

PROPOSED RELOCATION OF

FARGRO LTD

TO LAND AT THE VINERY,
POLING, WEST SUSSEX

Preliminary Landscape and Visual Assessment

December 2012

chrisbritton
landscape associates

ARUN DISTRICT COUNCIL A/74/13/

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1.0 INTRODUCTION

1.1 Fargro Limited are suppliers of specialist horticultural products to growers in South East England and East Anglia. They currently operate from a site at Toddington on the northern edge of Littlehampton, but are required to relocate in order to make way for the proposed North Littlehampton Development. Consultants were therefore appointed to identify potential alternative sites that were within the Arun District Council area, close to the A27 and suitable for the current and anticipated needs for the business. The application site on land to the south of The Vinery has been identified as the preferred option.

1.2 Chris Britton Landscape Associates were commissioned in August 2012 to produce a Landscape and Visual Assessment to inform and support the development of the proposals for the application site. The objective of this preliminary assessment is to set out the scope of the information to be included within the planning application, to outline the approach taken to the design of the proposals and to assist in identifying any further areas of information required.

1.3 This document therefore considers the existing character of the site and provided a preliminary assessment of the potential landscape and visual impacts of the proposals. It then identifies an outline Landscape Strategy for the development and presents Landscape Proposals that are intended to integrate the proposals into their landscape setting. The assessment is supported by the following drawings and photographs:

Figure 1	Site Location Plan
Figure 2	Landscape Character Areas
Figure 3	Planning Context
Figure 4	Site Context Plan
Figure 5	Site Assessment Plan
Figure 6a-e	Site Assessment Photographs A to L
Figure 7	Landscape and Visual Appraisal Plan
Figure 8a-l	Landscape and Visual Appraisal Photographs 1 to 18
Figure 9	Landscape Strategy Plan
Figure 10	Site Proposals Plan
Figure 11	Preliminary Planting Plan

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2.0 SITE LOCATION

2.1 The location of the existing Fargro site in Toddington and the position of the proposed application site are shown on **Figure 1: Site Location Plan**. The drawing also shows the topography of the surrounding landscape, with the lowland area of the Arun valley to the west and the rising ground on the edge of the South Downs to the north east beyond the A27. To the south is the large urban area of Littlehampton.

2.2 It is evident that the existing Fargro site occupies a relatively low-lying position on the northern edge of the Littlehampton urban area, just to the south of the Black Ditch drainage system. Due to its lower lying position, it is not proposed that the site will be used for housing as part of the north Littlehampton development, but it will be used to form part of the drainage system for the area. In contrast, the proposed application site is situated on slightly more elevated land, above the floodplain, just to the south of the A27 corridor. The small village of Poling is situated almost equidistant between the two sites. It is evident that the existing drainage ditches across and around the proposed site feed into the network of ponds and ditches situated to the south of the site and east of Poling that form part of the Black Ditch drainage system.

3.0 LANDSCAPE CHARACTER

3.1 The landscape character of the local area has been considered by a hierarchy of assessments at National, County and District levels. The Landscape Character Areas identified by these assessments are shown on **Figure 2: Landscape Character Areas**.

3.2 At the national level, both sites are identified within NCA 126: South Coast, with the application site just to the south of the boundary with area NCA 125: South Downs. In the vicinity of the site this boundary generally follows the alignment of the A27 corridor. However, at the national level the boundaries typically define a transition between areas rather than an abrupt change, so it is likely that the area around the site will demonstrate some of the characteristics of both areas. These national character areas have been used as the starting point for more detailed county and district-wide studies.

3.3 At the county level, the West Sussex Landscape Character Assessment (November 2003) subdivides the county into 42 unique landscape character areas. Areas forming part of the wider South Downs character area are prefaced by the letters SD while areas that are part of the South Coast are identified using SC. The existing Fargro site is identified just beyond the southern edge of area SC11: Littlehampton and Worthing Fringes, while the application site is identified within area SC12: Angmersing Upper Coastal Plain.

