area of chalk grassland at Highdown Hill which is a Site of Nature Conservation Importance (SNCI).
- A matrix of semi-natural and replanted ancient woodlands at Titnore (SNCI) and Goring Woods, Poling Copse (SNCI), Hammerpot Copse, Highdown Copse, Grooms Copse, Westlands Copse and Sailors Copse.
- A few significant patches of unimproved or semi-improved neutral grassland and meadows.
- Steep-sided stream valleys with narrow interlinking ponds such as at Hammerpot and Patching.

Change - Key Issues

- Extension of coastal conurbation.
- Potential development pressure from the extension of existing settlements to the south and east.
- Decline in traditional woodland management.
- Increased recreational activities, for example associated with horse-riding and golf courses.
- Major existing road improvements along the A27 trunk road and the possibility of new ones.
- Changes in farming practices.

Landscape and Visual Sensitivities

Key sensitivities are:

- Loss of undeveloped rural character of the area.
- Loss of extent and diversity of woodland cover, much of which is ancient woodland.
- Changes in farming practices leading to changes in field size, loss of hedgerows, and loss of chalk grassland.
- Loss of historic landscape features due to changes in land management practices and estate fragmentation.
- Changes to the scattered low key settlement pattern. Cumulative impact of small scale development either though inappropriate scale or unsympathetic design.
- Inappropriate design and scale of road improvements. Apart from the main A27, roads are rural in character, often leading on to historic trackways and byways.
- Loss of rural quality of rights of way network of tracks and byways, through inappropriate development.



Winding hedged lane - Hammerpot



Flint Buildings - Hammerpot



Medium sized pastures - Crossbush



Gently undulating farmland - Poling

Land Management Guidelines

Maintain and enhance the historic character of the area including earthworks, historic field patterns and historic parks

Conserve and manage existing chalk grassland, clearing and managing scrub where necessary

Encourage strong design principles in felling and replanting woodlands and copses to ensure they are integrated into the landscape

Conserve and enhance the character and setting of small villages and hamlets

Ensure new large agricultural buildings are not obtrusive in the landscape

Plant and link hedgerow trees where areas have been cleared

Conserve and enhance the quiet rural qualities and environment of the small villages and rural road and lane network, encourage landscape restoration and woodland management and ensure that new development is well integrated within the landscape.

- Maintain and enhance the historic character of the area including earthworks, historic field patterns and historic parks.
- Conserve and manage distinctive habitats including chalk grassland, stream sides, lakes, ponds and woodland especially those which are under pressure from development on the edges of settlements.
- Conserve and enhance the character and setting of small villages and hamlets. Consider the cumulative impact on landscape character of small developments and land use change. Avoid the introduction of suburban styles and materials.
- Ensure any new development, including any associated with the A27 trunk road, is well integrated into the wider landscape. Pay particular attention to edge of development. Use new woodland and hedgerow planting as appropriate.
- Ensure that new large agricultural buildings are not obtrusive in the landscape. Avoid placing them on slopes from which they would be highly visible from long range views.
- Retain small scale low key road networks. Conserve hedgerows, banks and road verges associated with existing track and byways to retain their significance in the landscape and their nature conservation importance.
- Carry out a full assessment of existing woodland and tree cover. Encourage strong design principles in felling and replanting woodlands and copses to ensure they are integrated into the landscape.
- Encourage sympathetic woodland management, and prioritise the restoration of neglected or damaged woodland, except where there is a nature conservation interest in managing the present created habitat.
- Conserve, manage and enhance hedgerows. Plant and link hedgerow trees where areas have been cleared.
- Plant and replant single tree features and copses throughout arable areas wherever they will create significant landscape features and can be accommodated.
- Extend existing areas of woodland, reflecting the existing scale and structure of the landscape in their design, except where this conflicts with archaeological or nature conservation interests.
- Conserve and manage chalk grassland, clearing and managing scrub where necessary in irregular shaped patches to avoid hard edges, and to provide habitat edges and shelter. Target Environmental Stewardship schemes to ensure retention of existing chalk downland and reversion of arable land.

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.

Arun Landscape Study



**Landscape and Visual Amenity Aspects of
Development Choices in Arun District 2006-2026**

August 2006

Produced for Arun District Council by

Hankinson Duckett Associates



5.2 Summary of Assessment

5.2.1 In relation to this study a medium, low or negligible rating for landscape capacity indicates that development would have a significant and detrimental effect on the character of the landscape as a whole and, or, on the setting to existing settlement or outstanding assets within the District. A rating of Medium/High or High/Medium identifies a landscape character area with the capacity for limited development, in some areas, having regard for the setting and form of existing settlement and the character and sensitivity of adjacent landscape character areas. High or very high capacity identifies landscape character areas of low sensitivity and low landscape value which, from a landscape perspective, could accommodate significant allocations of development, subject to the same caveats set out above for landscape character areas with High/Medium capacity. Table 3 identifies the overall rating for each character area.

5.2.2 Each LCA is briefly summarised below taking into account the detailed sensitivity and value profiles. Figure HDA 8 illustrates the distribution of capacity across the study area.

Landscape Capacity – Negligible

- Pagham Harbour (LCA 1): An area of high ecological value, natural habitat with remoteness and tranquillity separating Selsey and Pagham.
- Upper Arun Valley (LCA 33): An intact downland landscape within the AONB, of high ecological value, which provides a setting for Arundel.
- Middle Arun Valley (LCA 34): Intact pastoral landscape, provides setting to Arundel and separation to Littlehampton, low lying floodplain.

Landscape Capacity – Negligible/Low

- Climping Lower Coastal Plain. Includes the only substantial area of undeveloped coastline, largely rural, within the floodplain and provides separation between Middleton-on-sea and Littlehampton.
- Crossbush Arun Valley Sides (LCA 36). Areas of ancient woodland and historic parkland within the AONB, provides a rural setting to Arundel.
- Lymminster-Angmering Coastal Plain (LCA 40). Rural upper coastal plain adjacent to AONB, detached from existing settlement, relatively high ecological and heritage value.

Landscape Capacity – Low

- Pagham Rife (LCA 2). Tranquil, rural landscape within floodplain with ecological value, detached from settlement.
- South Mundham Arable (LCA 4). Rural agricultural landscape detached from settlement forms part of separation between Chichester and Bognor Regis.
- Shripney Lower Coastal Plain (LCA 10). Rural enclosed agricultural landscape within floodplain, separating Shripney and Bognor Regis.
- Norton Upper Coastal Plain (LCA 15). Enclosed rural landscape unrelated to settlement with heritage value.
- Walberton Upper Coastal Plain (LCA 23). Partially enclosed agricultural landscape, provides separation between Walberton and Barnham, heritage value and rural.

- Avisford Park (LCA 25). Parkland landscape, close to AONB, setting to Walberton heritage and ecological value.
- Binsted Upper Coastal Plain (LCA 26). Rural landscape at the foot of the Downs, remote and detached from settlement.
- Binsted Park/Woods (LCA 27). Enclosed arable landscape with parkland, adjacent to AONB, detached from settlement, wooded character.
- Withy Rife (LCA 28). Rural enclosed agricultural rife landscape within floodplain and detached from settlement, with ecological value.
- Tortington Arun Valley Sides (LCA 32). Intact landscape, hedgerows and woodland, heritage and ecological value, prominent valley sides.
- Lower Arun Valley Floor (LCA 35). Valley floor landscape with undeveloped coastline, high ecological value, within floodplain, provides separation between Littlehampton and Middleton-on-Sea.
- Lyminster Arun Valley Sides (LCA 37). Valley slopes to River Arun, rural and detached from major settlement, forms part of the Arundel/Littlehampton gap.
- Black Ditch Rife (LCA 41). Intact, densely vegetated rife landscape, within floodplain with ecological and heritage value.
- Ecclesden Hills (LCA 43). Mixed agricultural landscape on rising ground, adjacent to AONB, prominent.
- Kingston Lower Coastal Plain (LCA 44). Relatively intact agricultural landscape, includes rife, separates Littlehampton and Ferring, ecological and heritage interest.
- Ferring Lower Coastal Plain (LCA 45). Undeveloped coastline, separates Ferring and Worthing, arable landscape with woodland edge to Worthing.

Landscape capacity Low/Medium

- Five Farms Coastal Plain (LCA 5). Small scale enclosed landscape, on coastal plateau but detached from settlement, contributes to Chichester/Bognor Regis separation.
- Sefter Bottom – Elbridge Coastal Plain (LCA 7). Rural open arable landscape detached from settlement, part of separation between Chichester and Bognor Regis.
- Aldingbourne Rife (LCA 9). Enclosed rife landscape, in floodplain, adjacent to Bognor Regis, some ecological value.
- Lidsey Coastal Plain (LCA 11). Rural arable landscape, some ecological and heritage value provides separation between Shipney and Westergate.
- Westergate Eastern Fringe (LCA 14). Mixed urban edge uses adjacent to settlement but on valley side and open to wider landscape, part of separation between Westergate/Barnham.
- Westergate-Barnham Coastal Plain (LCA 17). Open arable landscape, hedged edges to settlement, adjacent to Conservation Areas and provides separation between Westergate, Eastergate and Barnham.
- Ryebank Rife (LCA 18). Rural rife landscape in floodplain, some ecological interest.
- Bognor Green Wedge (LCA 19). Mixed uses within floodplain, forms green wedge into settlement and provides separation between Felpham and Bognor Regis, some ecological interest.
- Flansham/Middleton Fringe Coastal Plain (LCA 20). Small scale enclosed landscape, largely in floodplain provides separation between Felpham and villages to the north.

- West of Yapton Coastal Plain (LCA 21). Open rural arable landscape unrelated to settlement, some ecological and heritage interest.
- North of Yapton Coastal Plain (LCA 29). Rural arable landscape falling towards Withy Rife and Arun Valley. Some heritage interest, provides separation between Ford, Ford aerodrome and Yapton/Burndell and Climping.
- Bilsham Coastal Plain (LCA 30). Enclosed rural arable landscape, separates Bilsham and Yapton, partially in floodplain.
- Littlehampton Arun Valley Sides (LCA 38). Arable valley landscape, part of Lower Arun Valley; contributes to separation between Arundel and Littlehampton.
- Angmering Coastal Plain (LCA 42). Mixed urban edge landscape, partially enclosed, separates Angmering from Littlehampton

Landscape capacity - Medium

- Pagham Lower Coastal Plain (LCA 3). Large scale arable landscape, some containment along settlement edge, ecological and heritage interest, adjacent to Pagham Harbour and floodplain.
- Fontwell-Eastergate Mosaic (LCA 16). Small scale landscape, area contains ancient woodland, ecological and heritage interest and Fontwell racecourse. Provides separation between Westergate and Barnham.
- Fontwell Common (LCA 24). Woodland mosaic adjacent to the AONB with ancient woodland and ecological interest, part of the Fontwell-Walberton gap.

Landscape Capacity Medium/High

- North Bersted Matrix (LCA 8). Partially enclosed arable landscape adjacent to settlement on coastal plateau, some intervisibility with housing.
- Westergate Western Fringe (LCA 13). Patchwork of urban edge land uses, contained by boundary vegetation, on upper coastal plain adjacent to existing settlement.
- Barnham-Yapton Coastal Plain (LCA 22). Predominantly small scale patchwork of paddocks, pasture and horticulture, open arable to the east. Provides separation between Barnham and Yapton, on edge of upper coastal plain.

Landscape Capacity: High

- Rose Green Coastal Plain (LCA 6). Open arable landscape on coastal plateau adjacent to existing settlement, hard edge, no intervisibility with Chichester.
- Littlehampton Northern Fringe (LCA 39). Glasshouses, nurseries situated on coastal plateau, contained by Black Ditch Rife vegetation to north, limited ecological and heritage interest. Little intervisibility with surrounding landscape.

¹⁰ “ from visual, functional and ecological perspectives” p53 The Countryside Agency and Scottish Natural Heritage 'Landscape Character Assessment Guidance for England and Scotland, 2002

No	Landscape Character Area	Inherent Landscape Qualities (intactness ¹¹ and condition) low high	Contribution to distinctive settlement setting	Inconsistency with existing settlement form / pattern	Contribution to rurality of surrounding landscape	Contribution to separation between settlements	Sensitivity 1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major 5 10 15 20 25	Final Assessment Landscape Sensitivity
6	Rose Green Coastal Plain	Open arable, no landscape features.	Agricultural fields about hard urban edge.	On coastal 'plateau', adjacent to settlement.	Open, urban edge.	No intervisibility with Chichester.		SLIGHT
7	Sefter Bottom-Elbridge Coastal Plain	Largely open arable with few hedges.	Minor contribution to wider setting of Bognor.	Partly on coastal plain separate from settlement edge.	Rural, no settlement.	Significant contribution to wider separation of Bognor and Chichester.		SUBSTANTIAL
8	North Bersted Matrix	Considerable number of hedged, field boundaries, with ecological value.	Minor contribution to setting of North Berstead.	Mainly on coastal plain, adjacent to settlement.	Urban edge visible in a number of places.	No significant contribution to settlement separation.		MODERATE
9	Aldingbourne Rife	Relatively intact hedgerow structure.	Localised contribution to edge of Bognor.	Off plateau within flood plain.	Urban edge visible in a number of places.	Partly separates Shripney from Bognor.		SUBSTANTIAL
10	Shripney Lower Coastal Plain	Reasonably intact hedgerow structure.	Minor contribution to setting of Shripney.	Off coastal plateau largely rural within flood plain.	Varying degree of visibility from urban edge but largely rural.	Separates Shripney from Bognor.		SUBSTANTIAL
11	Lidsey Coastal Plain	Some ecological value, but open quarry to west. Hedgerows.	Minor contribution to setting of Shripney and Westergate.	Generally on higher ground adjacent to flood plain, largely detached from settlement	Largely rural context little intervisibility with settlement.	Provides separation between Shripney and Westergate.		SUBSTANTIAL

¹¹ "from visual, functional and ecological perspectives" p53 The Countryside Agency and Scottish Natural Heritage 'Landscape Character Assessment Guidance for England and Scotland, 2002

No	Landscape Character Area	Inherent Landscape Qualities (intactness ¹² and condition) low high	Contribution to distinctive settlement setting	Inconsistency with existing settlement form / pattern	Contribution to rurality of surrounding landscape	Contribution to separation between settlements	Sensitivity 1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major 5 10 15 20 25	Final Assessment Landscape Sensitivity
12	Park Farm Coastal Plain	 Well contained with mature tree belts and hedgerows to north. Ecological value.	 Minor contribution to setting of Westergate. Surrounds Park Farm.	 On upper coastal plain adjacent to flood plain not adjacent to settlement.	 Visible from Aldingbourne, surrounded by rural character areas.	 Assists separation between Aldingbourne and Westergate.		SUBSTANTIAL
13	Westergate Western Fringe	 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.		MODERATE
14	Westergate Eastern Fringe	 Some ecological interest. Boundary vegetation less intact.	 Not distinctive. Mixed urban fringe uses.	 Includes valley and flood plain adjacent to settlement.	 Visible from farmland to east. Noticeable urban influence.	 Westergate-Eastergate gap, Westergate-Barnham perceived gap.		SUBSTANTIAL
15	Norton Upper Coastal Plain	 Ditch and hedge network, some pasture, ecological interest.	 Aldingbourne and Norton retain 'traditional' setting, and avoided post-war suburbanisation.	 Largely on upper coastal plain, largely unrelated to main settlement. Flood plain adjacent to Norton.	 Settlement influence limited. Lonely rural area.	 Aldingbourne-Norton-Westergate.		SUBSTANTIAL

¹² “ from visual, functional and ecological perspectives” p53 The Countryside Agency and Scottish Natural Heritage ‘Landscape Character Assessment Guidance for England and Scotland, 2002

No	Landscape Character Area	Inherent Landscape Qualities (intactness ¹³ and condition) low high	Contribution to distinctive settlement setting	Inconsistency with existing settlement form / pattern	Contribution to rurality of surrounding landscape	Contribution to separation between settlements	Sensitivity 1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major 5 10 15 20 25	Final Assessment Landscape Sensitivity
16	Fontwell-Eastergate Mosaic	 Copses to west, some ancient woodland and hedge structure.	 Westergate/Eastergate/Fontwell mosaic not distinctive.	 Situated on upper coastal plain, low density mosaic notably different to Eastergate settlement pattern.	 Mixed north-west woodland contributes to wider rural landscape.	 It provides separation between Fontwell-Barnham, Fontwell-Eastergate/Westergate.		MODERATE
17	Westergate-Barnham Coastal Plain	 Open arable landscape. Few hedgerows except at settlement edge. Some ecological interest.	 Minor contribution to setting of Eastergate.	 Largely on upper coastal plain with flood plain within. Railway bisects character area.	 Horse-shoe of development to north; contributes to rural outlook to the south.	 Separation to Eastergate, Westergate and Barnham.		SUBSTANTIAL
18	Ryebank Rife	 Reasonably intact hedgerow structure and with moderate ecological value.	 Distant from settlement. Does not significantly contribute to a settlement setting.	 Off coastal plateau. All flood plain.	 Rural but visible from some settlements.	 moderate contribution to wider separation Flansham-Bilsham.		SUBSTANTIAL
19	Bognor Green Wedge	 Limited woodland and hedgerow structure. Some ecological value.	 Minor contribution.	 Largely off coastal plateau. Majority within flood plain.	 Forms green wedge into settlement.	 Bognor-Felpham/Middleton.		SUBSTANTIAL

¹³ "from visual, functional and ecological perspectives" p53 The Countryside Agency and Scottish Natural Heritage 'Landscape Character Assessment Guidance for England and Scotland, 2002

No	Landscape Character Area	Inherent Landscape Qualities (intactness ¹⁴ and condition) low high	Contribution to distinctive settlement setting	Inconsistency with existing settlement form / pattern	Contribution to rurality of surrounding landscape	Contribution to separation between settlements	Sensitivity 1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major 5 10 15 20 25	Final Assessment Landscape Sensitivity
20	Flansham/Middleton Fringe Coastal Plain	 Hedge and tree boundary features relatively intact around settlements.	 Minor contribution to setting to Flansham.	 Off coastal plateau, largely within flood plain.	 Sporadic Views from Middleton urban edge and Flansham and Felpham reduces rurality.	 Provides separation between Felpham/ Flansham and Bilsham.		SUBSTANTIAL
21	West of Yapton Coastal Plain	 Open arable fields with little hedgerow structure. Moderate ecological interest.	 Minor contribution to setting of Yapton.	 Off coastal plateau, partly in flood plain. Largely unrelated to settlement.	 Almost entirely open arable land.	 Moderate contribution to wider separation between Yapton-Barnham.		SUBSTANTIAL
22	Barnham-Yapton Coastal Plain	 Small scale enclosure in poor to moderate condition.	 Mosaic, not distinctive. Open fields to east consistent with setting around Yapton	 Sits along edge of upper coastal plain, low density mosaic noticeably different from Barnham and Eastergate settlement pattern.	 Low density development and horticultural uses reduce rurality. More open aspect to eastern approaches to Yapton	 Provides separation between Barnham and Yapton.		MODERATE
23	Walberton Upper Coastal Plain	 Hedgerow and copse structure, relatively intact.	 Remnant park/estate landscape south of Walberton.	 Upper coastal plain falling towards Barnham.	 Rural. Little influence from existing settlement.	 Provides separation between Walberton and Barnham.		SUBSTANTIAL

¹⁴ “ from visual, functional and ecological perspectives” p53 The Countryside Agency and Scottish Natural Heritage ‘Landscape Character Assessment Guidance for England and Scotland, 2002