3.4 The overall character and the key characteristics of each of these areas are presented on the Land Management Guidelines sheets. The sheets for the two areas around the site are reproduced as **Appendix 1** at the end of the document. The key characteristics of areas SC11 that relate to the site are as follows:

- Low lying flat open landscape;
- Dominant urban fringe with major conurbations of Littlehampton and Worthing, with settlement edges often sharply contracting with adjacent open countryside;
- Frequent urban fringe influences of horse paddocks, light industry and recreational open space;
- Medium scale arable farming and market gardening, with clusters of greenhouses;
- Meandering rifes and straight drainage ditches
- A low density of native hedgerows and hedgerow trees, interspersed with shelterbelts, single species hedges or individual standards planted using tall trees such as Poplar, Monterey Pine and Tulip trees;
- Nucleated villages such as Poling and Sompting Abbots scattered across the area;
- Long views to the Downs;
- Busy minor and major roads; and
- Industry in the countryside;

3.5 Area SC 12 is described as forming 'the transition between the open lower Coastal Plain to the south and the wooded Downs to the north. The following key characteristics are relevant to the consideration of the site:

- Mainly gently undulating farmland enclosed by woods with frequent hedgerows;
- Strong pattern of hedgerows, hedgerow trees and medium to large blocks of woodland; and
- Criss-crossed by numerous rural tracks, byways and rights of way.

3.6 Under the heading 'Landscape and Visual Sensitivities', the planting of hedge and tree boundaries with unsympathetic exotic species such as Leyland Cypress is identified as one of the key issues.

3.7 The sheets then present landscape management guidelines for the areas. The principle guidance for the Angmersing Upper Coastal Plain is to '***encourage landscape restoration and woodland management and ensure that new development is well integrated within the landscape***'. The principle guidance for the Littlehampton and Worthing Fringe is to '***restore and strengthen the landscape of the gaps between settlements***'. Due to the close proximity of the application site to the boundary between these two areas, it is likely that the landscape surrounding the site will exhibit some the characteristics of both areas, so some of the guidance provided for both area is likely to be relevant to the site.

3.8 The following landscape management guidance is therefore likely to be appropriate to the consideration of the site:

- Strengthen the landscape framework and filter views of the urban edge by planting woodland, trees and shrub belts and groups
- Maintain and strengthen existing field boundaries such as hedgerows and shelterbelts. Conserve and link existing hedgerows and trees with new planting;
- All new planting to be coastal tolerant plants which are adapted to the maritime winds;
- Create a new large scale tree and hedgerow framework to compliment the open , intensively farmed landscape, whilst maintaining important views;
- Restore field boundaries through shelterbelt planting, especially around horse paddocks;
- Encourage and promote land management schemes to increase species rich grassland areas;
- Carry out colour and design studies for industrial and large farm buildings;
- Maintain and enhance the landscape and biodiversity of rifes and other wetland habitats;
- Conserve, manage and enhance existing village ponds;
- Ensure any new development, including any associated with the A27 truck road, is well integrated into the wider landscape. Pay particular attention to edge of development. Use new woodland and hedgerow planting as appropriate; and
- Ensure that new large buildings are not obtrusive in the landscape. Avoid placing them on slopes from which they would be highly visible from long range views

3.9 This range of potential measures should therefore be applied to the development of the detailed design of the proposals. The potential ways that this could be achieved are set out in sections 7 and 8.

3.10 At the local level, the landscape and visual amenity of the district was considered by the Arun Landscape Study (2006). This was commissioned by the District Council as part of a wider series of studies to inform the development of the Arun District Local Development Framework and identify where major development might be accommodated without unacceptable landscape impacts. Consequently, while the conclusions of the study are not specifically relevant to the proposals, the assessment does nevertheless provide a baseline assessment of the landscape character of the area surrounding the site and the Landscape Structural Analysis for the area is reproduced as **Appendix 2** at the end of this document.

3.11 The existing Fargro site is identified in Area 39: Littlehampton Northern Fringe, with the application site located in Area 40: Lyminster- Angmersing Coastal Plain. The lower-lying land between these is identified as Area 41: Black Ditch Rife.

4.0 PLANNING POLICY CONTEXT

4.1 The landscape and environmental planning designations relevant to the consideration of the site are shown on **Figure 3: Planning Context**. The plan shows the extend of the proposed Strategic Housing Site identified in North Littlehampton by the draft Arun Local Plan 2013-2028 and the position of the existing Fargro site within the middle of this area. Figure 3 also identifies the following:

- The site itself is not covered by any landscape or environmental designations;
- The southern edge of the South Downs National Park is defined by the alignment of the A27 approximately 200m to the north of the site;
- There are a number of areas of Ancient Semi-natural and Ancient Replanted Woodlands within the National Park, but these are not within the immediate vicinity of the site;
- There is a Scheduled Ancient Monument approximately 1km to the south of the site. There are further SAMs at distances of greater than 2km from the site;
- There is a Grade I listed building approximately 600m to the west of the site and a number of Grade II listed buildings within the village of Poling and along Poling Street. Decoy Cottage to the east of the site has a similar listing. None of the listed buildings are within the immediate vicinity of the site; and
- The land along the network of drainage ditches and ponds to the south and south east of the site is identified as a Bio-diversity Opportunity Area.

4.2 This section of the final Landscape and Visual Assessment will be cross referenced with the Planning Statement in order to avoid any unnecessary duplication.

5.0 SITE ASSESSMENT

5.1 The existing landscape features and buildings that form the setting to the application site are shown on **Figure 4: Site Context Plan**. This shows the position of the site to the south of the existing large commercial buildings at The Vinery and its relationship to the residential properties along Lillian Terrace. This roadway currently provides vehicular access to the Yarmer Barn building in the north eastern corner of the site. The drawing also shows the system of drainage ditches and ponds across and around the site and the network of public rights of way in the vicinity of the site.

5.2 An assessment of the existing site conditions was undertaken in September 2012. The key features are identified on **Figure 5: Site Assessment Plan** and are illustrated by photographs A to L in **Figure 6: Site Assessment Photographs**. The locations of the viewpoints are shown on the Site Assessment Plan.

5.3 The following conclusions were reached regarding the existing landscape features on and immediately around the site:

- The site is situated immediately to the south of the existing commercial development at The Vinery and the residential properties along Lillian Terrace;
- The existing areas of development at the Vinery are approximately 1.3m above the existing ground level along the northern boundary.
- The site is generally open character, but the existing Yarmer Barn building and associated parking areas are situated in the north eastern corner;
- Access to the site is currently via Lillian Terrace;
- The site is essentially flat in nature, but there is a very gradual fall towards the southern boundary, with a drainage ditch running north-south across the eastern part of the site;
- To the east of the ditch the site has a somewhat 'urban fringe' character with a variety of land uses that give it a somewhat degraded appearance. There is a Telecoms Mast on the eastern boundary and overhead powerlines run diagonally across the site;
- The eastern part of the site is partially enclosure by the existing deciduous trees and hedgerows around the south eastern boundary. This vegetation is associated with a drainage ditch that defines the site boundary;
- The north eastern boundary is defined by a strip of land that contains a filter-bed used by the properties in Lillian Terrace;
- The western part of the site is used as a horse paddock and is more open in character due to the lack of any significant vegetation along either the south or western boundaries of the application site;
- There is a tall line of Leylandii trees along the majority of the northern boundary. This is the dominant landscape feature on the site and provides strong visual separation from the existing development on The Vinery site immediately to the north, but creates a rather alien element in the landscape;
- There are views across the site from the public footpath along the north eastern boundary, but the character of these views is strongly influenced by the proximity of the buildings at The Vinery and the existing land uses in the north eastern corner of the site;
- The section of public footpath along the north western boundary runs between the Leylandii hedgerow and the security fencing to The Vinery, which restricts all views towards the countryside and results in a rather claustrophobic experience;
- The western boundary of the site follows the alignment of the public footpath and is simply defined by an electric fence along the edge of the horse paddock;
- There are attractive views from the footpath along the western boundary towards the south east, south and south west across the adjoining countryside; and
- There are views across the site towards the visually intrusive existing buildings on The Vinery site.

5.4 To the west of the site there is a drainage ditch defined by tall Poplar trees. It is understood that these were planted by the adjacent landowner to form a shelterbelt and these now form a characteristic part of the surrounding landscape. Shelterbelts are identified by the published landscape character assessment as an essential part of the local landscape, contributing along with the network of drainages ditches, ponds and rifes to local distinctiveness and 'sense of place'. It is evident therefore that it would be appropriate for these features to play in part in integrating the proposals on the site into their landscape setting.