No	Landscape Character Area	Inherent Landscape Qualities (intactness ¹⁵ and condition) low high	Contribution to distinctive settlement setting	Inconsistency with existing settlement form / pattern	Contribution to rurality of surrounding landscape	Contribution to separation between settlements	Sensitivity 1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major 5 10 15 20 25	Final Assessment Landscape Sensitivity
24	Fontwell Common	 Woodland mosaic in good condition.	 Minor contribution to setting of Fontwell/Walberton.	 Has its own, but atypical settlement pattern. Transition between Downs and upper coastal plain.	 Wooded character.	 Forms part of Fontwell-Walberton gap.		MODERATE
25	Avisford Park	 Parkland with woodland and hedged boundaries to Walberton.	 Parkland setting to Walberton.	 Transition to Downs landscape.	 Arable fields to south.	 No separation function.		SUBSTANTIAL
26	Binsted Upper Coastal Plain	 Hedged and enclosed landscape. Intact, with ecological value.	 Minor contribution to eastern setting to Walberton.	 Largely divorced from settlement bisected by flood plain and rife landscape.	 Rural landscape at foot of Downs.	 Limited Contribution to Walberton/Yapton gap.		SUBSTANTIAL
27	Binsted Park / Woods	 Predominantly hedged arable fields and parkland.	 Wider setting of Walberton.	 Transition between upper coastal plain and Downs. Detached settlement	 No urban influence – rural.	 No separation function		SUBSTANTIAL

¹⁵ “ from visual, functional and ecological perspectives” p53 The Countryside Agency and Scottish Natural Heritage ‘Landscape Character Assessment Guidance for England and Scotland, 2002

No	Landscape Character Area	Inherent Landscape Qualities (intactness ¹⁶ and condition) low high	Contribution to distinctive settlement setting	Inconsistency with existing settlement form / pattern	Contribution to rurality of surrounding landscape	Contribution to separation between settlements	Sensitivity 1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major 5 10 15 20 25	Final Assessment Landscape Sensitivity
28	Withy Rife	 Hedgerow structure intact. Moderate ecological value.	 Minor contribution to setting of Yapton and Ford.	 Off upper coastal plain within flood plain. Detached from settlement	 Strong vegetation pattern. Negligible urban influence.	 Minor contribution to wider separation between Ford/Yapton and Arundel.		SUBSTANTIAL
29	North of Yapton Coastal Plain	 Minor areas of woodland.	 Minor contribution to setting of Yapton.	 Partly on higher ground associated with Yapton. Flood plain adjacent to Ford Village.	 Rural landscape falling towards Withy Rife.	 Separates Ford, Burndell, Climping and Ford Airfield.		SUBSTANTIAL
30	Bilsham Coastal Plain	 Boundary features relatively intact south of Yapton.	 Minor contribution to setting of Yapton.	 Partly on higher ground associated with Yapton. Adjacent to settlement minor area of floodplain adjacent to Bilsham.	 Enclosed fields contribute to rurality south of Yapton.	 Separation between Yapton and Bilsham.		SUBSTANTIAL
31	Climping Lower Coastal Plain	 Substantial shelter belts and relatively intact hedgerow network. Ecological value.	 Not particularly distinctive, setting to Yapton.	 In part on outlier of upper coastal plain, substantially low lying and partly within flood plain.	 Largely rural areas without settlement.	 Separates Bognor and Littlehampton.		SUBSTANTIAL

¹⁶ “ from visual, functional and ecological perspectives” p53 The Countryside Agency and Scottish Natural Heritage ‘Landscape Character Assessment Guidance for England and Scotland, 2002

No	Landscape Character Area	Inherent Landscape Qualities (intactness ¹⁷ and condition) low high	Contribution to distinctive settlement setting	Inconsistency with existing settlement form / pattern	Contribution to rurality of surrounding landscape	Contribution to separation between settlements	Sensitivity 1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major 5 10 15 20 25	Final Assessment Landscape Sensitivity
32	Tortington Arun Valley Side	Relatively intact hedgerow structure with woodland.	Valley slopes to Arundel.	North eastern corner consistent with settlement pattern of Arundel. Slopes detached from settlement.	Prominent rural valley slopes.	Arundel and hamlet of Tortington.		SUBSTANTIAL
33	Upper Arun Valley Floor	Intact Downland landscape, high ecological value	Eastern setting to Arundel and the castle.	Low lying below town. Flood plain.	Rural, valley floor.	Provides separation with Warningcamp		SUBSTANTIAL
34	Middle Arun Valley Floor	Intact valley floor pastoral landscape, high ecological value.	Southern setting to Arundel .	Low lying within flood plain.	Rural, widely visible from surrounding area.	Provides significant separation between Arundel and Littlehampton.		MAJOR
35	Lower Arun Valley Floor	Intact valley floor pastoral landscape. High ecological value.	Provides setting to west Littlehampton.	Low lying within flood plain.	Rural landscape visible from west Littlehampton and countryside to the west.	Littlehampton-Climping/Ford and Middleton.		SUBSTANTIAL
36	Crossbush Arun Valley Sides	Includes ancient woodland, pasture and parkland.	Distinctive eastern valley slopes part of setting to Arundel.	Opposite valley side detached from Arundel.	Rural quality affected by A27.	No separation function		SUBSTANTIAL
37	Lyminster Arun Valley Sides	Pastoral landscape with hedgerows and small areas of estate parkland.	Valley slopes south of Arundel.	Generally low lying. Bisected by flood plain. Detached from significant settlement.	Noticeable part of Arun Valley landscape.	Contributes to Separation between Arundel and Lyminster		SUBSTANTIAL

¹⁷ “ from visual, functional and ecological perspectives” p53 The Countryside Agency and Scottish Natural Heritage ‘Landscape Character Assessment Guidance for England and Scotland, 2002

No	Landscape Character Area	Inherent Landscape Qualities (intactness ¹⁸ and condition) low high	Contribution to distinctive settlement setting	Inconsistency with existing settlement form / pattern	Contribution to rurality of surrounding landscape	Contribution to separation between settlements	Sensitivity 1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major 5 10 15 20 25	Final Assessment Landscape Sensitivity
38	Littlehampton Arun Valley Sides	 Boundary hedgerows intact.	 Part of Arun Valley landscape setting to Littlehampton.	 On plateau, adjoins flood plain.	 Part of lower Arun Valley landscape.	 Gap between Arundel and Littlehampton.		SUBSTANTIAL
39	Littlehampton Northern Fringe	 Some boundary vegetation.	 No positive contribution to setting.	 Partly located on coastal plateau. Includes small section of flood plain.	 Separate from wider landscape. No contribution.	 Part of separation between Littlehampton from Poling		SLIGHT
40	Lyminster-Angmering Coastal Plain	 Western half hedgerow network relatively intact, some woodland and copses to north.	 Moderate contribution for Poling and Angmering.	 Largely separate from settlement. Bisected by rife and flood plain.	 Rural, little urban influence.	 Effectively separates Poling from Lyminster, Littlehampton and Angmering,		SUBSTANTIAL
41	Black Ditch Rife	 Intact rife landscapes with dense vegetation.	 Distinctive edge to Littlehampton.	 Flood plain and low lying.	 Largely screens settlement and adjacent green houses from wider landscape.	 Located between Poling and Littlehampton.		SUBSTANTIAL
42	Angmering Coastal Plain	 Golf course and agricultural landscape; shelter belts and boundary hedgerows, moderately intact.	 Moderate contribution to setting of Angmering and development within golf course.	 Largely consistent with form of adjacent settlements.	 Golf course and agricultural land contribute to wider landscape. Partially contains Angmering	 Separates Angmering from Littlehampton and Angmering and Ferring.		SUBSTANTIAL

¹⁸ “ from visual, functional and ecological perspectives” p53 The Countryside Agency and Scottish Natural Heritage ‘Landscape Character Assessment Guidance for England and Scotland, 2002

No	Landscape Character Area	Inherent Landscape Qualities (intactness ¹⁹ and condition) low high	Contribution to distinctive settlement setting	Inconsistency with existing settlement form / pattern	Contribution to rurality of surrounding landscape	Contribution to separation between settlements	Sensitivity 1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major 5 10 15 20 25	Final Assessment Landscape Sensitivity
43	Ecclesden Hills	 Moderately intact hedgerow network with some woodland.	 Distinctive setting to east of Angmering.	 Rising ground beyond settlement.	 Predominantly arable and pasture. Part of wider foothills to Downs.	 No separation function except wider separation with Worthing.		SUBSTANTIAL
44	Kingston Lower Coastal Plain	 Relatively intact hedgerow and rife network to periphery of site with moderate to high ecological value.	 Rife to eastern side relatively distinct setting to Ferring	 Rife cuts across coastal plateau.	 Intervisibility with Ecclesden Hills to north	 Separates Littlehampton from Ferring.		SUBSTANTIAL
45	Ferring Lower Coastal Plain	 Some hedgerow structures and small woodland belts.	 Woodland edge to Worthing/Goring-on-Sea	 Largely consistent with settlement form.	 Land locked by settlement but rural in character and undeveloped shoreline	 Separates south Ferring from Worthing.		SUBSTANTIAL

¹⁹ “ from visual, functional and ecological perspectives” p53 The Countryside Agency and Scottish Natural Heritage ‘Landscape Character Assessment Guidance for England and Scotland, 2002

Table 2
Landscape Value

No	Landscape Character Area	Landscape Designation ²⁰	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)	Landscape Value	Final Assessment Landscape Value
		low high					1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major 5 10 15 20 25	
1	Pagham Harbour		 SAM within, SSSI LB setting, floodzone	 Setting to Pagham Harbour	 Heritage of Pagham Harbour	 Tranquil and relatively remote.		SUBSTANTIAL
2	Pagham Rife		 LB setting, SSSI, LNR, RSI, PSI	 Leads into Pagham Harbour	 None	 Tranquil, moderate scenic beauty but not overly wild		MODERATE
3	Pagham Lower Coastal Plain		 LBs, abuts SAM, RSI, PSI, abuts SSSI	 Abuts Pagham Harbour	 None	 Moderate, scenic beauty		MODERATE
4	South Mundham Arable		 Partially in flood zone, LB setting, PSI	 Abuts Pagham Rife	 None	 Moderate, scenic beauty rural		MODERATE
5	Five Farms Coastal Plain		 LBs, PSI	 None	 None	 Limited, scenic beauty		SLIGHT
6	Rose Green Coastal Plain		 LB Setting	 None	 None	 Limited, scenic beauty		SLIGHT

²⁰ excluding gap policy

No	Landscape Character Area	Landscape Designation ²¹	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)	Landscape Value	Final Assessment Landscape Value
		low high					1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major 5 10 15 20 25	
7	Seftor Bottom-Elbridge Coastal Plain		Setting to LBS, RSI	None	None	Moderate, scenic beauty		SLIGHT
8	North Bersted Matrix					Limited, scenic beauty		SLIGHT
9	Aldingbourne Rife		PSI, floodzone			Moderate, scenic beauty		SLIGHT
10	Shripney Lower Coastal Plain		LB, CA, floodzone. Setting to listed blds			Moderate, scenic beauty		MODERATE
11	Lidsey Coastal Plain		LB, partially in floodzone			Moderate, scenic beauty		SLIGHT
12	Park Farm Coastal Plain		Partially in floodplain, surrounds CA, LB setting, RSI, PSI			Remote in south		MODERATE
13	Westergate Western Fringe							SLIGHT

²¹ excluding gap policy

No	Landscape Character Area	Landscape Designation ²¹ low high	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)	Landscape Value 1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major 5 10 15 20 25	Final Assessment Landscape Value
			LBs			Limited, scenic beauty		

No	Landscape Character Area	Landscape Designation ²²	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)	Landscape Value	Final Assessment Landscape Value
		low high					1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major 5 10 15 20 25	
14	Westergate Eastern Fringe		Abuts CA, LB setting			Limited, scenic beauty		SLIGHT
15	Norton Upper Coastal Plain		CA, LB, setting to LB, historic parkland, partially in floodzone, PSR		Remains of medieval castle	Moderate, scenic beauty		MODERATE
16	Fontwell-Eastergate Mosaic		Proximity to AONB SNCI, Ancient wood, setting to CA, LBs	AONB to the north	Fontwell Race Course	Very limited scenic beauty		MODERATE
17	Westergate-Barnham Coastal Plain		Abuts CA and setting to LP, PSR			Moderate, scenic beauty, rural		SLIGHT
18	Ryebank Rife		RSR, PSI, floodzone			Remote, moderate, scenic beauty		SLIGHT
19	Bognor Green Wedge		Abuts CA, partially in floodzone, LB setting, RSR			Limited scenic beauty		SLIGHT
20	Flansham/Middleton Fringe Coastal Plain		LB, flood			Moderate, scenic beauty		SLIGHT

²² excluding gap policy

No	Landscape Character Area	Landscape Designation ²³	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)	Landscape Value	Final Assessment Landscape Value
		low high					1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major 5 10 15 20 25	
21	West of Yapton Coastal Plain		LB and setting to LBs, CA, partially in floodzone, PSI, RSI			Rural to south, moderate scenic beauty		SLIGHT
22	Barnham-Yapton Coastal Plain		CAs, LBs, and setting to LBs, partially in floodzone			Limited scenic beauty		SLIGHT
23	Walberton Upper Coastal Plain		Adjacent CA, LBs, Ancient Woodland, RSI			Moderate, scenic beauty		SLIGHT
24	Fontwell Common		Abuts AONB Ancient woodland, RSI, SPI	Setting to AONB		Moderate, scenic beauty, reliant on wooded cover		MODERATE
25	Avisford Park		Close to AONB Setting of LB, abuts CA and ancient wood	Proximity to AONB	Parkland/garden	Manicured landscape		MODERATE
26	Binsted Upper Coastal Plain		LB and historic parkscapes, abuts CA, RSI, PSI			Remote and moderate scenic beauty		MODERATE

²³ excluding gap policy

No	Landscape Character Area	Landscape Designation ²⁴	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)	Landscape Value	Final Assessment Landscape Value
		low high					1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major 5 10 15 20 25	
27	Binsted Park / Woods	Abuts AONB	Abuts SNCI, RSI, setting to LBs	Proximity to AONB		Parkland and woods contribute to moderate scenic beauty		MODERATE
28	Withy Rife		LBs, Floodzone, RSI, Abuts SNCI			Moderate, scenic beauty, rural		MODERATE
29	North of Yapton Coastal Plain		In CA, LBs, partially in floodzone	Proximity to Arun Valley		Moderate, scenic beauty		SLIGHT
30	Bilsham Coastal Plain		Setting to LBs, partially in floodzone, PSI			Moderate, scenic beauty		SLIGHT
31	Climping Lower Coastal Plain		LBs, PSI, RSI, largely in floodzone, abuts SSSI and SNCI	Proximity to Arun Valley and abuts undeveloped coastline		Moderate, scenic beauty with undeveloped coastline		SUBSTANTIAL
32	Tortington Arun Valley Side		Reg Common Land, adjacent to SNCI, PSI, SAM, historic parkscape	Proximity to Arundel	Arundel	Moderate, scenic beauty		MODERATE

²⁴ excluding gap policy

No	Landscape Character Area	Landscape Designation ²⁵	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)	Landscape Value 1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major 5 10 15 20 25	Final Assessment Landscape Value
		low high						
33	Upper Arun Valley Floor	In AONB	SSSI, setting to LB floodzone, abuts CA, SNCI, PSI, RSI	Arundel Castle and South Downs	Arundel	High scenic beauty		MAJOR
34	Middle Arun Valley Floor	Abuts AONB	LBs, floodzone, RSI, abuts SNCI & CA	Setting to Arundel	Arundel	Moderate to High scenic beauty		SUBSTANTIAL
35	Lower Arun Valley Floor		In SNCI, abuts SSSI, floodzone, RSI, PSI	Arun Valley and undeveloped coastline		Moderate scenic beauty, urban influence of Littlehampton		MODERATE
36	Crossbush Arun Valley Sides	Within AONB	SAM, Ancient Woodland, LBs, abuts SNCI, historic parkland	Setting to Arun Valley & Arundel	Arundel	Parkland and woodland, moderate scenic beauty		SUBSTANTIAL
37	Lyminster Arun Valley Sides		LBs, abuts CA, flood, RSI	Proximity to Arundel/Arun Valley		Moderate scenic beauty		MODERATE
38	Littlehampton Arun Valley Sides		LBs, minor flood	Proximity to Arun Valley		Limited scenic beauty		SLIGHT

²⁵ excluding gap policy

No	Landscape Character Area	Landscape Designation ²⁶	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)	Landscape Value 1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major 5 10 15 20 25	Final Assessment Landscape Value
		low high						
39	Littlehampton Northern Fringe		PSI, LB, partially in floodzone			Negligible scenic beauty		SLIGHT
40	Lyminster-Angmering Coastal Plain	 Abuts AONB	SAM, LB, Ancient Woodland, abuts SNCI, RSI, PSI, CA	 Setting to AONB		Moderate scenic beauty		SUBSTANTIAL
41	Black Ditch Rife	 North near AONB	Setting to LB's and CA, floodzone RSI			Moderate scenic beauty		MODERATE
42	Angmering Coastal Plain		Setting to listed building, historic parkscape setting to CA			Limited scenic beauty		SLIGHT
43	Ecclesden Hills	 Adjacent to AONB	Ancient Woodland, LBs, RSI, Setting to CA	 Setting to Downs		Moderate scenic beauty		MODERATE
44	Kingston Lower Coastal Plain							MODERATE

²⁶ excluding gap policy

No	Landscape Character Area	Landscape Designation ²⁶ low high	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)	Landscape Value 1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major 5 10 15 20 25	Final Assessment Landscape Value
			LBs, flood, SNCI, eastern fringe in floodzone, PSI, RSI, historic parkscape		Long established consensus on importance of local area	Moderate scenic beauty		

No	Landscape Character Area	Landscape Designation ²⁷	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)	Landscape Value 1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major 5 10 15 20 25	Final Assessment Landscape Value
		low high						
45	Ferring Lower Coastal Plain		Abuts CA, LBs	Adjacent to undeveloped coastline				MODERATE

²⁷ excluding gap policy

Table 3

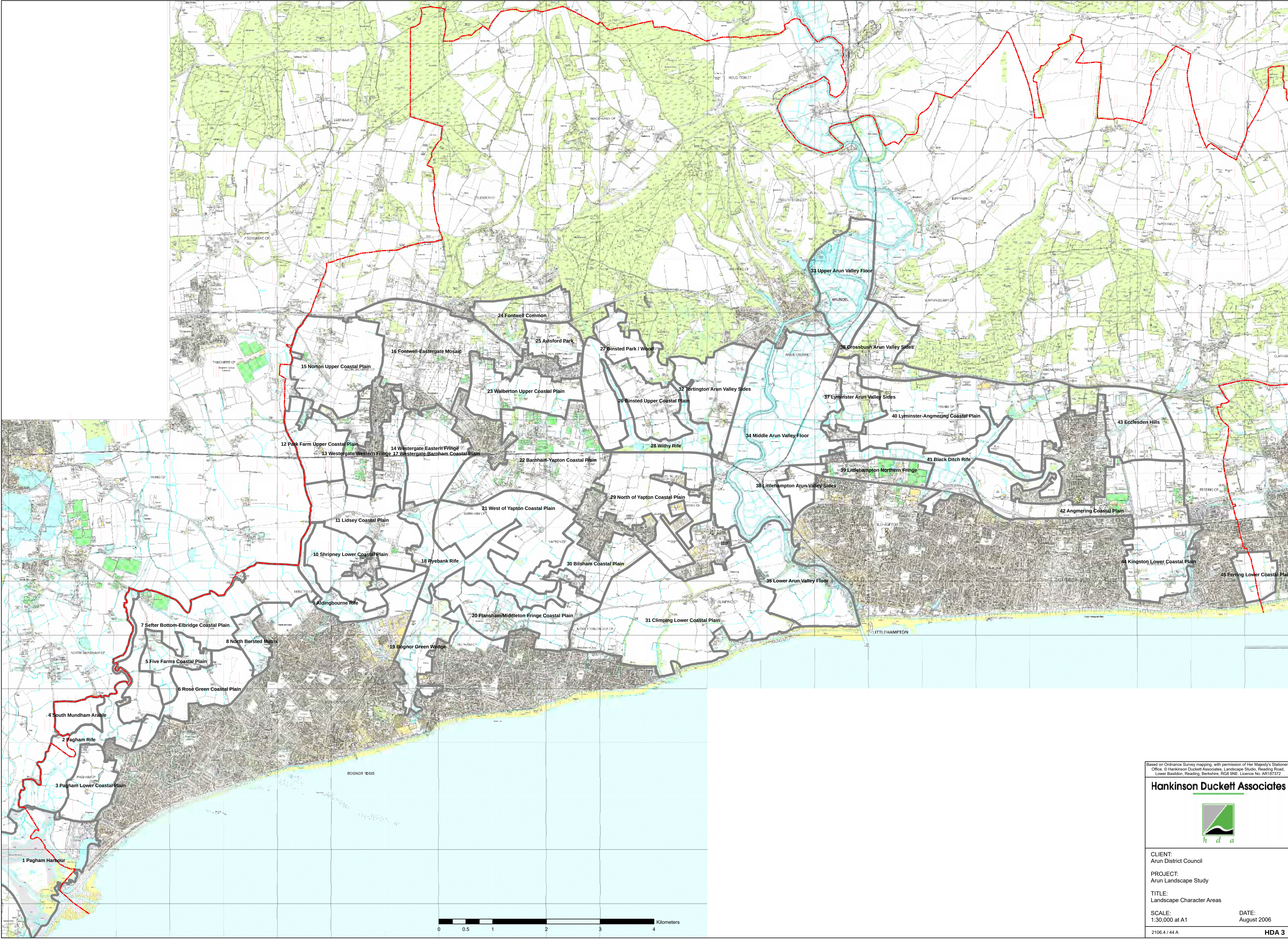
Landscape Capacity

Combining Landscape Sensitivity and Landscape Value to give Landscape Capacity

		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

No	Landscape Character Area	Landscape Sensitivity	Landscape Value	Landscape Capacity
1	Pagham Harbour	Major	Substantial	Negligible
2	Pagham Rife	Substantial	Moderate	Low
3	Pagham Lower Coastal Plain	Moderate	Moderate	Medium
4	South Mundham Arable	Substantial	Moderate	Low
5	Five Farms Coastal Plain	Substantial	Slight	Low / Medium
6	Rose Green Coastal Plain	Slight	Slight	High
7	Sefter Bottom-Elbridge Coastal Plain	Substantial	Slight	Low / Medium
8	North Bersted Matrix	Moderate	Slight	Medium / High
9	Aldingbourne Rife	Substantial	Slight	Low / Medium
10	Shripney Lower Coastal Plain	Substantial	Moderate	Low
11	Lidsey Coastal Plain	Substantial	Slight	Low / Medium
12	Park Farm Coastal Plain	Substantial	Moderate	Low
13	Westergate Western Fringe	Moderate	Slight	Medium / High
14	Westergate Eastern Fringe	Substantial	Slight	Low / Medium
15	Norton Upper Coastal Plain	Substantial	Moderate	Low
16	Fontwell-Eastergate Mosaic	Moderate	Moderate	Medium
17	Westergate-Barnham Coastal Plain	Substantial	Slight	Low / Medium
18	Ryebank Rife	Substantial	Slight	Low / Medium
19	Bognor Green Wedge	Substantial	Slight	Low / Medium

No	Landscape Character Area	Landscape Sensitivity	Landscape Value	Landscape Capacity
20	Flansham/Middleton Fringe Coastal Plain	Substantial	Slight	Low / Medium
21	West of Yapton Coastal Plain	Substantial	Slight	Low / Medium
22	Barnham-Yapton Coastal Plain	Moderate	Slight	Medium / High
23	Walberton Upper Coastal Plain	Substantial	Moderate	Low
24	Fontwell Common	Moderate	Moderate	Medium
25	Avisford Park	Substantial	Moderate	Low
26	Binsted Upper Coastal Plain	Substantial	Moderate	Low
27	Binsted Park / Woods	Substantial	Moderate	Low
28	Withy Rife	Substantial	Moderate	Low
29	North of Yapton Coastal Plain	Substantial	Slight	Low / Medium
30	Bilsham Coastal Plain	Substantial	Slight	Low / Medium
31	Climping Lower Coastal Plain	Substantial	Substantial	Negligible / Low
32	Tortington Arun Valley Sides	Substantial	Moderate	Low
33	Upper Arun Valley Floor	Substantial	Major	Negligible
34	Middle Arun Valley Floor	Major	Substantial	Negligible
35	Lower Arun Valley Floor	Substantial	Moderate	Low
36	Crossbush Arun Valley Sides	Substantial	Substantial	Negligible / Low
37	Lyminster Arun Valley Sides	Substantial	Moderate	Low
38	Littlehampton Arun Valley Sides	Substantial	Slight	Low / Medium
39	Littlehampton Northern Fringe	Slight	Slight	High
40	Lyminster-Angmering Coastal Plain	Substantial	Substantial	Negligible / Low
41	Black Ditch Rife	Substantial	Moderate	Low
42	Angmering Coastal Plain	Substantial	Slight	Low / Medium
43	Ecclesden Hills	Substantial	Moderate	Low
44	Kingston Lower Coastal Plain	Substantial	Moderate	Low
45	Ferring Lower Coastal Plain	Substantial	Moderate	Low



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CLIENT:
Arun District Council

PROJECT:
Arun Landscape Study

TITLE:
Landscape Character Areas

SCALE:
1:30,000 at A1

DATE:
August 2006

TABLE C: LOCAL LANDSCAPE CHARACTER AREAS – SUMMARY DESCRIPTION

(see drawing 2106.4/44)

No.	Local Landscape Character Area (LCA)	Mapping zone	County Landscape Character Area	Local Landscape Types (LCT)	Description
1	Pagham Harbour	Area 1	B1 Chichester & Pagham Harbours & the Manhood Peninsula	C1 C1a L3 T1 M1	- Predominately mud flats, shingle and sand. - Rough access tracks within, boardwalks over shingle. - Bungalows, makeshift single storey dwellings with artisan/ bohemian gardens between inland lagoon and coast. - Caravan holiday park and associated recreational land in north east corner.
2	Pagham Rife	Area 1	B1 Chichester & Pagham Harbours & the Manhood Peninsula	V5a	- Medium to large scale, mostly arable, fields - Vegetation along boundaries (mostly ditches/meandering streams/rife) break-up wide views, including distant views of the Downs. - Wide shallow valley floor. - Leads into Pagham Harbour to the south. - Rural, intact landscape.
3	Pagham Lower Coastal Plain	Area 1	B1 Chichester & Pagham Harbours & the Manhood Peninsula	L1b L2	- Mixture of small, medium and large scale rural arable fields. - Scattered farm buildings and dwellings with associated paddocks. - Minor roads at the perimeter, tracks within. - Boundaries vegetated with hedgerows to a varying degree. - Abuts Pagham Rife landscape to the west and Pagham Harbour to the south.
4	South Mundham Arable	Area 1	C1 Chichester to Shoreham Coastal Plain	L1b	- Large uniform arable fields. - Bounded by Honer Lane to the west. - Moderate to low enclosure proved by boundary vegetation.
5	Five Farms Coastal Plain	Area 1	C1 Chichester to Shoreham Coastal Plain	L1a L2 L14	- Patchwork of relatively small arable fields and paddocks associated with farm buildings. - Centred around farmsteads. - Dissected by B roads. - Enclosure provided by vegetated boundaries.
6	Rose Green Coastal Plain	Area 1	C1 Chichester to Shoreham Coastal Plain	L1b L2	- Bisected by B2166. - Large open arable field with insignificant boundary vegetation. - Heavy urban influence from Bognor which abuts to the south. - Paddocks in corners of fields adjacent to Bognor.

No.	Local Landscape Character Area (LCA)	Mapping zone	County Landscape Character Area	Local Landscape Types (LCT)	Description
7	Sefter Bottom-Elbridge Coastal Plain	Area 1	C1 Chichester to Shoreham Coastal Plain	L1b L10 U1	• Almost entirely open arable fields. • Well managed, intensive farmland. • Abuts Pagham Rife to the west, Aldingbourne Rife to the east. • Rural but influenced by lanes and roads which dissect the area. • Minor urban influence from distant views of Bognor to the south. • Distant views of the South Downs to the north.
8	North Bersted Matrix	Area 1	C1 Chichester to Shoreham Coastal Plain	B1 L1a L2 H1 L14 M1 T1	• Patchwork of predominately small scale arable fields and occasional large, open arable fields • Abuts a northern extension of Bognor along Chichester Road. • Backs onto back gardens and roads. • High urban influence.
9	Aldingbourne Rife	Area 1 & 2	C1 Chichester to Shoreham Coastal Plain	V5a M1 L14 L3 U1	• Medium to large scale, mostly arable, fields. • Vegetation along boundaries (mostly ditches and meandering rife) break-up views. • Southern area abuts north Bognor resulting in high urban influence, northern area more remote. • Bisected by Shripney lane. • Caravan park at eastern extremity.
10	Shripney Lower Coastal Plain	Area 1 & 2	C1 Chichester to Shoreham Coastal Plain	L1a, L1b L2 L10b L14 M1	• Abuts Shripney. • Predominately arable with fields of varying scales, increasing in size away from Shripney. • Fields less well enclosed in southern half of area. • Sack Lane and Shripney Road pass through area. • Large Caravan park in west.
11	Lidsey Coastal Plain	Area 2	C1 Chichester to Shoreham Coastal Plain	L1a, L1b L2 L10b L14 Q1	• Area of predominantly open arable farmland situated above low-lying rife landscape to south and east; • Long views north towards distant downs, from eastern edge of LCA. There are glimpses of Barnham, but very limited awareness of Westergate/Eastergate. Views south towards urban edge of Bognor Regis; • Active landfill site west of Lidsey Road, has a localised influence on character; • Substantial mobile home site east of Lidsey Road; • Groups of vernacular buildings (including barn conversions), together with modern agricultural buildings.

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 Funtingdon 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 Funtingdon 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).

No.	Local Landscape Character Area (LCA)	Mapping zone	County Landscape Character Area	Local Landscape Types (LCT)	Description
17	Westergate-Barnham Coastal Plain	Area 2	C1 Chichester to Shoreham Coastal Plain	L1a, L1b L2 L10b L14 Q1	- Relatively flat, open arable landscape located south of Westergate/Eastergate/Barnham, but with limited urban influence; - Railway crosses land east-west, and follows south-east boundary of LCA; - Trees/hedgerows limited, with the exception of settlement edges;
18	Ryebank Rife	Area 1 & 2	C1 Chichester to Shoreham Coastal Plain	V5a L3 U1	- Medium to large scale, mostly arable, fields - Substantial vegetation along boundaries (mostly ditches/meandering streams/rife) break-up views - Relatively remote, rural, intact landscape. - Straddles railway line to the east.
19	Bognor Green Wedge	Area 1	C1 Chichester to Shoreham Coastal Plain	L1a L2 L14 L15 T1 B1	- Predominately recreational use. - Includes allotments, golf course and play grounds. - Wider ends of Aldingbourne and Ryebank Rifles feature prominently. - High urban influence from adjacent Bognor, particularly within southern half of area. - Contains part of busy A259. - Considerable areas of rough grassland/scrub plus an abandoned runway.
20	Flansham/Middleton Fringe Coastal Plain	Area 2	C1 Chichester to Shoreham Coastal Plain	L1a, L1b L2 L3 L10b L12 L13 L14 L15 U1 T1 M1	- Patchwork wrapped around Flansham and north Middleton. - Boundary vegetation (often along drains) providing enclosure. - Considerable urban influence. - Mixture of arable and pasture of varying field sizes, with some fields adjacent to Flansham and north Middleton used as paddocks, recreation, horticulture and poultry farming.
21	West of Yapton Coastal Plain	Area 2	C1 Chichester to Shoreham Coastal Plain	L1a, L1b L3	- Almost entirely typical open arable fields on coastal plain. - Abuts Ryebank rife to the south and Barnham to the north. - Boundary vegetation relatively limited.

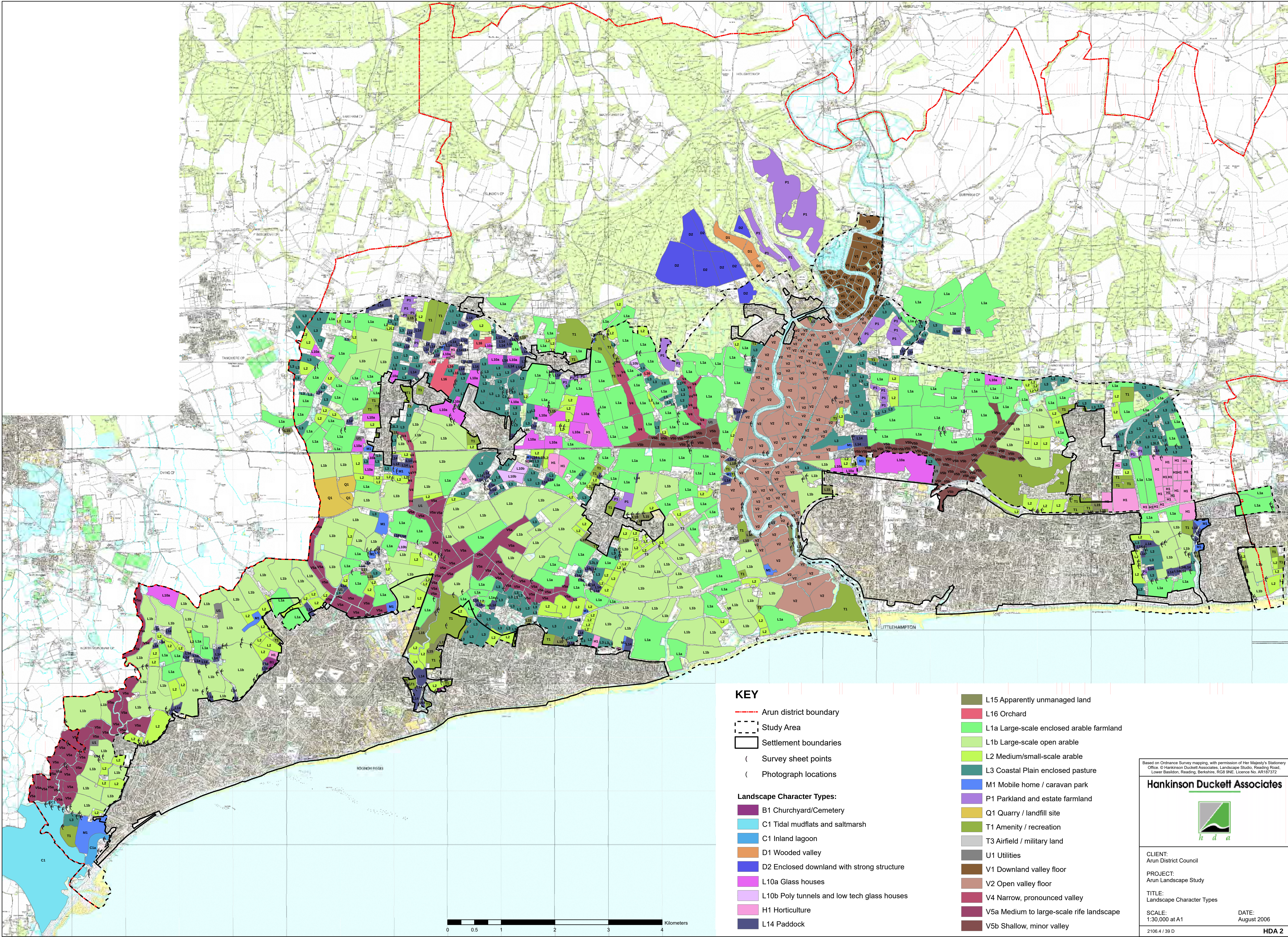
No.	Local Landscape Character Area (LCA)	Mapping zone	County Landscape Character Area	Local Landscape Types (LCT)	Description
22	Barnham-Yapton Coastal Plain	Area 2	C1 Chichester to Shoreham Coastal Plain	L1a L2 L3 L10a, L10b H1 L14 T1	- Small-scale patchwork of paddocks, pasture, horticulture (including glass houses, poly tunnels) and small-holdings associated with linear post-war low density development; - Occurrence of arable land towards the east leads to more open character; - Former Chichester-Arundel Canal runs along southern boundary; - Character area extends between built edges of Barnham in the west and Yapton/North End in the east, and includes cluster of Listed Buildings in Conservation Area south of Barnham; - Relatively flat landscape.
23	Walberton Upper Coastal Plain	Area 2	D1 Funtingdon to Highdown Coastal Plain (C1 Chichester to Shoreham Coastal Plain)	L1a L2 L3 L10 L14 P1	- Farmland at village edge, but without suburban influence on rural character common at fringe of local settlements; - Pasture in moderate sized fields, bound by hedges to west, with larger arable fields south of Walberton; - Land south of Walberton has a remnant estate character; associated with copses, tree belts and presence of pine trees; - Gently undulating landform.
24	Fontwell Common	Area 2	D1 Funtingdon to Highdown Coastal Plain	L1a L2 L14 L15	- Woodland mosaic: properties on generous plots enclosed by woodland, with paddocks and small fields; - Area bisected by A27 Arundel Road; - Undulating landform at transition between downs and upper coastal plain;
25	Avisford Park	Area 2	D1 Funtingdon to Highdown Coastal Plain	L1a T1	- Arable fields, parkland and golf course associated with Hotel/Country Club on the north-eastern edge of Walberton; - Enclosed landscape, manicured lawns with mature trees (ornamental species);
26	Binsted Upper Coastal Plain	Area 2	D1 Funtingdon to Highdown Coastal Plain C1 Chichester to Shoreham Coastal Plain	L1a L2 L3 L10b L15 M1 U1 V4 V5b	- Undulating agrarian landscape at the foot of the downs; - Relatively large-scale, open arable fields on elevated ground, separated by 'hidden' valleys. Valley-sides typically pasture, golf course at north-west corner of LCA, abutts Avisford Park; - Rising ground to north substantially wooded, and contains views. Long views south and east towards Arun Valley; - Single track lane (Binsted Lane) with scattered development along it

No.	Local Landscape Character Area (LCA)	Mapping zone	County Landscape Character Area	Local Landscape Types (LCT)	Description
27	Binsted Park/Woods	Area 2	D1 Funtington to Highdown Farmlands	L1a L2 P1	- Predominately arable fields and parkland. - Significant vegetation, providing enclosure.
28	Withy Rife	Area 2	C1 Chichester to Shoreham Coastal Plain D1 Funtington to Highdown Farmlands	V4 V5b U1	- Prominent narrow valleys leading down from Downs to subtler, wider valley feature. - Heavily vegetated with trees and scrub. - Visibility within character area is very limited.
29	North of Burndell Coastal Plain	Area 2 & 3	C1 Chichester to Shoreham Coastal Plain	L1a, L1b	- Predominately arable fields of varying size and enclosure, with parkland and recreation adjacent to Yapton. - Bounded by woodland and railway line to the north. - Abuts Ford to the east. - Urban influence along Ford Lane which runs through the middle of the character area.
30	Bilsham Coastal Plain	Area 2	C1 Chichester to Shoreham Coastal Plain	L1a L2 L3 L14	- Mixture of arable, pasture and paddocks. - Surrounds Bilsham and abuts southern edge of Yapton. - Paddocks and pasture are prominent where area abuts Bilsham, Bilsham Road and Yapton. - Vegetated field boundaries provide enclosure.
31	Climping Lower Coastal Plain	Area 2 & 3	C1 Chichester to Shoreham Coastal Plain	L1a L1b L2 T1 U1	- Abuts Arun River valley to the east and Ford to the north. - Almost entirely intensively farmed arable land. - Predominately large field sizes. - Blocks of arable fields separated by roads with scattered and ribbon development. - Fields with hedgerows and tree belts providing enclosure.
32	Tortington Arun Valley Sides	Area 3	D1 Funtington to Highdown Farmlands	L1a L2 L3	- Predominately enclosed arable fields of varying size, with pasture and recreation adjacent to Arundel to the north. - Surrounds Tortington in the east and abuts the Arun Valley Floor - Bisected by minor road. - Urban influence from adjoining newer parts of Arundel to the north.