6.0 LANDSCAPE AND VISUAL APPRAISAL

Topography

6.1 The topography of the area surrounding the site is shown on Figure 1. The drawing shows that the site is situated between 10 and 15m AOD, to the north of the generally flat, lower lying land along the Black Ditch drainage system. In contrast, to the north of the site the landform rises gently towards the north east to elevation of 50m and above. Consequently, there may be the potential for views towards the site from more elevated locations to the north and north east, while from the south views are more likely to be restricted by surrounding vegetation.

Landscape Features

6.2 The local landscape features that influence the existing visibility of the site and contribute to the local 'sense of place' are shown on **Figure 7: Landscape and Visual Appraisal Plan**. Representative views towards the site are illustrated by panoramic photographs 1 to 18 presented in **Figure 8: Landscape and Visual Appraisal photographs.** The locations of the photographic viewpoints are shown on the Appraisal Plan.

Photograph 1 – Looking south west from the entrance to The Vinery

6.3 This photograph was taken from the existing approach to The Vinery from the A27. The residential properties along Lillian Terrace are seen on the left, but the only feature on the site that is visible is the Yarmer Barn building. As the ground level of the site is approximately 2 metres lower than The Vinery, it is evident that the proposed buildings will not be visible from this location.

Photograph 2 – Looking south along Lillian Terrace towards north eastern corner of Site

6.4 This photograph was taken looking along the existing vehicle access route into the site. This part of Lillian Terrace is also identified as part of the public rights of way network. It is apparent that the existing Yarmer Barn building, together with the existing buildings at The Vinery, totally screens all public views into the site from this direction.

Photograph 3 – Looking west along Public Footpath adjacent to north eastern boundary

6.5 This photograph was taken from the public footpath just to the west of Yarmer Barn, looking west along the northern boundary of the site. The fencing associated with the horse paddocks on the eastern part of the site is evident to the left, with distant views across the flat landscape towards the tall trees around Poling. However, the character of this part of the footpath is strongly influenced by the security fencing and the existing buildings at The Vinery which stand above the footpath and form the skyline.

Photograph 4 – Looking east from Public Footpath along western boundary

6.6 This photograph was taken from public footpath along the western boundary of the site, looking east across the site. This part of the site is used as horse grazing and the alignment of the footpath and site boundary is simply defined by an electric fence. The dominant landscape feature in the view is the belt of tall Leylandii trees along the northern edge of the site. These form a strong presence on the skyline and screen views towards the existing Vinery site and the South Downs beyond. It is evident that these hedgerows are likely to screen any views towards the site from viewpoint to the north.

6.7 To the south of the Leylandii hedgerows there are views across the generally flat and featureless western part of the site towards the residential properties at the southern end of Lillian Terrace and the Yarmer Barn building in the north eastern corner of the site. The blue buildings on the south eastern corner of The Vinery are just visible beyond the Leylandii screen and the telecoms mast on the eastern boundary of the site is seen on the skyline. The open nature of the southern boundary is evident on the right-hand side of the panorama, with the potential for views towards the site from viewpoints to the south east.

6.8 To the east the woodlands between the site and Decoy Cottage form a solid mass of trees on the skyline. It is evident that these woodlands define the edge of the area with the potential for views towards the site from this direction.

Photograph 5 – Looking north east towards southern boundary of Site from Public Footpath

6.9 This photograph was taken from the public footpath adjacent to the open drainage ditch to the south west of the site. There are views into the western part of the site due to the lack of vegetation along the southern boundary of the site, with the Leylandii hedgerow along the northern boundary forming the dominant visual presence in the panorama. To the left of this the Poplar trees along the ditch to the west of the site are seen on the skyline forming characteristic, positive local landscape features. The Yarmer Barn and the blue buildings at The Vinery are visible across the site where they are seen against the woodlands in the National Park beyond.

6.10 The poor drainage of the land immediately to the south of the site is evident by the churned-up nature of the field in the foreground.

Photograph 6 – Looking south west from Public Footpath east of Lillian Terrace

6.11 This photograph was taken from the public footpath to the east of Lillian Terrace, with the eastern boundary of the site evident to the south of the residential properties and the Yarmer Barn. The combination of the buildings and the rear gardens gives the view a somewhat 'urban fringe' type of character.