No.	Local Landscape Character Area (LCA)	Mapping zone	County Landscape Character Area	Local Landscape Types (LCT)	Description
33	Upper Arun Valley Floor	Area 3	O2 Arun Valley	T1 U1 V1 V2	- Downland valley floor, predominately pasture. - Over looked by historic Arundel, including Arundel Castle, to the west. - Centred on winding River Arun.
34	Middle Arun Valley Floor	Area 3	O2 Arun Valley	L1b L2 L3 L14 L15 M1 T1 V2	- Open valley floor, predominately pasture with occasional arable fields. - Exposed with wide-open views, including north to Arundel. - Centred on the River Arun and contains a network of railway lines. - Minor recreational uses adjacent to Ford.
35	Lower Arun Valley Floor	Area 3	O2 Arun Valley	L15 M1 T1 U1 V2	- Valley floor with areas of unmanaged scrub, utilities and recreation. - Southern end of area comprised of coastal golf course. - Views, particularly from along riverside footpath, partially enclosed by areas of vegetation. - Area bisected by busy A259 road. - Urban influence from adjoining Littlehampton to the east and from the A259. - Occasional distant views of Arundel and the South Downs to the north.
36	Crossbush Arun Valley Sides	Area 3	D1 Funtington to Highdown Farmlands	L1a L3 L14 P1	- Predominantly pasture and parkland with some arable land. - Bounded by busy A27 to the south, abuts Arun Valley to the west. - Views contained by boundary vegetation and woodland, but some open views of Arundel and Arun Valley from western side of character area. - Situated on own raised topography.
37	Lyminster Arun Valley Sides	Area 3 & 4	D1 Funtington to Highdown Farmlands	L2 L3 P1 T1	- Predominately pasture with areas of parkland to the east of the busy Lyminster Road. - Abuts Lyminster to the south and pockets of rural settlement on other sides.
38	Littlehampton Arun Valley Sides	Area 3	C1 Chichester to Shoreham Coastal Plain	L1b L3	- Mainly large scale arable fields. - Urban influence from Littlehampton and Wick to the east. - Contained by boundary vegetation to the west. - Adjacent to Middle Arun Valley Floor.

No.	Local Landscape Character Area (LCA)	Mapping zone	County Landscape Character Area	Local Landscape Types (LCT)	Description
39	Littlehampton Northern Fringe	Area 4	T Urban Area	L2 L3 L10 L14 M1 T1 V5b	- Includes glass houses. - Abuts Littlehampton to the south and Angmering to the east. - Strong urban influence from Littlehampton. - Bounded in the south by busy A259 road and Black Ditch Rife to the north.
40	Lyminster-Angmering Coastal Plain	Area 4	C1 Chichester to Shoreham Coastal Plain D1 Funtington to Highdown Farmlands	L1a L2 L3 L10 T1	- Consists almost entirely of open arable fields. - Boundary vegetation provides enclosure. - Surrounds Poling. - Bounded by busy A27 to the north. - Middle distance views of Downs. - Rural landscape.
41	Black Ditch Rife	Area 4	C1 Chichester to Shoreham Coastal Plain	V5b	- Shallow, minor valley associated with Black Ditch. - Tall, dense vegetation along ditches limits views towards Littlehampton
42	Angmering Coastal Plain	Area 4	C1 Chichester to Shoreham Coastal Plain	H1 L1a L3 T1	- Narrow strip held between Littlehampton to the south and Angmering to the north, contains small groups of land uses, including small arable fields, recreation and horticulture. - Predominantly horticultural fields to the east with a number of large horticultural buildings. - Extensive golf course in the west. - Heavy urban influence from Littlehampton and, to a lesser degree, Angmering. - Bounded in the south by busy A259 road. - On similar topography to Angmering, below foothills to the north.
43	Ecclesden Hills	Area 3	D1 Funtington to Highdown Farmlands	L1a L3 L14	- Predominantly pasture and arable fields. - Situated on raised topography above coastal plain to the south, divided by minor valley running diagonally through character area. - Wide ranging, long distance views towards Downs and coast, partially broken-up by small blocks of woodland. - Scattered settlement. - Urban influence from surrounding urban areas.

No.	Local Landscape Character Area (LCA)	Mapping zone	County Landscape Character Area	Local Landscape Types (LCT)	Description
44	Kingston Lower Coastal Plain	Area 4	C1 Chichester to Shoreham Coastal Plain	L1a, L1b L2 L3 L14 L15 M1	• Mixture of arable, pasture, paddocks, unmanaged land and caravan site. • Central arable area relatively rural with only minor urban influence. • Fringe areas influenced by adjoining urban areas. • One visual compartment.
45	Ferring Lower Coastal Plain	Area 4	C1 Chichester to Shoreham Coastal Plain	L1b L2 L15 T1	• Arable fields with a mixture of smaller peripheral uses including recreation and unmanaged land. • Significant urban influence on two sides. • Tourist actively along southern coastal edge.



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 rife landscape
- V5b Shallow, minor valley

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August 2006

2106.4 / 39 D

HDA 2

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	<i>Inland lagoon</i>	• 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	<i>Large-scale enclosed arable farmland</i>	• 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	<i>Large-scale open arable</i>	• 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			

GROUP		LANDSCAPE CHARACTER TYPE (LCT)		Summary description	SUB-TYPE		Summary description
		D3	Hanger	• Woodland on steep valley side to River Arun, north of Arundel, predominantly beech (?) •			
V	VALLEY	V1	Downland valley floor	• Flat, low-lying landscape which occupies the valley floor of the River Arun • Sense of enclosure provided by network of hedgerows and trees and other riparian vegetation, together with valley sides and adjoining hills • Mainly pasture, with occasional arable			
		V2	Open valley floor	• Extensive, drained floodplain fields of the lower Arun valley • Fields edged by drainage ditches, some of which are reed filled • Partial hedgerow network, with patches of scrub and small isolated wet woodlands • River channel contained by engineered banks for flood-control • Views of suburban development and Littlehampton's urban fringe • Dramatic views of Arundel from the south (castle, Roman Catholic cathedral, parish church, clustered hillside housing)			
		V4	Narrow, pronounced valley	• Feature of the upper coastal plain • Small-scale feature with recognisable riparian features which interrupts extensive area of relatively uniform character • Steep valley sides and narrow floor • Land uses typically pasture and recreation/amenity open space • Includes linear woodland/copses			
		V5	Small-scale valley (Rife)		V5a	Medium to large-scale rife landscape	• Intensive farmland interrupted by recognisable riparian features • Predominantly arable • Relatively large fields across wide, shallow valley floor • Long views, partially broken-up by field boundaries • Field boundaries tend to be drainage ditches, rifes or streams, vegetated with water-side plants and occasional mature trees

GROUP		LANDSCAPE CHARACTER TYPE (LCT)		Summary description	SUB-TYPE		Summary description
							Typically found on lower coastal plain
					V5b	<i>Shallow, minor valley</i>	- Feature of the lower coastal plain - Relatively shallow valley, subtle landform such that extent of valley not readily defined - Network of ditches and associated vegetation lead to smaller field sizes relative to surrounding arable landscape - Fields may exhibit characteristics of poor drainage
	OTHER	P1	Parkland and Estate farmland	- Parkland with copses, woodlands and single parkland trees - Pasture predominantly, but includes arable - Boundary treatment tend to be uniform and distinctive, and typically include stone walls, metal railing or post and rail fencing			
		T1	Amenity/recreation	- Greenspace land used for recreational activities, such as playing fields and golf course - Amenity open space around institutions or hotels, for example - Landscapes are typically manicured, or intensively managed and often have a suburban character			
		T2	Developed land outside settlement boundary	- Land that has a predominantly built character, including linear low density housing, scattered housing, small holdings/workshops etc - Typically post-war development - Suburban influences of boundary treatments (walls, fences, gates, ornamental hedges), driveways and garden vegetation			
		T3	Airfield/military land	- Airfields typically comprise very open, flat land - Includes active and disused airfields, military sites - Concrete road/runway - Often include large sheds, hangars and other military style buildings, high security fences			
		Q1	Quarry/landfill site	Includes active quarries which form major landscape features and disused quarries which are now being used for landfill			
		B1	Churchyard/Cemetery	Burial ground associated with church, cemetery or			

GROUP		LANDSCAPE CHARACTER TYPE (LCT)		Summary description	SUB-TYPE		Summary description
				crematorium • Typically mown lawns, with memorials • Character of boundary treatment varies, may include formal hedging, walls, railings • Extent and character of tree cover varies (largely dependent on maturity)			
		U1	Utilities	• Sewerage/Water treatment works • Electricity sub-station • Typically bounded by fencing, or cypress screen-planting			•
		M1	Mobile Home / Caravan Park	• Fixed mobile home / caravan park, both permanent residential and holiday use • Touring caravan site, where land managed for caravans year-round • Amenity open space and facilities			•

APPENDIX 3

Photographic Field Survey Record



Viewpoint 1 - View north west from Water Lane

Continued below



Viewpoint 1

Drawing Revision		
Rev	Date	Description

Client	GLEESON STRATEGIC LAND AND RYDON HOMES LIMITED
Project	LAND NORTH OF WATER LANE, ANGMERING

Drawing Title	VIEWPOINT 1
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Viewpoint 2 - View south west from the Oval Raceway, public footpath 2149

Continued below



Viewpoint 2

Drawing Revision		
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**LAND NORTH OF WATER LANE,
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Viewpoint 3 - View north from footpath adjacent to the southern boundary

Continued below



Viewpoint 3

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Viewpoint 4 - View north east from the Oval Raceway, public footpath 2149



Viewpoint 5 - View north west from the Oval Raceway, public footpath 2149

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Viewpoint 6 - View west from the Oval Raceway, public footpath 2149

Continued below



Viewpoint 6



Viewpoint 7 - View south east from the Oval Raceway, public footpath 2149

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Project			LAND NORTH OF WATER LANE, ANGMERING						Drawing No.		APPENDIX 3.5		Revision
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Viewpoint 8 - View south from public footpath 2149

Continued below



Viewpoint 8

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Rev	Date	Description

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Drawing Title	VIEWPOINT 8
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Viewpoint 9 - View south west from public footpath 2149

Continued below



Viewpoint 9



Viewpoint 10 - View east from public footpath 2149

Continued below



Viewpoint 10

Continued below



Viewpoint 10

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Rev	Date	Description

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VIEWPOINT 10

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Viewpoint 11 - View north east from Weavers Hill

Continued below

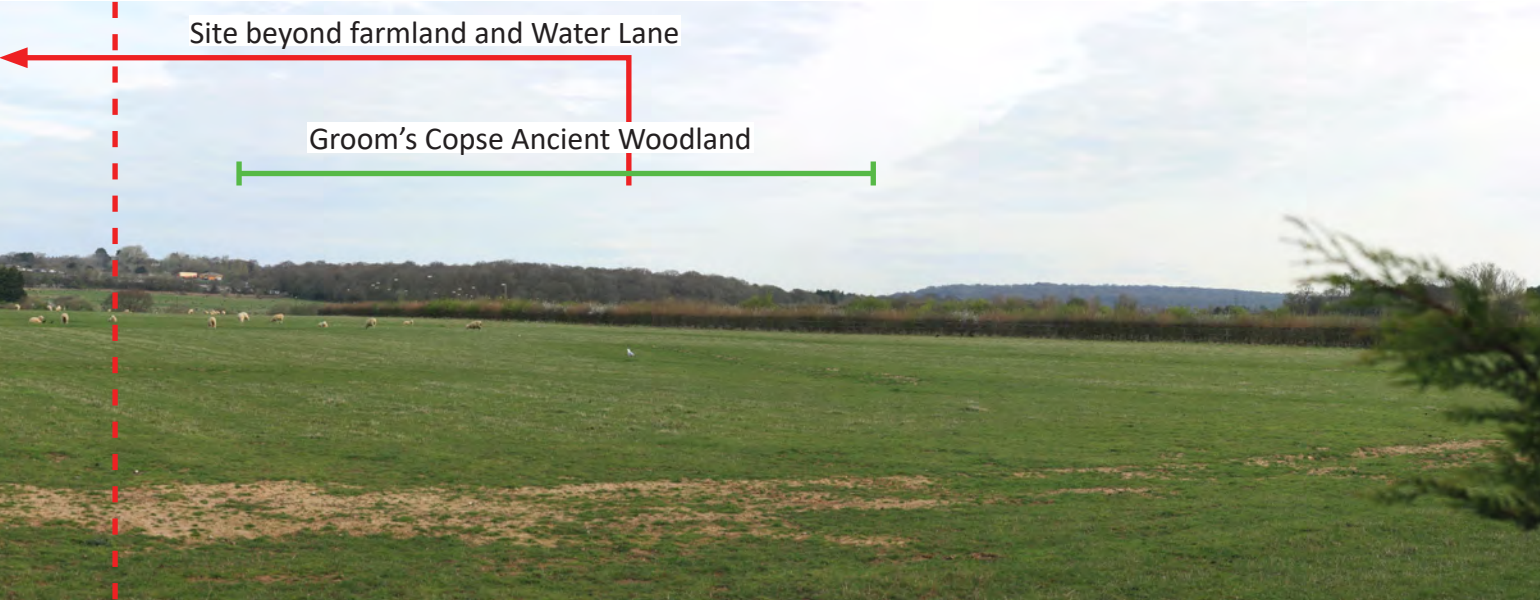


Viewpoint 11



Viewpoint 12 - View north from the Spotted Cow public house Grade 2 Listed Building

Continued below



Viewpoint 12

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Rev	Date	Description

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VIEWPOINT 12

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Viewpoint 13 - View north from footbridge, bridleway 3692

Continued below



Viewpoint 14 - View north west from Ecclesden Lane, near Ecclesden Manor on the National Park boundary



Viewpoint 14

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Viewpoint 15 - View north west from footpath 2148, within the National Park

Continued below



Viewpoint 15

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VIEWPOINT 15

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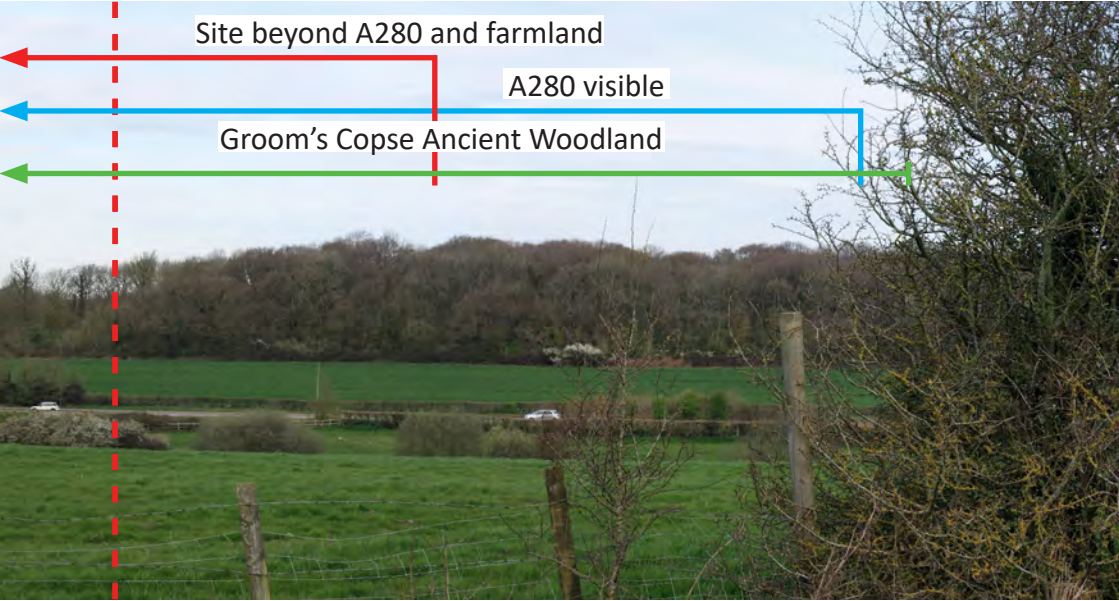
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Viewpoint 16 - View north west from footpath 2148, within the National Park

Continued below



Viewpoint 16

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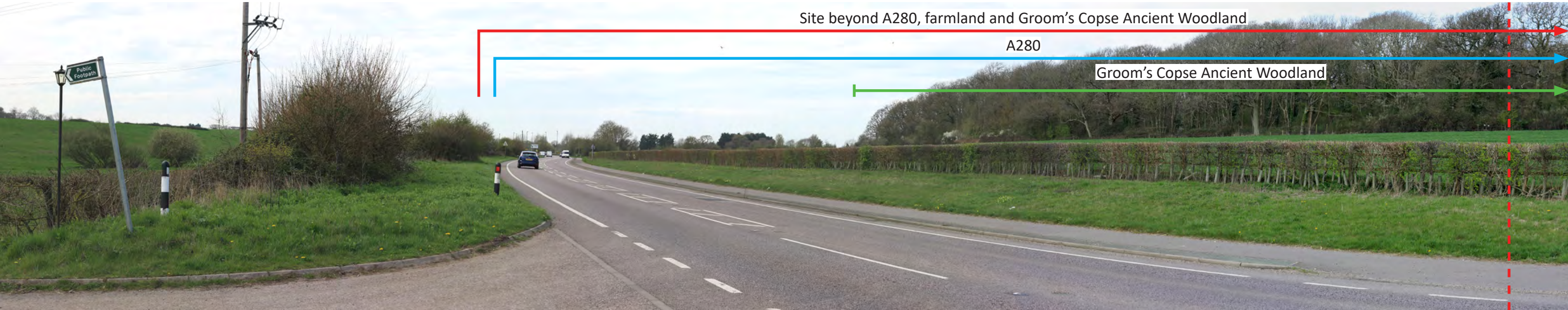
Drawing Title
VIEWPOINT 16

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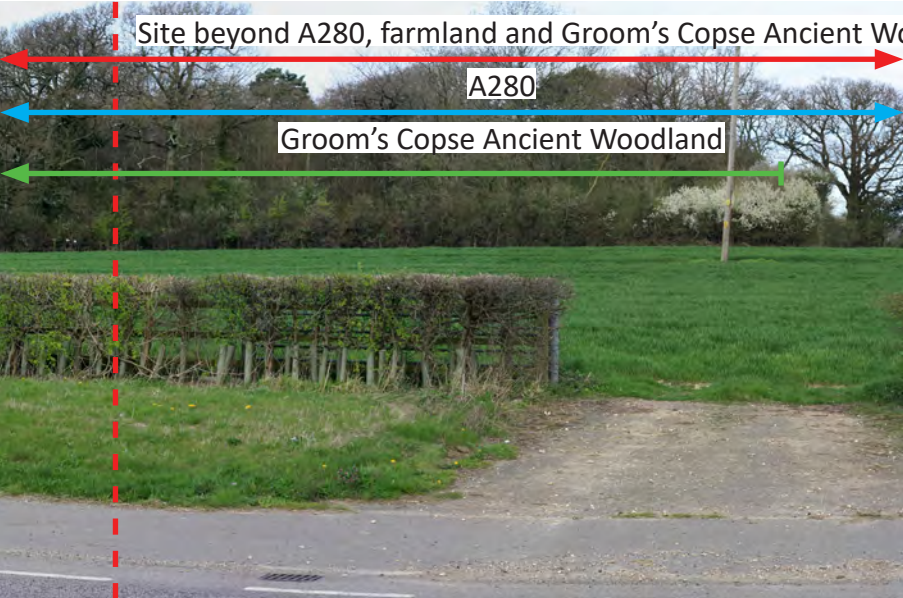
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Viewpoint 17 - View west from footpath 2148 and Water Lane, within the National Park

Continued below



Viewpoint 17

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Rev	Date	Description

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VIEWPOINT 17

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Viewpoint 18 - View west from Water Lane, within the National Park



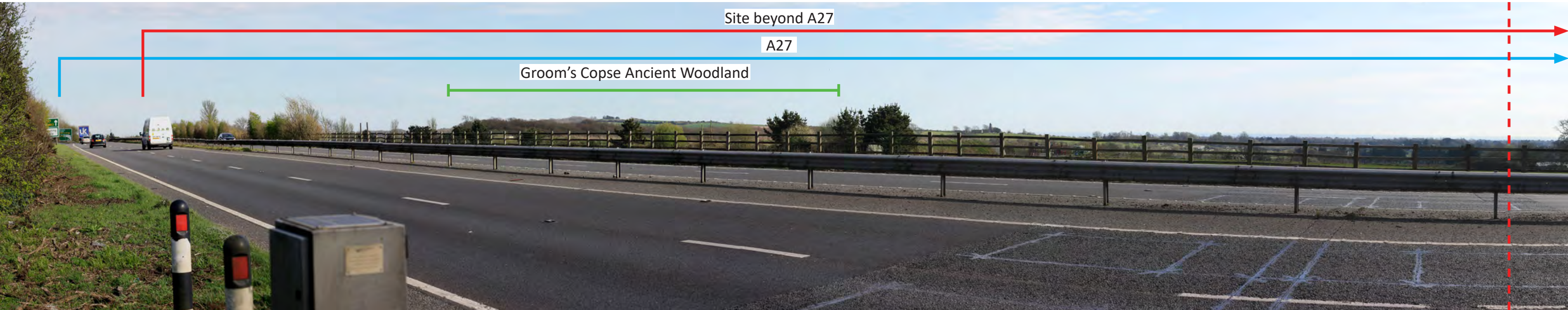
Viewpoint 19 - View south west from Arundel Road, within the National Park

Continued below



Viewpoint19

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			Project						Drawing No.		APPENDIX 3.15		Revision		DAVID JARVIS ASSOCIATES LIMITED 1 Tennyson Street Swindon Wiltshire SN1 5DT Tel: 01793 612173 Fax: 01793 613625 Email: mail@davidjarvis.biz			
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Viewpoint 20 - View south from the A27, on the National Park boundary

Continued below



Viewpoint 20



Viewpoint 21 - View east from footpath 2151

Drawing Revision		
Rev	Date	Description

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Drawing Title	VIEWPOINTS 20 AND 21
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Site beyond playing fields, vegetation and new houses

Viewpoint 22 - View north from byway 3605

Continued below



Site beyond farmland and vegetation

A27 visible

Groom's Copse Ancient Woodland

Viewpoint 23 - View north west from footpath 2139/3, adjacent to the windmill at Ham Spinney, within the National Park



Groom's Copse Ancient Woodland

Viewpoint 23

Drawing Revision		
Rev	Date	Description

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	LAND NORTH OF WATER LANE, ANGMERING

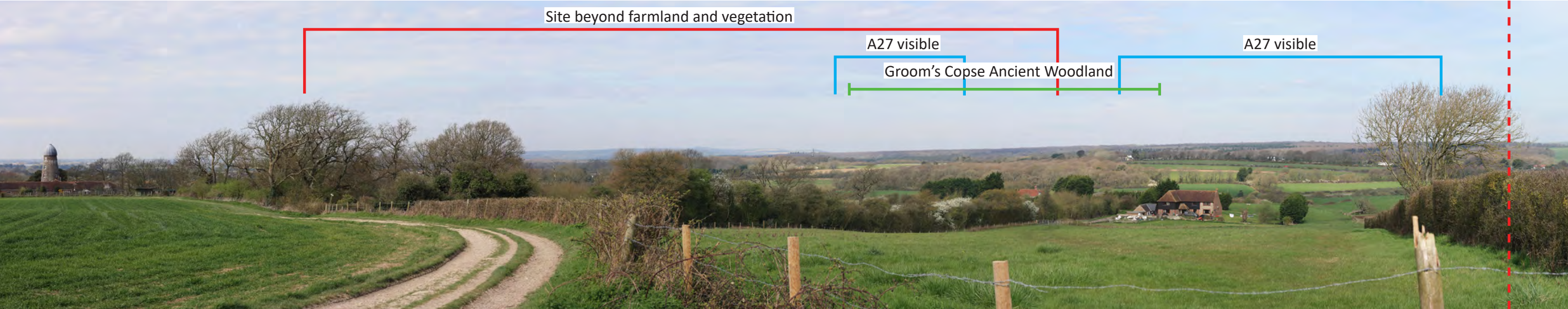
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VIEWPOINTS 22 AND 23

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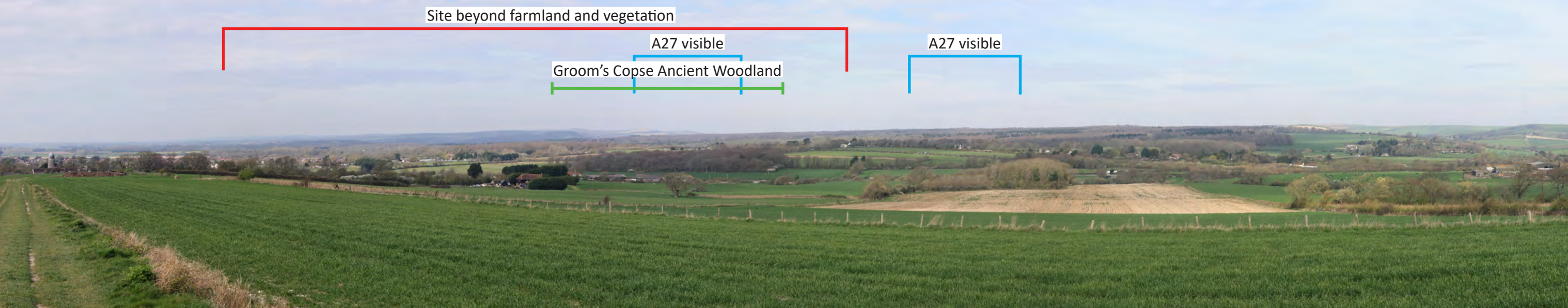


Viewpoint 24 - View north west from footpath 2139/3, within the National Park

Continued below

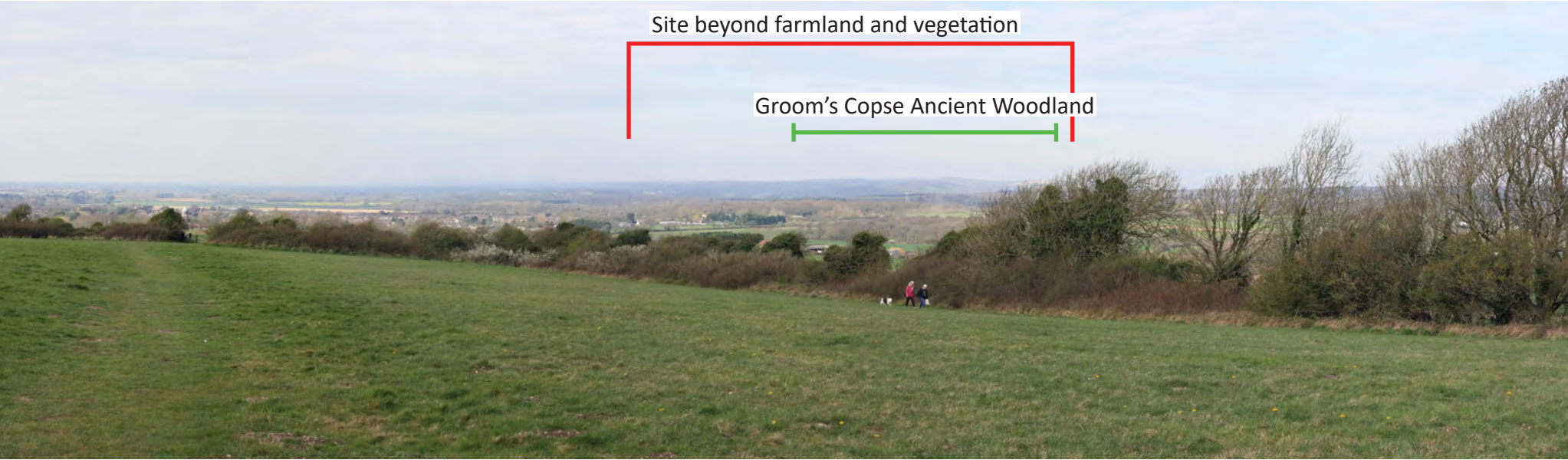


Viewpoint 24



Viewpoint 25 - View north west from footpath 2139/3, within the National Park

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Project			LAND NORTH OF WATER LANE, ANGMERING						Drawing No.		APPENDIX 3.18		Revision				
													-				



Viewpoint 26 - View north west from footpath 2139/3, within the National Park



Viewpoint 27 - View north west from footpath 2137, within the National Park

Drawing Revision		
Rev	Date	Description

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Project	LAND NORTH OF WATER LANE, ANGMERING

Drawing Title	VIEWPOINTS 26 AND 27
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Viewpoint 28 - View north west from footpath 2137, within the National Park

Continued below



Viewpoint 28

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Drawing Title
VIEWPOINT 28

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Viewpoint 29 - View north west from footpath 2137, within the National Park



Viewpoint 29

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Drawing Title	VIEWPOINT 29
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Viewpoint 30 - View north west from footpath 2136, within the National Park

Continued below



Viewpoint 30



Viewpoint 31 - View south west from footpath 2175, within the National Park



Viewpoint 32- View south from bridleway 2208, within the National Park

Continued below



Viewpoint 32

Drawing Revision		
Rev	Date	Description

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Drawing Title	VIEWPOINT 32
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Status	PLANNING
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Viewpoint 33 - View east from footpath 2155, adjacent to the Romano-British Villa Scheduled Ancient monument

Continued below



Viewpoint 33

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Project	LAND NORTH OF WATER LANE, ANGMERING

Drawing Title	VIEWPOINT 33
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Status	PLANNING
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Viewpoint 34 - View east from footpath 2156

Continued below



Viewpoint 34

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Project	LAND NORTH OF WATER LANE, ANGMERING

Drawing Title	VIEWPOINT 34
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Status

PLANNING

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Viewpoint 35 - View east from Poling Street



Viewpoint 36 - View north from footpath 2114/1

Continued below



Viewpoint 36

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			Project						Drawing No.			APPENDIX 3.26		Revision		
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Viewpoint 37 - View north from Kingston Lane

Continued below



Viewpoint 37

Continued below



Viewpoint 38 - View north from footpath 3621, Sea Lane

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Project	LAND NORTH OF WATER LANE, ANGMERING

Drawing Title	VIEWPOINTS 37 AND 38
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Status	PLANNING
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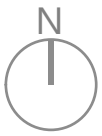
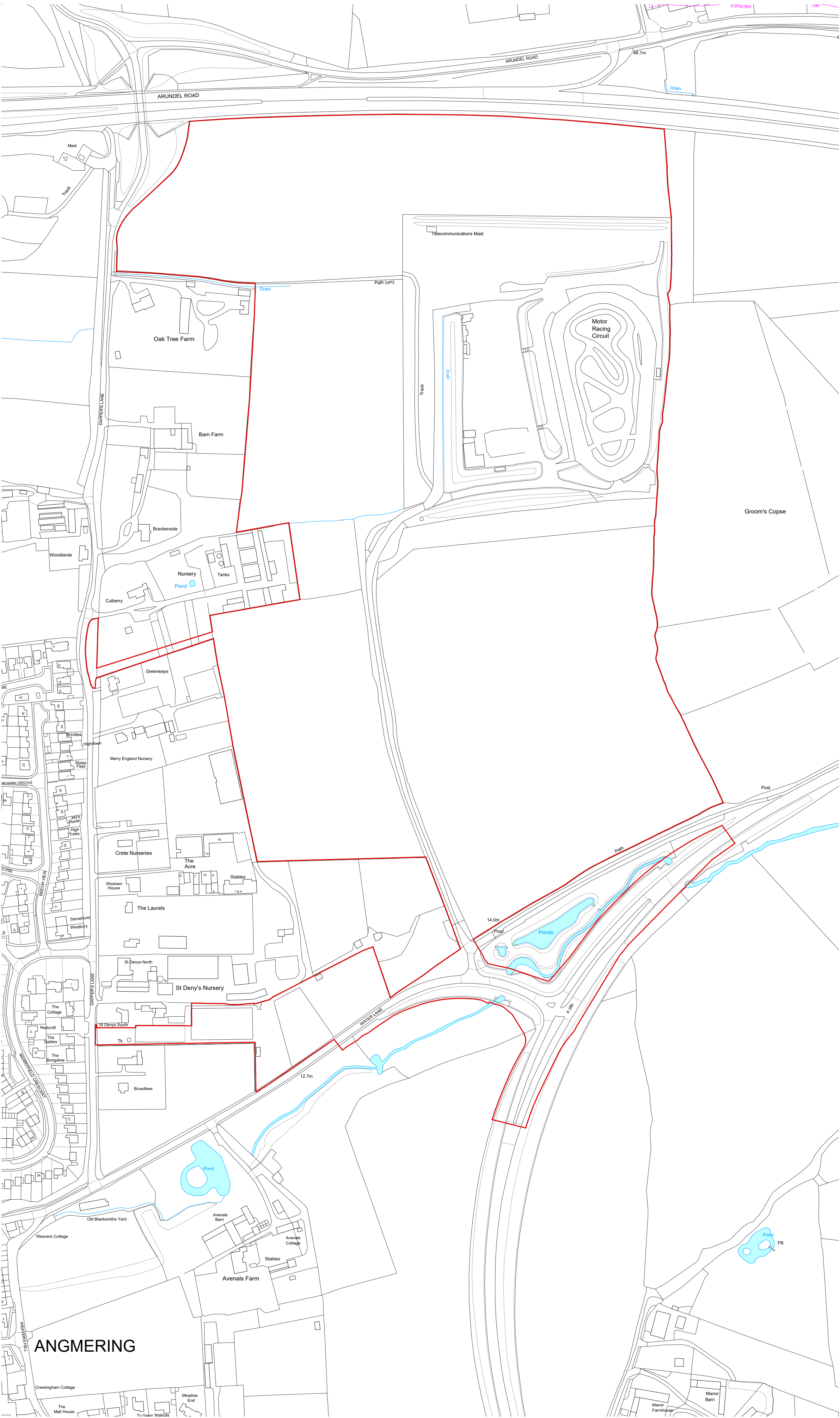
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APPENDIX 4

Pro Vision proposal plans

1911 P 100 Location Plan
1911 P 101 Land Use Plan
1911 P 102 Building Heights Plan
1911 P 103 Illustrative Masterplan



0 100 200 300 400 500 M

Site Location
Area 32.9 Hectares

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REV	DATE	AMENDMENTS	DRAWN	CHECKED
A	20.07.16	Additional land added to redline		
B	12.06.17	Redline redraw		
C	23.06.17	Paper size confirmed A2		
D	07.07.17	Redline updated - Transport comments		
E	12.09.17	Issued for application		
F	08.01.18	Function with A280 included		

CLIENT:
**Rydon Group +
Gleeson Strategic Land**

PROJECT:
**Land North of Water Lane
Angmering**

DRAWING:
Site Location

DATE:
May 2016

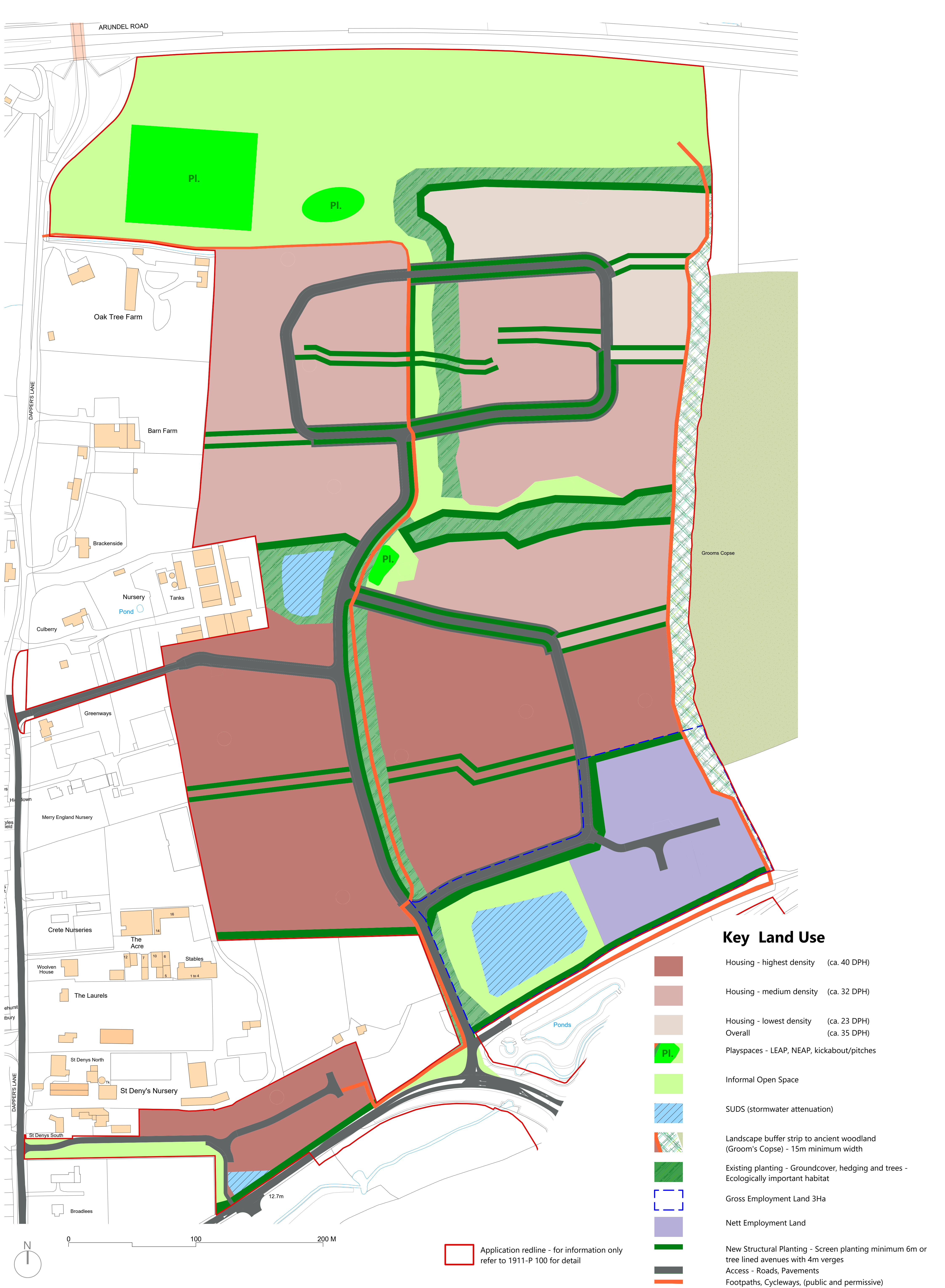
SCALE: **1:2500 @ A2**

DWG NO: **1911-P-100**

REV: **F**



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Key Land Use

- Housing - highest density (ca. 40 DPH)
- Housing - medium density (ca. 32 DPH)
- Housing - lowest density (ca. 23 DPH)
- Overall (ca. 35 DPH)
- Playspaces - LEAP, NEAP, kickabout/pitches
- Informal Open Space
- SUDS (stormwater attenuation)
- Landscape buffer strip to ancient woodland (Groom's Copse) - 15m minimum width
- Existing planting - Groundcover, hedging and trees - Ecologically important habitat
- Gross Employment Land 3Ha
- Nett Employment Land
- New Structural Planting - Screen planting minimum 6m or tree lined avenues with 4m verges
- Access - Roads, Pavements
- Footpaths, Cycleways, (public and permissive)