Photograph 7 – Looking west from Public Footpath on edge of Woodland

6.12 This photograph was taken from the public footpath as it emerges from the woodland to the east of the site. The residential properties at the southern end of Lillian Terrace are seen on the skyline, with the wooded landform on the National Park rising gradually to the right of the panorama. The Yarmer Barn and a small section of one of the blue buildings at The Vinery are just visible, but it is evident that the more muted colours of the Yarmer Barn are far more visually recessive, making the larger Yarmer Barn building far less apparent in the view that either the commercial or the residential buildings.

6.13 The southern edge of the existing area of development is defined by the strong visual presence of the Leylandii trees along the northern boundary of the site. To the south of these there are partially screened views into the site and the existing vegetation defining the south eastern corner of the site provides a degree of enclosure along the boundary. This vegetation contributes to the typical character of the local lowland landscape, with the Poplar trees along the drainage ditch to the west seen on the skyline.

Photograph 8 – Looking north from Public Footpath west of Decoy Wood

6.14 This photograph was taken from the public footpath just west of Decoy Wood, looking north towards the existing blue buildings at The Vinery. The buildings are seen below the woodlands in the National Park to the north, which forms the distant skyline. Views towards the existing buildings are available due to the presence of a gap in the intervening hedgerow and they are likely to be more visible in winter when the trees have lost their leaves. The proposed buildings on the site should therefore be no higher than the existing ones at The Vinery in order to prevent blocking views towards the South Downs.

Photograph 9 – Looking south towards Site from A27

6.15 This photograph was taken from the A27 just to the west of the existing site access. It shows the typical nature of the buildings on the western part of The Vinery site and the screening provided by the Leylandii hedgerows. It is evident that these combine to totally screen views into the site from the road.

Photograph 10 – Looking south west towards Site from A27 to the east of The Vinery

6.16 This photograph was taken from A27 approaching The Vinery from the east. Vegetation has been cleared from the ditch along the southern side of the road, resulting in views towards the residential properties at The Vinery and the eastern boundary of the site. This view is typically experienced as a glimpse view from passing cars, but is seen by users of the Layby. The Yarmer Barn is just visible on the north eastern corner of the site, but this is successfully integrated into the view due to its visually recessive colour. To the south of this the eastern boundary of the site blends into the rest of the lowland landscape and does not currently make a significant contribution to the view. However, it is evident that buildings on the site could be visible from this viewpoint, forming an extension of the developed area into the countryside.

Photograph 11 – Looking south east from A27 to west of Site

6.17 This photograph was taken from A27 to the west of the site. It shows the enclosed nature of this part of the road and the high level of screening provided by the vegetation along the southern side of the road. While views are likely to be somewhat more open in winter, any views would only be experienced by the small number of pedestrians using the footpath due to the direction of travel of the vehicles using this carriageway of the A27

Photograph 12 – Looking east from Poling Street close to Harvest View

6.18 This photograph was taken from the minor road between the A27 and Poling, looking east towards the site. The Poplar trees along the drainage ditch on the left of the panorama make a positive contribution to the local landscape character and soften the influence of the mass of Leylandii trees around The Vinery. There are then views between the Poplar trees towards the wooded skyline of the National park beyond and the Yarmer Barn on the north eastern corner of the site. This is well integrated into the view due to its visually recessive colour and does not make a significant contribution to the character of the view.

Photograph 13 – Looking north east towards Site from Public Footpath

6.19 This photograph was taken from the public footpath to the west of the site. There are views into the western part of the site and across it towards the Yarmer Barn due to the lack of vegetation along the drainage ditch to the west of the site or along the southern boundary. The presence of the tall Leylandii hedgerows is partially softened by the intervening Poplar trees, which are seen on the skyline. There are views between the groups of Poplar trees towards the National park on the horizon.

Photograph 14 – Looking north east from trackway adjacent to buildings at The Peckham's

6.20 This photograph was taken from the trackway adjacent to the buildings at The Peckham's. This viewpoint is approximately 500m from the closest part of the site. It seeks to illustrate the typical visibility of the site from public viewpoints from along Poling Street, but also provides an indication of the potential views available from private properties on the eastern side of the road. The panorama demonstrates that there are views across the open agricultural landscape towards the existing Vinery site, with the Leylandii hedgerows seen against the wooded skyline of the National Park beyond.

6.21 In order to illustrate more clearly what is currently visible, a zoomed view on the site is also presented. This shows that some of the existing blue buildings at The Vinery are clearly visible, but that the Yarmer Barn is

almost totally integrated into the view due to its more visually recessive colour. The Poplar trees to the west of the site are seen on the skyline partially softening the influence of the Leylandii hedgerow, but the dense green mass of the Leylandii blocks views towards the South Downs National Park beyond. It is evident therefore that the profile of the buildings on the site should be lower than the Leylandii hedgerows and the existing buildings at The Vinery in order to prevent any exacerbation of this effect.

Photograph 15 – Looking north east from viewpoint close to Public Footpath at Manor Farm

6.22 Views from the public footpath are totally screened by a hedgerow, so this photograph was taken from a position next to the new barn at Manor Barn. Consequently, it is not strictly a public view but has been included in order to illustrate the potential visibility of the site from this direction.

6.23 The zoom view shows that from this distance there are views above the Leylandii hedgerows along the site boundary towards the South Downs National Park on the horizon, but that the upper parts of the visually dominant blue buildings at the Vinery can be seen. It is evident that the lower parts of these buildings are screened by the native vegetation along the drainage ditches and ponds to the south of the site, but that trees along this boundary could help to totally screen the existing buildings. Again it is evident that the profile of the buildings on the site should be lower than the Leylandii hedgerows and the existing buildings at The Vinery in order to prevent any screening of views towards the National Park. From this part of Poling.

6.24 From this viewpoint it appears that the land within the South Downs National Park to the north of the site consists of a continuous cover of woodland and no open areas with potential views towards the site can be identified.

Photograph 16 – Looking north west from Public Footpath south of Decoy Cottage

6.25 This photograph shows the screening provided by the woodlands to the east of the site. At the time of the survey, all views towards the site from the public footpath were totally obscured by the intervening vegetation. It is anticipated that a similar degree of screening is provided to views from Decoy Cottage.

Potential Views from South Downs National Park

6.26 Although the previous part of this assessment has failed to identify any potential locations within the National Park with the possibility of views towards the site, a search was undertaken as part of the field survey to try and find potential viewpoints. Elevated locations with clear views towards the site were therefore identified. Two such viewpoints are illustrated by photographs 17 and 18.

Photograph 17 – Looking south from trackway adjacent to Hill Barn

6.27 This photograph was taken from the trackway adjacent to Hill Barn. This is at an elevation of approximately 50m AOD and is 1.9km from the closest part of the site. Despite the large open area in the foreground of the view, it is evident that any potential views into the site itself are totally screened by the intervening vegetation in Brakehurst Copse and neighbouring woodlands. However, while it is difficult to be absolutely certain, it seems that the tops of the Leylandii trees along the northern boundary of the site can just be made out above the tree tops.

Photograph 18 – Looking south west from Public Footpath through Angmering Park

6.28 This photograph was taken from the public footpath across Angmersing Park at an elevation of 53m AOD and was identified as the location most likely to provide public views towards the site. This viewpoint is approximately 1.7km from the site. Again, despite the large open area in the foreground of the view and the presence on the buildings on the northern edge of Littlehampton in the distance, all views into the site itself are totally screened by the various areas of intervening vegetation.

6.29 Public access to areas of the National Park tends to be restricted to footpaths and bridleways through wooded areas. While it is possible that there may be locations with views towards the site from more elevated positions to the north and east, these views would be from a substantially greater distance from the site where it would be increasingly difficult to distinguish the site with the naked eye. It is therefore concluded that it is highly unlikely that there are any viewpoints from which the proposals could result in significant effects on views from the National Park.