Application redline - for information only refer to 1911-P 100 for detail

REV	DATE	AMENDMENTS	DRAWN	CHECKED
A	15/01/18	Final design/issue		

CLIENT:
Rydon Group
Gleeson Strategic Land

PROJECT:
Angmering,
Land North of Water Lane

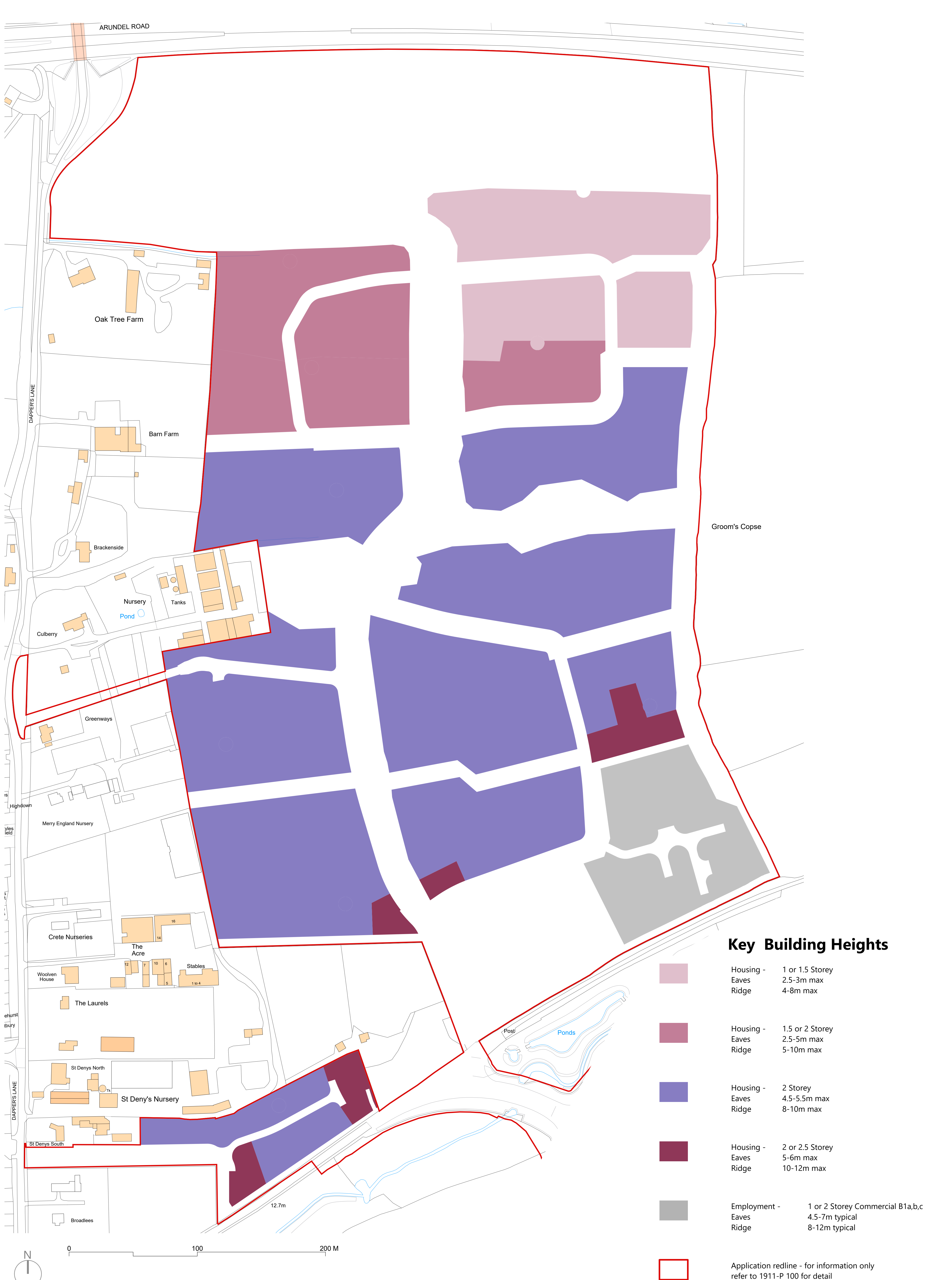
DRAWING:
Land Use Plan

DATE:
Jan'18

SCALE: 1:1250 @ A1
(1:2500 @ A3)

DWG NO: 1911 P 101

REV: A



Key Building Heights

	Housing -	1 or 1.5 Storey
	Eaves	2.5-3m max
	Ridge	4-8m max
	Housing -	1.5 or 2 Storey
	Eaves	2.5-5m max
	Ridge	5-10m max
	Housing -	2 Storey
	Eaves	4.5-5.5m max
	Ridge	8-10m max
	Housing -	2 or 2.5 Storey
	Eaves	5-6m max
	Ridge	10-12m max
	Employment -	1 or 2 Storey Commercial B1a,b,c
	Eaves	4.5-7m typical
	Ridge	8-12m typical

Application redline - for information only
refer to 1911-P 100 for detail

KEY

- Site Boundary
- Existing Tree
- Proposed Tree
- Existing Screen Planting
- New Screen Planting, including bio-diverse species for ecological enhancement
- Access Road
- Primary Road, 6.5 or 5.5m wide, 2m pavement
- New Dwelling (House, garage, plot number)
- New Dwelling (Apartments)
- Parking
- Curtlage (gardens)
- Groundcover Planting/Hedging
- Footway/Cycleway with Information Board
- Equipped Play Areas: LAP, LEAP, NEAP, MUGA
- Open Space Used For Sustainable Drainage
- Ancient Woodland (with 15m buffer)
- Adjoining Consented Development
- Employment Buildings

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REV	DATE	AMENDMENTS	DRAWN	CHECKED
A	25.10.17	Issued for comment		
B	01.01.18	Revised plan shown		
C	24.01.18	Landmark comments suggested 50th applied		

CLIENT:
Rydon Group
Gleeson Strategic Land
PROJECT:
Angmerling,
Land North of Water Lane

DRAWING:
Illustrative layout
DATE:
Sept 17

SCALE: 1:1250 @ A1
DWG NO: 1911 P 103
REV: C

APPENDIX 5

Memorandum of Understanding

**Memorandum of Understanding
Arun Local Plan Proposed Modifications
September 2017**

Between:

- 1) Arun District Council (ADC) – local planning authority**
 - 2) South Downs National Park Authority – neighbouring local planning authority within which part of Arun district falls**
-

1 Introduction

- 1.1 This Memorandum of Understanding has been prepared by the above parties to assist the resumption of the Examination-in-Public into the Arun Local Plan. The Memorandum of Understanding confirms that all parties are satisfied that Arun District Council has met the 'Duty to Cooperate' in preparing proposed modifications to the Arun Local Plan.
- 1.2 The Duty to Cooperate was created in the Localism Act 2011, and amends the Planning and Compulsory Purchase Act 2004. It places a legal duty on local planning authorities, county councils in England and public bodies to engage constructively, actively and on an ongoing basis to maximise the effectiveness of Local Plan preparation in the context of strategic cross boundary matters.
- 1.3 Paragraphs 178 - 181 of the National Planning Policy Framework (2012) provide the national planning policy requirements for planning strategically across local boundaries. In addition, National Planning Practice Guidance (NPPG) offers further advice on the implementation of the Duty to Cooperate. This includes the advice that one way to demonstrate effective cooperation, particularly if Local Plans are not being brought forward at the same time, is the use of formal agreements (such as a Memorandum of Understanding) between local planning authorities, demonstrating their long term commitment to a jointly agreed strategy on cross boundary matters.

2 Background

- 2.1 Both parties agree that Arun District Council has engaged with relevant local authorities and specified bodies on an ongoing and constructive basis on strategic planning matters through the preparation of the proposed modifications to the Local Plan. The Memorandum of Understanding should be read in conjunction with the Duty to Cooperate Statement Addendum (PELP27) and other Memoranda of Understanding produced to support the resumed Examination-in-Public.
- 2.2 The two local planning authorities have been working together through the following mechanisms:
- Both authorities are partners in the Coastal West Sussex and Greater Brighton Strategic Planning Board. As such, all have signed the updated Local Strategic Statement in 2016 (LSS2). Work will shortly commence on the evidence base to support Local Strategic Statement 3;
 - There is a history of joint working on strategic housing needs in this area: Coastal West Sussex SHMA 2009, Coastal West Sussex SHMA 2012, and the Sussex Coast HMA Duty to Co-operate Study 2013;
 - Formal consultation as the respective Local Plans have progressed; and
 - Ongoing Duty to Cooperate meetings held between the authorities as part of Local Plan preparation processes.
- 2.3 Both parties recognise that ADC is bound by the requirements of Section 62 of the Environment Act 1995 which requires all relevant authorities, including statutory undertakers and other public bodies, to have regard to the purposes of national parks.
- 2.4 In the longer-term, the Local Strategic Statement 3 will provide an up to date strategic planning context for the Coastal West Sussex and Greater Brighton area through the Strategic Planning Board (<http://www.coastalwestsussex.org.uk/cws-in-partnership/cws-strategic-planning-board/>). The Board is an advisory body which has a remit to:
- identify and manage spatial planning issues that impact on more than one local planning area across the Coastal West Sussex and Greater Brighton area; and
 - support better integration and alignment of strategic spatial and investment priorities in the Coastal West Sussex and Greater Brighton area.
- 2.5 The Local Strategic Statement 3 will provide a positive high-level strategy in relation to the future strategic planning priorities for the Coastal West Sussex and Greater Brighton area, in accordance with relevant legislative provisions. The strategy will be non-binding on any one partner, but will set out agreed principles which signatory partners will be politically committed to taking forward.
- 2.6 However, statutory plan making responsibilities will remain at the individual LPA level, and it is necessary for local planning authorities within the Coastal West Sussex and Greater Brighton area to ensure that up to date Local Plans are put

in place as soon as possible through effective and ongoing joint work and cooperation.

3 Parties' Positions

Arun District Council

- 3.1 The Examination of the Arun Local Plan (ALP) has now recommenced with further hearing sessions programmed for September 2017. An updated Duty to Cooperate Statement has been published as part of the evidence base supporting the Plan. There has been significant joint working between the South Downs National Park Authority and Arun District Council, as ADC falls partly within the South Downs National Park. This has occurred mainly through the Coastal West Sussex and Greater Brighton Strategic Planning Board.

- 3.2 There are no major cross-boundary issues to resolve between the two authorities, as evidenced throughout this document. ADC considers that positive and continuous engagement has taken place with SDNPA, and this is generally reflected in the both emerging Local Plans.

South Downs National Park Authority

- 3.3 The South Downs Local Plan (SDLP) is due to be published for pre-submission consultation (Regulation 19) in September 2017. Submission of SDLP is expected to be in March 2018. An Interim Duty to Cooperate Statement will be published as part of the evidence base supporting the Plan. As ADC falls partly within the South Downs National Park, there has been significant joint working between the two authorities, mainly through the Coastal West Sussex and Greater Brighton Strategic Planning Board.

- 3.4 There are no major cross-boundary issues to resolve between the two authorities, as evidenced throughout this document, however SDNPA has sought to engage ADC as well as all partners with advancing the six cross-boundary strategic issues identified in the emerging SDLP. SDNPA consider that positive and continuous engagement has taken place on these six issues with ADC, and this is generally reflected in the Arun Local Plan and Proposed Modifications (however see paragraph 5.4) The key cross-boundary strategic issues are:

- Conserving and enhancing the natural beauty of the area;
- Conserving and enhancing the region's biodiversity including green infrastructure issues;
- The delivery of new homes, including affordable homes and pitches for Gypsies and Travellers and Travelling Showpeople;
- The promotion of sustainable tourism;
- Development of the local economy, and
- Improving the efficiency of transport networks by enhancing the proportion of travel by sustainable modes and promoting policies which reduce the need to travel.

- 3.5 SDNPA will separately seek an MoU with ADC (and with other partners) that deals with issues specific to the SDLP. This MoU is agreed on the basis that it will not prejudice the content of the forthcoming SDLP-specific MoU.

4 Cross-boundary issues

- 4.1 Through ongoing discussions careful consideration has been given to a number of cross-boundary issues. The parties agree that the following are agreed statements of fact.
- 4.2 Since the suspension of the examination into the Arun Local Plan in February 2016, the Council has held numerous meetings with Duty to Cooperate outcomes with authorities within the Housing Market Area (HMA) / Functional Economic Market Area (FEMA).
- 4.3 West Sussex authorities undertook a study in 2017 to understand the housing market areas and to inform future Duty to Cooperate discussions with the objective of seeking to meet the housing needs of the market area through LSS3. The final study report 'Defining the HMA and FEMA' was published in February 2017, and commissioned by Strategic Planning Board.
- 4.4 Both parties agree that the approach taken within the Arun Local Plan with regards to identifying and contributing to the needs of the wider HMA and FEMA is appropriate.

Approach to meeting housing requirements, including consideration of unmet needs in the HMA, use of a phased housing trajectory and short term housing land supply

- 4.5 All of Arun District's neighbouring authorities within the HMA have identified housing shortfalls with the exception of Horsham District Council. However the concept of "no stone unturned" in order to find as much housing as possible, particularly for those authorities with a shortfall is long established since the Brighton & Hove Examination. Arun District is acknowledged as having a surplus of housing that can contribute to meeting the unmet housing need in the HMA.
- 4.6 The modifications to the Local Plan result in an increased housing provision of 20,000 dwellings over the plan period. This follows extensive testing and assessment of options to significantly boost the housing land supply in the District, taking into account the latest evidence, and discussions with LPAs within the HMA in relation to the consideration of unmet housing needs of the HMA within the Arun Local Plan. The approach taken by Arun District Council to significantly boost housing land supply through the proposed modifications to the Local Plan has been welcomed and agreed through ongoing discussions with neighbouring LPAs as being appropriate and proportional under the circumstances.
- 4.7 Following extensive testing and assessment of options to boost the housing land supply, the Council proposes modifications to the Local Plan which will

- 4.8 The Sustainability Appraisal (PELP28) has considered how surplus housing supply within the Arun Local Plan can contribute towards the unmet needs of neighbouring local planning authorities.
- 4.9 Based on the capacity of the proposed housing sites within Arun and the anticipated phasing of these developments, it is assumed that some of Arun District Council's neighbours' unmet housing need could be provided for during years 6-10 of the plan period [2021-2026] (i.e. not within the first five years [2016-2021] or the last five years [2026-2031] of the plan as there is an anticipated shortfall of land supply within Arun during these times).
- 4.10 It is confirmed that it would not be appropriate for the SDNPA to provide housing towards the shortfall that is projected to occur in Arun in the first five years [2016-2021] or the last five years [2026-2031] of the plan period, given its national park status and the recognition by Government that national parks are not suitable locations for unrestricted housing.

4.11 It is agreed by both parties that the Arun Local Plan will supply a surplus of employment land for the part of Arun district that lies outside the National Park, whilst the emerging South Downs Local Plan provides in full for objectively assessed employment land needs in the National Park. Both parties will continue to work with partners under the auspices of the Coastal West Sussex and Greater Brighton Partnership to progress shared economic growth objectives within the wider FEMAs.

4.12 A Transport Assessment was undertaken to inform the Local Plan in 2016 to take account of the additional development proposed through the Main Modifications. The scope of the study was agreed between Arun District Council and the two highways authorities – West Sussex County Council and Highways England. Reflecting Duty to Cooperate discussions and advice from the highways authorities about the area of impact from the proposed housing in Arun along the A27, it was agreed that the survey area for the study would go beyond the boundaries of Arun District into Chichester and Worthing Districts. The study modelled development growth based on the Local Plan up to 2031. The study identified junctions where severe impacts would be experienced and tested mitigation to address this to meet the needs of planned development. An apportionment estimate was undertaken to determine the impact each strategic housing site would have on the junctions which required mitigation to establish the percentage proportional cost contribution that the strategic site

would be required to make to a particular junction. Some of the junctions requiring improvements lie within Chichester District so mechanisms for the collection of infrastructure contributions are being considered through joint discussions.

- 4.13 Both parties agree that the South Downs National Park Authority Position Statement on A27 route corridor provides an appropriate framework against which to consider any improvement to the A27 identified as necessary to fulfil the levels of growth provided for in the Arun Local Plan. All such schemes will have regard to the purposes of the National Park as required under Section 62(1) of the Environment Act 1995.

Approach to green infrastructure planning

- 4.14 The South Downs National Park Authority began the process of developing a South Downs Green Infrastructure Framework in October 2014. The aim of the Framework is to create, protect and enhance a connected network of green and blue spaces which sustainably meets the needs of local communities and supports the special qualities of the South Downs National Park by achieving a consensus about strategic principles for planning, delivery and management of green infrastructure. Arun District was involved in this work and the latest version of the Framework was published in March 2016.

5 Arun District Local Plan Proposed Modifications

- 5.1 The South Downs National Park Authority (SDNPA) submitted four representations to the Arun Local Plan Proposed Modifications Consultation relating to: SD SP1a part b – Spatial Strategy; Policy LAN DM1; Section 12 – Housing Delivery; and HSP2c – Angmering site SD9.
- 5.2 With regards to the representation on Policy LAN DM1, Arun District Council notes that the SDNPA welcome the amended policy regarding the setting of the South Downs National Park as per their representations to the Main Modifications consultation.
- 5.3 With regards to the representation on Policy SD SP1a part b, Arun District Council agrees to the SDNPA request for further clarification on the meaning of this statement and what development it is intended to enable; and has agreed with the SDNPA to amend part b as follows: “enable development that recognises the sustainable development role and historic character of the town of Arundel with its historic buildings set at the foot of the South Downs has for the District.”
- 5.4 With regards to the representations received on Section 12 – Housing Delivery and HSP2c – Angmering site SD9, both parties agree to amend the policy by adding an additional criteria e to read as follows:

e. be supported by a detailed Landscape Appraisal which has regard to the special qualities of the South Downs National Park, and must include

landscape mitigation measures which address harmful impacts identified within the Appraisal.