6.30 The conclusions reached by the Landscape and Visual Assessment are outlined on the Landscape and Visual Appraisal Plan and are summarised below:

- Public views towards the Site from Lillian Terrace are almost entirely screened by the Yarmer Barn and the existing buildings at The Vinery;
- The character of the public footpath along the northern boundary of the site is already somewhat urbanised by the presence of the buildings at The Vinery and the existing 'urban fringe' land use activities on the application site. The experience for users of the section of footpath that runs between the security fence and the Leylandii hedgerow is particularly impaired;
- Due to the relatively flat nature of the surrounding landform, the availability of views towards the Site from the lower lying areas to the south is strongly influenced by the presence, height and density of any intervening vegetation;

- The Leylandii hedgerow along the northern boundary of the site partially screens views of the existing buildings at The Vinery, but also forms a rather solid, somewhat alien feature in the landscape;
- The Poplar trees along the ditches to the west of the site form characteristic positive features in the landscape and contribute significantly to local distinctiveness and 'sense of place';
- From viewpoints to the south and south west the Leylandii trees on the site are often seen on the skyline and tend to partially obscure views towards the South Down;
- The existing blue buildings at The Vinery are often visible from publically available viewpoints thorough gaps in the intervening vegetation. In contrast, the Yarmer Barn is far less conspicuous due to its more visually recessive colour;
- Views from residential properties in Poling tend to be screened by intervening vegetation. Where views are available (for example from upper storey windows), the existing blue buildings at The Vinery and the Leylandii hedgerow form the dominant middle distance features in the views, with the woodlands of the South Downs National Park forming the distant horizon;
- Some lower level views towards the site from the south west are available due to the lack of typical vegetation along the drainage ditch to the south west of the site. This tends to result in existing views of the buildings at The Vinery. There may be opportunities to collaborate with the adjacent landowner to reinforce local landscape character and improve biodiversity and screening of the existing and proposed development by implementing new planting along these features;
- There will be no adverse effects on views or the settings to any of the listed buildings or scheduled ancient monuments in the vicinity of the site;
- There will be no adverse effects on any of the Ancient Semi-natural or Ancient Replanted Woodlands in the landscape surrounding the site;
- Where it is visible from the landscape around the site, the area designated as the South Downs National Park appears as a solid mass of woodlands. No locations with potential views towards the site have been identified by assessment; and
- No views towards the existing buildings at The Vinery were identified by the field surveys within the area designated as the South Downs National Park.

6.31 The key conclusion, therefore, is that as long as the proposals on the site are no higher than the existing buildings at The Vinery, they will not be visible from the South Downs National Park and will not result in any adverse effects on the character or setting of the designated area. Any future views that are created would be seen in the context of the existing development at The Vinery and the A27 corridor.

6.32 The Landscape and Visual Appraisal Plan also identifies potential viewpoints for Photomontages of the proposals. Illustrations could be produced from these viewpoints showing the existing baseline view, the initial impact of the proposed development on the view and the long-term or residual effect after the mitigation measures are fully established.

7.0 LANDSCAPE STRATEGY

7.1 Based on the findings of the Landscape and Visual Appraisal and the landscape guidelines set out in the hierarchy of landscape character assessments for the area around the site, a landscape strategy has been established to guide the detailed development of the design. This is illustrated on **Figure 9: Landscape Strategy**. The key features of the strategy are summarised below:

- Access into the site to be provided through the existing development area at The Vinery in order to minimise impacts on residents along Lillian Terrace;
- The landscape corridor along the public footpath to the west of Yarmer Barn should be enhanced in order to minimise the urbanising influences of the existing and proposed development on users of the right of way. Where possible this should include improvements to the section of footpath behind the Leylandii hedgerow;
- The footpath crossing at the site entrance should be defined by timber kissing gates on either side of the road, with good visibility in either direction for both pedestrians and vehicle users. Gentle ramps on either side of the road to be provided to overcome the differences in levels;
- The proposed buildings should be located on the eastern part of the site where they can benefit from the screening provided by the existing vegetation around the site boundaries;
- Views towards the main building entrance should be created from the site access in order to provide good legibility within the site;
- The existing drainage ditch running north-south through the site should be retained as far as possible and its biodiversity enhanced as a focal point within the site (although part of the ditch will need to be modified to accommodate the site access);
- The buildings should be set lower in the landscape than the existing buildings at The Vinery to ensure that they do not obscure views towards the South Downs National Park;
- The proposals should be clad in a visually recessive colour to ensure that they do not form conspicuous features in the landscape;
- Additional screen planting should be provided along the eastern boundary of the site, consisting of native tree and hedgerow species;
- A new landscape corridor should be established along the southern boundary of the site, linking the existing areas of vegetation on the south east boundary with the trees along the drainage ditch to the west of the site. This should incorporate a new ditch along the site boundary and include the planting locally characteristic vegetation such as groups of Poplar trees and dense native hedgerows;
- The objective of the planting proposals should be partially screen the new buildings while at the same time reinforcing local landscape character and distinctiveness. The proposals should also help to screen the existing visually dominant blue buildings at The Vinery;
- The proposed tree planting should help to reduce the perceived mass of the building without totally obscuring views towards the South Downs;
- The public footpath should be retained on its current alignment along the western edge of the site. This should be further defined by new native tree and hedgerow planting;
- Opportunities to help to alleviate the waterlogged conditions on the adjacent agricultural field may be considered as part of the provision of a new ditch along the southern boundary;
- A new pond could be created in the south western corner of the site forming part of the sustainable drainage system for the site and providing opportunities for significant biodiversity enhancements; and
- The existing Poplar trees along the drainage ditch to the west of the site should be supplemented with new planting to help filter views towards the site from Poling Street to the west.