6 Conclusion

- 6.1 Both parties support the approach proposed by Arun District Council in the proposed modifications to the Arun Local Plan.**
- 6.2 Both parties agree to continue working together in a constructive ongoing manner in respect of the cross-boundary issues identified in order to ensure that effective and timely delivery and implementation of the Arun Local Plan.**

SOUTH DOWNS NATIONAL PARK AUTHORITY**Position Statement on A27 route corridor:**

1. The approach set out below will be consistently applied by the Authority in the case of any future transport infrastructure projects – road, rail, airport or port related – which may come forward. In relation to roads in particular, Defra guidance in 'English National Parks and the Broads - UK Government Vision and Circular 2010', states:
'there is a strong presumption against any significant road widening or the building of new roads through a (National) Park unless it can be shown there are compelling reasons for the new or enhanced capacity and with any benefits outweighing the costs significantly. Any investment in trunk roads should be directed to developing routes for long distance traffic which avoids the Parks'.
2. In responding to any general proposals or specific schemes for upgrading sections of the A27, the South Downs National Park Authority will frame its views according to the statutory Purposes of National Parks as laid down by Parliament:
 Purpose 1 is to conserve and enhance the natural beauty, wildlife and cultural heritage of the NP
 Purpose 2 is to promote opportunities for the understanding and enjoyment of its special qualities
3. In bringing forward schemes, and in the detailed design of any chosen options, the Highways Agency has a statutory duty under Section 62 (1) of the Environment Act (1995) "to have regard to the twin purposes of the National Park".
4. There is a corresponding Duty on the Authority "to seek to foster the social and economic wellbeing of the local communities within the National Park in pursuit of the two Purposes". This Duty is important and also relates to all of the Special Qualities.
5. The use of the term impact in this document follows the approach set out in EU Environmental Impact Assessment (EIA) legislation, ie such impacts may be positive or negative, direct or secondary, and will be considered relative to the impacts of the current situation.
6. In considering any proposals the South Downs National Park Authority will be mindful that the current state of congestion on sections of the A27 creates secondary impacts on routes within the National Park and its communities – for example pollution from stationary queuing vehicles or diversion of traffic onto smaller roads within the boundary. Where feasible, the primary impacts of any new schemes must therefore be objectively assessed alongside the potential secondary impacts.
7. In assessing the specific impacts of any detailed options the South Downs National Park Authority will ask the Highways Agency to use the framework of the seven Special Qualities of the National Park (see Note). These are listed below, and a full description is in **Annex A**. Under each SQ are described the types of impacts which proposed schemes might have on it and which the South Downs National Park Authority would expect to see objectively assessed:
 - 1) Diverse, inspirational landscapes and breath-taking views. (impacts to be assessed should include: effects on landscape character, experience of the landscape and long, uninterrupted views)
 - 2) Tranquil and unspoilt places. (impacts to be assessed should include: noise, lighting, effects on dark night skies; reduction of disturbance from some existing roads)
 - 3) A rich variety of wildlife and habitats including rare and internationally important species (impacts to be assessed should include; effects on internationally, nationally and locally designated and protected habitats and species, fragmentation and connectivity issues)
 - 4) An environment shaped by centuries of farming and embracing new enterprise. (impacts to be assessed should include; effects on the farming economy and diversification and the ability of new enterprises to set up and develop sustainable businesses)
 - 5) Great opportunities for recreational activities and learning experiences. (impacts to be assessed should include; effects on rights of way and other access routes, the effects on sustainable transport schemes, severance of the NP from coastal communities)

- 6) Well-conserved historical features and a rich cultural heritage. (impacts to be assessed should include; positive and negative effects on historic and protected monuments, historic villages and communities)
- 7) Distinctive towns and villages, and communities with real pride in their area. (impacts to be assessed should include; positive and negative effects of any direct or indirect changes in traffic volumes and speeds, and access to local services)
8. The Authority expects that any schemes which are ultimately proposed will:
 - Demonstrate that there is no alternative which would have avoided or had a lesser impact on the seven Special Qualities for which the National Park is nationally designated
 - Set out clearly, based on robust evidence, the nature and scale of these impacts
 - Demonstrate how these impacts would be mitigated or compensated for, bearing in mind that a National Park landscape is of national importance.
9. In considering the impacts of any such schemes, and any alternatives, the DfT travel hierarchy is also therefore vital in ensuring that all reasonable options have been fully considered alongside proposals for new infrastructure schemes, i.e. measures which:
 - Reduce the need to travel
 - Enable switching to more sustainable modes of transport
 - Improve management of existing networks
10. Clearly, a balance needs to be struck - nationally - between the need for accessibility and mobility and the need to safeguard the National Park landscapes and communities. This balance must be struck by Government based on robust evidence on both.

Annex A

All NPAs are required by Defra to set out and describe the Special Qualities (SQs) for which the particular NP landscape was designated and given national protected status. In the South Downs National Park these SQs were published in and formed the basis for the State of the National Park report 2012, informed the Partnership Management Plan 2014 and are informing the development of the Local Plan.

APPENDIX 6

Arun District Council Response to Paragraph 23 of the Inspectors Interim Question

Inspectors Interim Question

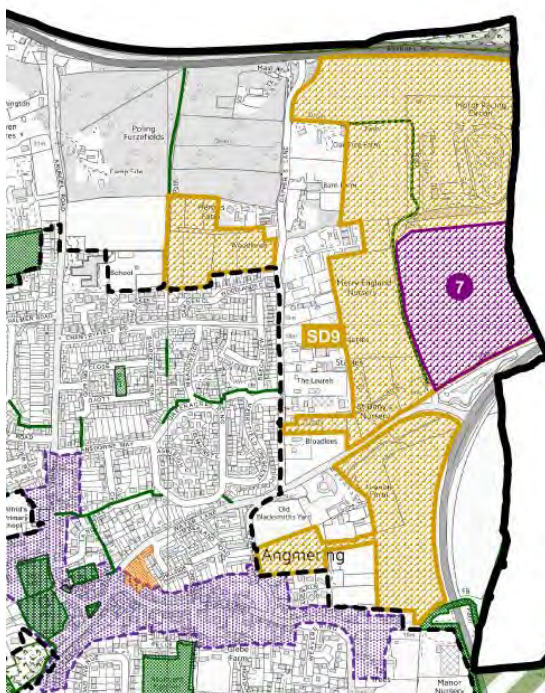
Arun District Council Response to Paragraph 23

Introduction

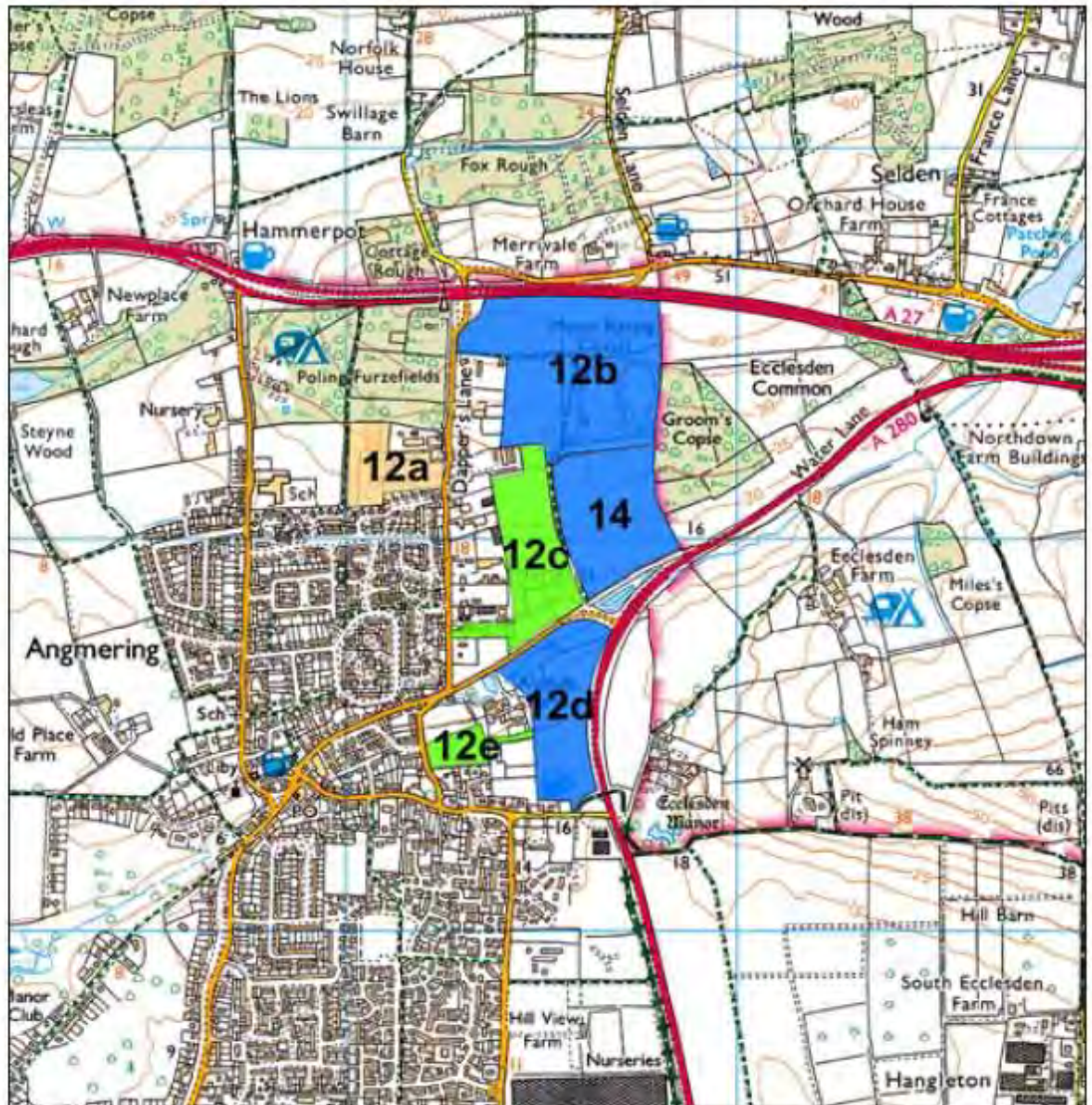
1. The Inspector has asked a number of questions following on from the examination, one of which relates to the landscape assessment of the Angmering North Strategic allocation (SD9). The Inspector states:

23. Some of the sites at Angmering North (those bordering the South Downs National Park (SDNP)) are shown to have 'substantial' landscape sensitivity and 'low capacity' for development (Sites 12b, 12d and 14 in the Landscape Capacity Study PESP5a). The sites are particularly visible from the publicly accessible elevated ground at Highdown within the SDNP but I could not see any specific analysis of viewpoints/receptors from this direction in PESP5a. I note that the SDNP Authority do not object to the allocations subject to the inclusion of an additional criterion within Policy H SP2c on landscape appraisal. I also accept that mitigation can be built into the developments in terms of landscape structure, retention of existing vegetation and buffer planting. ***However, further information to justify the soundness of the allocations in terms of landscape impact would assist me.***

2. Arun District Council has produced a range of landscape evidence to inform its Local Plan and its proposed strategic allocations. This includes the Landscape and Visual Amenity Aspects of Development Choice – 2006 (PESP3) and Landscape Capacity of Strategic Sites in Arun District - 2017 (PESP5a), and to which this report makes reference.
3. The area covered by policy area SD9 can be found Local Plan Policy Map 4 - Update 2017 V1 (PELP39), and extract of which is provided below.



4. SD9 has been subdivided into six sub areas for the purposes of the landscape capacity study, Sites 12a-12e and 14. An extract of the plan of page 123 of the ADC landscape capacity study is provided below.



5. The focus of this report is Sites 12b, 12d and 14 which the landscape capacity study identifies sensitivity as 'substantial' and capacity as 'low'.
6. Landscape sensitivity is assessed in the landscape capacity study as a combination the following elements:
- inherent landscape quality
 - ecological sensitivity
 - inconsistency with existing settlement form/pattern
 - the contribution to separation between settlements
 - the contribution to the setting of surrounding landscape/settlement
 - visual sensitivity and

- the potential for mitigation.
7. Landscape value is assessed in the landscape capacity study as a combination the following elements:
 - Landscape designations
 - Ecological and other designations
 - Local distinctiveness
 - Any historic/cultural/literary associations
 - Contribution to setting of 'outstanding assets' Recreation and public access/locally valued spaces
 - Perceptual aspects (eg. Scenic quality, tranquillity, and remoteness)
 8. Landscape capacity is then derived from a combination of sensitivity and value.
 9. A finding of substantial sensitivity does not necessarily preclude development as it may be in relation to a specific constraint that can be mitigated. A higher sensitivity denotes the need for a more considered and sensitive approach.
 10. It should be noted that substantial sensitivity is one step above moderate sensitivity, major sensitivity being the highest. None of the Sites assessed within SD9 are assessed as possessing major sensitivity.
 11. The same is true of an assessment of low capacity. Development is not precluded but it may need to be of an appropriate scale.
 12. It should be noted that low capacity is one step below moderate capacity, negligible capacity being the lowest. None of the Sites assessed within SD9 are assessed as possessing negligible capacity.
 13. Much of the scoring within the assessment of sensitivity and value, and therefore capacity, derives from the proximity of the SDNP. The 1949 National Parks and Access to the Countryside Act, was a law made by parliament that set out what national parks would be like.
 14. The Environment Act 1995 revised the original legislation and set out two statutory purposes for national parks in England and Wales:
 - Conserve and enhance the natural beauty, wildlife and cultural heritage
 - Promote opportunities for the understanding and enjoyment of the special qualities of national parks by the public
 15. The NPPF makes no specific mention of the protection of the setting of a National Park. Paragraph 003 Reference ID: 8-003-20140306 of the Planning Practice Guidance states that there is a duty to have regard to setting *"in considering development proposals that are situated outside National Park or Area of Outstanding Natural Beauty boundaries, but which might have an impact on the setting of, and implementation of, the statutory purposes of these protected areas."*

16. In this context it is important to recognise the Memorandum of Understanding that exists between ADC and the SDNPA, the body responsible for the management of the National Park.
17. The Memorandum of Understanding (ADCED52) is dated September 2017, and states at paragraph 5.4 that *“With regard to the representations received on Section 12 – Housing Delivery and HSP2c – Angmering site SD9, both parties agree to amend the policy by adding an additional criteria e to read as follows: e. be supported by a detailed Landscape Appraisal which has regard to the special qualities of the South Downs National Park, and must include landscape mitigation measures which address harmful impacts identified within the Appraisal.”*
18. This Memorandum of Understanding confirms the SDNPA agreement to the allocation, subject to appropriate mitigation, is consistent with this report, the allocation of the sites and can and should be given very significant weight.

Context

19. The ADC landscape capacity study 2017 PESP5a assesses the landscape sensitivity of Sites 12a, 12c and 12e to be Moderate, and Sites 12b, 12d and 14 to be Substantial. Those sites assessed as having Substantial sensitivity do so chiefly because of intervisibility with the South Downs National Park (SDNP) and inconsistency with the rest of Angmering.
20. Photographs are included within the capacity study for each Site. Photographs 64-73 are relevant to Sites 12a-e and 14. The approximate locations of the viewpoints are shown in blue on the viewpoint location plan located in appendix 1.
21. Landscape value is assessed as Moderate for all sites with the exception of Site 12a which it assesses to have a Slight landscape value.
22. Landscape capacity is assessed as to be Medium / High for Site 12a, Medium for Sites 12c and 12e, and Low for Sites 12b, 12d and 14.
23. With the exception of Site 12e, all six sites fall within the Ecclesden Hills Landscape Character Area 43 of the Arun District Council Landscape Character assessment dated 2006. Site 12e is included within Angmering and is not the subject of the LCA.
24. The six sites are not the subject of any landscape quality designations, and none of the land within the SD9 allocation is within the Angmering Conservation Area (CA), which is located to the south west of the land south of Water Lane.
25. Sites 12b and 14 lie adjacent to the SDNP, whereas site 12d does not immediately abut the SDNP and is separated from it by the A280 and a single

field. Sites 12a, 12c and 12e are more distant from the boundary of the Park. As such there would be no direct effects upon the SDNP.

26. The eastern edge of Angmering is visible from within the National Park albeit that it is separated from the boundary of the park by approximately 300m and includes the A280 corridor. Built development is currently visible from this part of the National Park and is established as part of the landscape character. This includes the current effects of lighting, noise and loss of tranquillity from the built up areas of Angmering.
27. The land between the boundary of the National Park and the current built up area of Angmering plays a transitional role. However, this transitional role reduces to the west nearer the village. Also, the Arun Landscape Capacity Study (2017) recognises the corridor of the A280 as a containing feature.
28. Sites 12a, b c and 14 have a different character from the land around Sites 12d and 12e, lying on the scarp slope and falling from north to south. This area is bounded on two sides by major roads and also contains a motorsports racetrack. Furthermore, the land contains a number of well-developed tree belts, and is adjacent to Groom's Copse, both of which limit visibility of the site from the east.

Viewpoint Assessment

29. In this section, five new viewpoints, labelled A-E, are introduced (in addition to Photographs 64-71). This section provides a specific analysis of viewpoints/receptors from within the SDNP as requested and seeks to clarify matters for the Inspector's benefit.
30. The five viewpoints have been selected to give a representative selection of views from both the higher ground at Highdown Hill and also the lower lying ground east of the A280. The location of the viewpoints is shown as an orange symbol and can be found in appendix 1.
31. The viewpoints help to demonstrate the potential landscape and visual effects from within the SDNP. Local landmarks and the extent of the six sites are annotated on individual images (which are contained within appendix 2).
32. **Viewpoint A** is taken from Footpath 2148 north of Ecclesden Manor. This is a low-level view across flat farmland toward the existing edge of the village. Properties on High Street, near the Spotted Cow pub, are visible. Rooftops and chimneys within Angmering are occasionally visible through the tree and hedge lines between the viewpoint and the village. To the north west the land rises toward the A27 and the SDNP near the communications mast. The woodland west of Dapper's Lane and Groom's Copse east of the motorsports track frame views of the rising land.
33. Site 12d sits beyond the A280 and the boundary planting. If 12d were to be developed it is expected that some rooftops would be visible. A generous

planted mitigation buffer is suggested along the eastern edge to address this issue.

34. Sites 12b, 12c and 14 sit on the rising land to the northwest. Site 12c is largely screened by existing vegetation and any development on that land would be capable of being mitigated by reinforcement of the existing tree and hedgelines.
35. Site 12b rises to the A27, the upper sections of which are clearly visible. In light of the comments in the landscape capacity assessment the upper section of this land north of footpath 2149 and the motorsports track should be kept free of development. Any residual effects would be capable of being mitigated by reinforcement of the existing tree and hedgelines.
36. Site 14 sits at the base of the slope and is clearly visible in the view. Any development on this land should be lower density and subject to a comprehensive planted mitigation strategy. If the land is to be used for employment uses, consideration should be given to the design of the buildings required for B8 use classes as the larger roofs associated with this type of development are more difficult to mitigate.
37. **Viewpoint B** is taken from Footpath 2148 west of Ecclesden Farm. This is a low-level view across flat farmland toward the existing edge of the village. Properties on High Street, near the Spotted Cow pub, are visible. Rooftops and chimneys within Angmering are occasionally visible through the tree and hedge lines between the viewpoint and the village. To the north west the land rises toward the A27 and the SDNP near the communications mast. The woodland west of Dapper's Lane and Groom's Copse east of the motorsports track limit views of the rising land.
38. Site 12d sits beyond the A280 and the boundary planting. If 12d were to be developed it is expected that some rooftops would be visible. A generous planted mitigation buffer is suggested along the eastern edge to address this issue.
39. Sites 12b, 12c and 14 sit on the rising land to the northwest. Site 12c is largely screened by existing vegetation and any development on that land would be capable of being mitigated by reinforcement of the existing tree and hedgelines.
40. The southwestern parts of Site 12b are partially visible in this view. Any development on that land would be capable of being mitigated by reinforcement of the existing tree and hedgelines.
41. Site 14 sits at the base of the slope and is clearly visible in the view. Any development on this land should be lower density and subject to a comprehensive planted mitigation strategy. If the land is to be used for employment uses, consideration should be given to the design of the buildings required for B8 use classes as the larger roofs associated with this type of development are more difficult to mitigate.

42. **Viewpoint C** is taken from Footpath 2139/3 east of Ecclesden Manor and the disused windmill. This is an elevated view over the rolling landscape to the west and the existing edge of the village. Properties on Dapper's Lane are visible, particularly the nurseries and associated outbuildings at St Denys Nursery and The Acre. To the north-west the land rises toward the A27 and the SDNP near the communications mast. The woodland west of Dapper's Lane and Groom's Copse east of the motorsports track frame views of the rising land.
43. Site 12d is largely obscured by the intervening landform and the windmill. Such views that do exist are limited. There are no other open views of Site 12d from the higher ground within this part of the SDNP. If 12d were to be developed it is expected that the northern tip of the site would be visible. A generous planted mitigation buffer is suggested along the eastern edge and pockets of planting within the site to address this issue.
44. Sites 12b, 12c and 14 sit on the rising land to the northwest. Site 12c is partially screened by existing vegetation and any development on that land would be capable of being mitigated by reinforcement of the existing tree and hedgelines.
45. Site 12b rises to the A27, the upper sections of which are clearly visible. In light of the comments in the landscape capacity assessment the upper section of this land north of footpath 2149 and the motorsports track should be kept free of development. Any residual effects would be capable of being mitigated by reinforcement of the existing tree and hedgelines.
46. Site 14 sits at the base of the slope and is clearly visible in the view. Any development on this land should be lower density and subject to a comprehensive planted mitigation strategy. If the land is to be used for employment uses, consideration should be given to the design of the buildings required for B8 use classes as the larger roofs associated with this type of development are more difficult to mitigate.
47. **Viewpoint D** is taken from Footpath 2139/3 on Highdown Hill. This is an elevated view over the rolling landscape to the west and the existing edge of the village. Properties on Dapper's Lane are visible, particularly the nurseries and associated outbuildings at St Denys Nursery and The Acre. Rooftops and chimneys within Angmering are clearly visible. To the north-west the land rises toward the A27 and the SDNP near the communications mast. The woodland west of Dapper's Lane and Groom's Copse east of the motorsports track frame views of the rising land.
48. Sites 12d and 12e are obscured from this viewpoint by intervening landform.
49. Sites 12b, 12c and 14 sit on the rising land to the northwest. Site 12c is partially screened by existing vegetation and any development on that land would be capable of being mitigated by reinforcement of the existing tree and hedgelines.

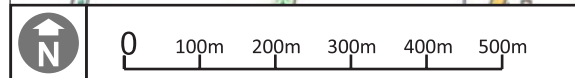
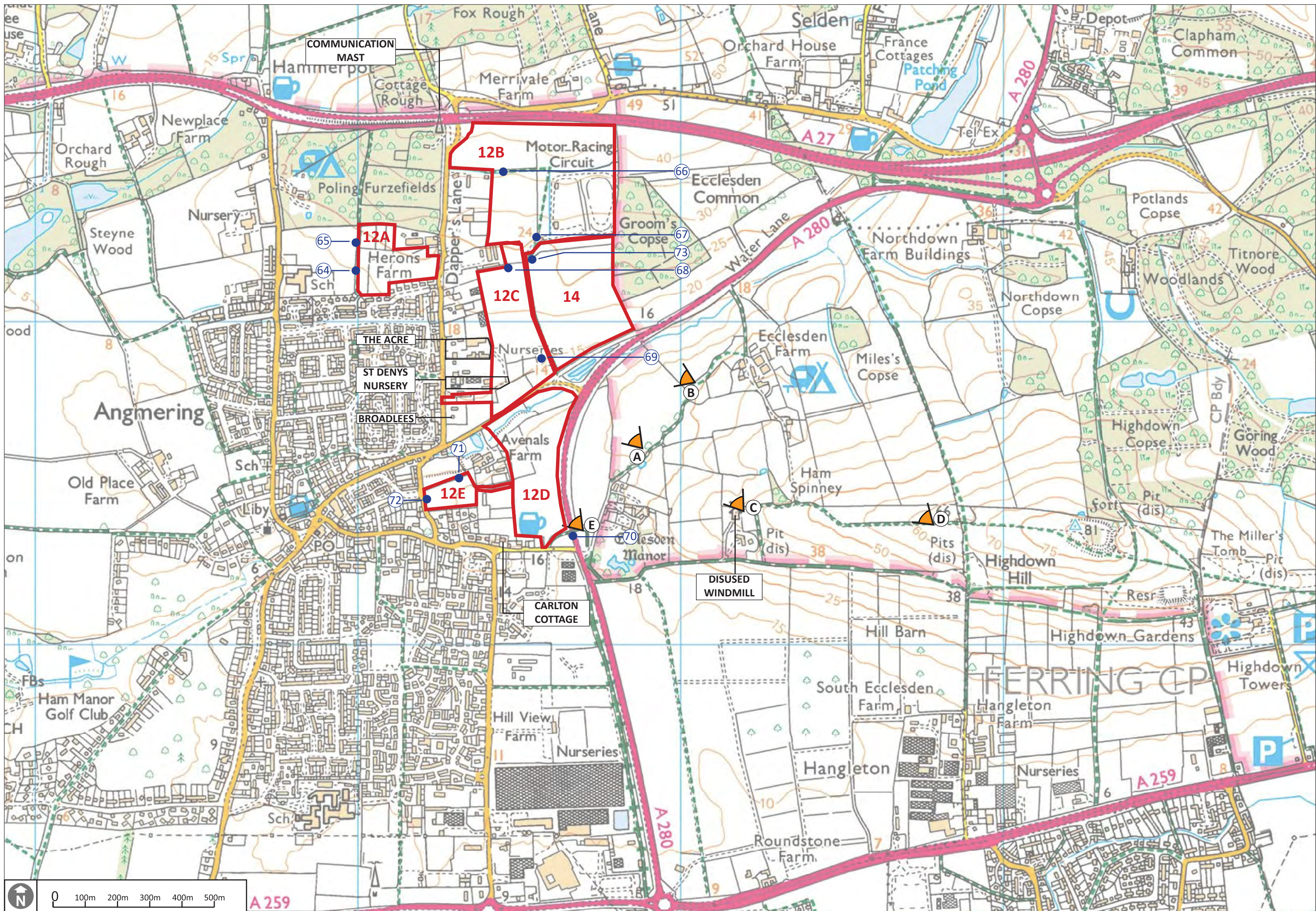
50. Site 12b rises to the A27, the upper sections of which are clearly visible. In light of the comments in the landscape capacity assessment the upper section of this land north of footpath 2149 and the motorsports track should be kept free of development. Any residual effects would be capable of being mitigated by reinforcement of the existing tree and hedgelines.
51. Site 14 sits at the base of the slope and is clearly visible in the view. Any development on this land should be lower density and subject to a comprehensive planted mitigation strategy. If the land is to be used for employment uses, consideration should be given to the design of the buildings required for B8 use classes as the larger roofs associated with this type of development are more difficult to mitigate.
52. **Viewpoint E** is taken from Ecclesden Lane east of the footbridge over the A280. This is a low-level view across flat farmland toward the existing edge of the village. Rooftops and chimneys at Avenals Farm are partially visible through the tree and hedge lines. To the north west the land rises toward the A27 and the SDNP near the communications mast. The woodland west of Dapper's Lane and Groom's Copse east of the motorsports track frame views of the rising land.
53. Site 12d sits beyond the A280 and the boundary planting. If 12d were to be developed it is expected that some rooftops would be visible. A generous planted mitigation buffer is suggested along the eastern edge to address this issue.
54. Sites 12b, 12c and 14 sit on the rising land to the northwest. Site 12c is largely screened by existing vegetation and any development on that land would be capable of being mitigated by reinforcement of the existing tree and hedgelines.
55. Site 12b rises to the A27, the upper sections of which are clearly visible. In light of the comments in the landscape capacity assessment the upper section of this land north of footpath 2149 and the motorsports track should be kept free of development. Any residual effects would be capable of being mitigated by reinforcement of the existing tree and hedgelines.
56. Site 14 sits at the base of the slope and is partially visible in the view. Any development on this land should be lower density and subject to a comprehensive planted mitigation strategy. If the land is to be used for employment uses, consideration should be given to the design of the buildings required for B8 use classes as the larger roofs associated with this type of development are more difficult to mitigate.

Conclusions

57. With regard to Sites 12d and 12e, localised views of any development would be restricted to receptors immediately on the boundary or within approximately 350m to the east of the site. Views of the sites from within the

SDNP would be limited to those areas to the east and would be limited to glimpses of roofs over the existing vegetation. Those views should be further filtered by mitigation planting along the eastern boundary.

58. It is acknowledged that Site 12d plays a transitional role between the current built-up boundary of Angmering and the SDNP but this role reduces the closer the development is to the built-up area. The Arun Landscape Capacity Study recognises the corridor of the A280 as a containing feature. The cutting and planting along the A280 should be retained and reinforced as part of any proposed development, continuing the transitional role.
59. Localised views of Sites 12a, b c and 14 would be restricted to receptors immediately on the boundary or within approximately 500m to the south east of the site. Views of the sites from within the SDNP would be limited to those areas immediately to the east and to the south east of the site. Any residual effects would be capable of being mitigated by reinforcement of the existing tree and hedgelines. Site 14 demands a more comprehensive mitigation strategy and form of development should be carefully controlled.
60. Sites 12a, b c and 14 also play a transitional role between the current built-up boundary of Angmering and the SDNP but this role reduces the closer the development is to the built-up area. The Arun Landscape Capacity Study recognises the existing tree lines within the site as containing features. These should be retained and reinforced as part of the proposed development, continuing the transitional role.
61. The effects on the setting of the SDNP are geographically limited and most residual effects would be capable of being mitigated.
62. This is consistent with the Memorandum of Understanding referred to, at paragraph 16 above.



A259

FERRING CP

A259

A280

Hangleton

Nurseries

Roundstone Farm

Hill View Farm

Nurseries

CARLTON COTTAGE

DISUSED WINDMILL

Highdown Hill

Highdown Gardens

Highdown Towers

The Miller's Tomb

Resr

Sort

Highdown Copse

Goring Wood

Woodlands

Northdown Copse

Northdown Farm Buildings

Miles's Copse

Ecclesden Farm

Groom's Copse

Nurseries

Avenals Farm

BROADLEES

ST DENYS NURSERY

THE ACRE

Sch

Herons Farm

Poling Furze-fields

Cottage Rough

Merrivale Farm

COMMUNICATION MAST

Hammerpot

Orchard House Farm

France Cottages

Patching Pond

Tel-Ex

Depot

Clapham Common

Potlands Copse

Titnore Wood

Woodlands

Northdown Copse

Miles's Copse

Ecclesden Farm

Groom's Copse

Nurseries

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Cottage Rough

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COMMUNICATION MAST

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Orchard House Farm

France Cottages

Patching Pond

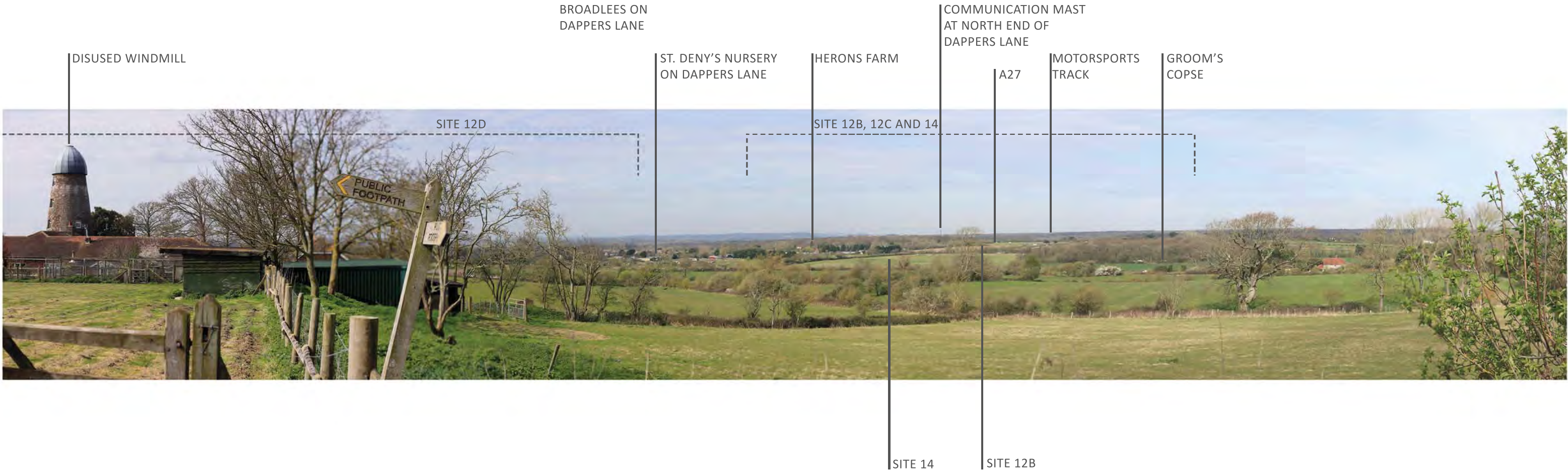
A - VIEW FROM FOOTPATH 2148 NORTH OF ECCLESDEN MANOR



B - VIEW FROM FOOTPATH 2148 WEST OF ECCLESDEN FARM



C - VIEW FROM FOOTPATH 2139/3 EAST OF ECCLESDEN MANOR



D - VIEW FROM FOOTPATH 2139/3 ON HIGHDOWN HILL

DISUSED WINDMILL

BROADLEES ON
DAPPERS LANE

HERONS FARM

ECCLESDEN FARM

COMMUNICATION MAST
AT NORTH END OF
DAPPERS LANE

A27

GROOM'S
COPSE

SITES 12D AND 12E NOT VISIBLE

SITES 12C AND 14

SITE 12B

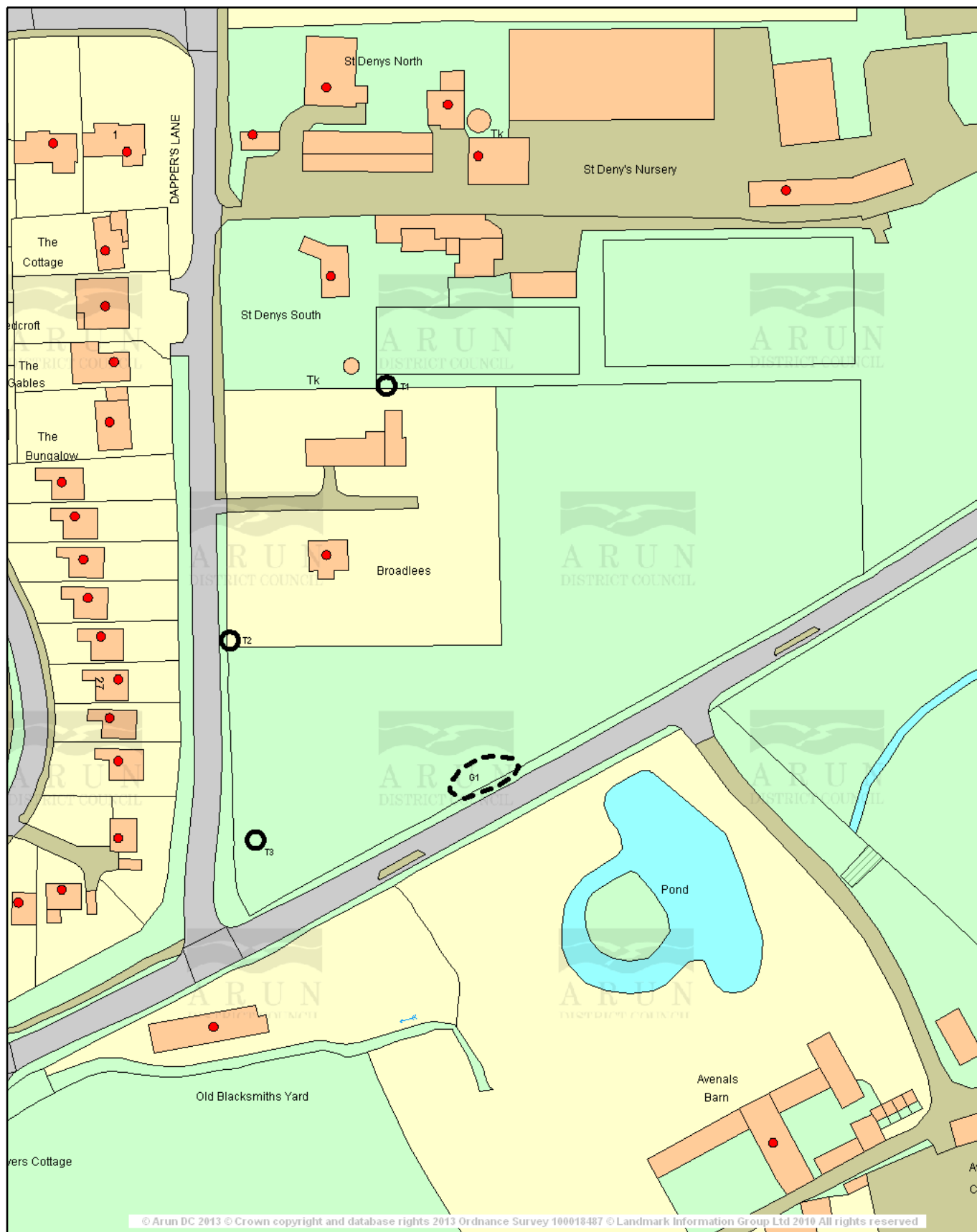


E - VIEW FROM ECCLESDEN LANE EAST OF A280 FOOTBRIDGE



APPENDIX 7

Arun District Council Tree Preservation Notice and Schedule for TPO/A/1/14



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Scale 1/1250

Date 21/1/2014

Centre = 507330 E 104695 N

SCHEDULE 1**SPECIFICATION OF TREES****Trees specified individually**
(encircled in black on the map)

<i>Reference on Map</i>	<i>Description</i>	<i>Situation*</i>
T1	Pedunculate Oak	
T2	Common Ash	
T3	Pedunculate Oak	

Trees specified by reference area
(within a dotted black line on the map)

<i>Reference on Map</i>	<i>Description</i>	<i>Situation*</i>
-------------------------	--------------------	-------------------

Groups of Trees
(within a broken black line on the map)

<i>Reference on Map</i>	<i>Description</i>	<i>Situation*</i>
G1	Common Ash & Pedunculate Oak	

Woodlands
(within a continuous black line on the map)

<i>Reference on Map</i>	<i>Description</i>	<i>Situation*</i>
-------------------------	--------------------	-------------------

**Complete if necessary to specify more precisely the position of the trees.*

Primary Address
Owner/Occupier, Broadlees, Dappers Lane, Angmering, BN16 4EN
Owner/Occupier, St Deny's Nursery, Dappers Lane, Angmering, BN16 4EN
Secondary Addresses
Hobden Asset Management Ltd
C/o Strutt & Parker, 31 North Street, Chichester, PO19 1LY