7.2 The assessment has also identified a number of 'off-site' opportunities that could help to reinforce the local landscape character, enhance public access to the countryside and provide a better level of screening to the existing and proposed areas of development. However, it must be noted that these measures are not in the control of the applicant and would require agreement with the adjacent landowners to achieve. While the acceptability of the scheme would not be dependent on these measures, they would nevertheless help to further integrate the proposals into to their landscape setting and are therefore identified as potential future aspirations. These measures are as follows:

- To create a 'permissive footpath' along the southern boundary of the site linking the public footpath across the site with the rest of the public rights of way network to the east of the site; and
- To enhance the vegetation along the drainage ditch connected to the south western corner of the site, including the planting of characteristic poplar trees similar to those along the drainage ditch to the west of the site. There may be an opportunity to improve the drainage of the adjacent agricultural fields as part of this initiative.

7.3 While the 'off-site' measures are not currently included as part of the proposals, part of the landscape strategy should be to ensure that these measures are not precluded from being possible in the future.

8.0 SITE PROPOSALS

8.1 The ways in which the landscape strategy set out above could be applied to the proposals are outlined on **Figure 10: Site Proposals Plan**. This shows the basic layout of the site and illustrates how the findings of the Landscape and Visual Assessment and the management guidelines in the West Sussex Landscape Strategy have informed the development of the scheme.

8.2 The main warehouse building and the area of covered storage will be position on either side of the existing drainage ditch, towards the south eastern corner of the site. This has the following benefits:

- The proposals will be partially screened by the existing areas of native vegetation along the south eastern boundary of the site;
- The proposals can be accommodated within the site without the need to divert the public footpath;
- The gradient of the site access road can be minimise, providing an appropriate transition from the higher ground level within The Vinery site; and
- The maximum height of the buildings can be minimised, ensuring that views towards the South Downs will not be compromised.

8.3 The anticipated planting proposals are shown on **Figure 11: Preliminary Planting Plan**. This shows the existing areas of vegetation to be retained, the new areas of native tree and hedgerow planting to be created around the site boundaries and the two main buildings set either side of the existing drainage ditch. The planting specification and species list will be developed in consultation with the Ecological Consultants and the Local Authority Officers in order to maximise the landscape and biodiversity benefits to be provided by the scheme. However, it is anticipated that the general principles with be a follows:

- Landscape buffers 10-12 m wide will be created along south and eastern boundaries using native hedgerow and tree species, totally screen lower level views into the site when fully established;
- Tree planting will include groups of fast growing locally typical Poplar trees. These will be positioned to soften the initial impact of the buildings and reduce the its perceived mass by breaking the skyline in controlled locations without totally obscuring views towards the South Downs;
- The new ditch and pond will form part of the site drainage system, but will also reinforce local landscape character by creating locally distinctive landscape features;
- The northern part of the site will be retained and managed as a wildflower meadow; and
- The area to the west of the public footpath will be retained as horse pasture, with additional poplar trees planted to filter views towards the site from the west.

9.0 CONCLUSIONS

9.1 The design of the proposals have been informed by the conclusions reached by this preliminary Landscape and Visual Assessment of the site and the landscape guidelines presented by the West Sussex Landscape Strategy. The following conclusions can therefore be reached about the site and the potential impacts of the proposed development on it:

- Existing views from the public footpath strongly influenced by the presence of the existing development at The Vinery. The proposals will enhance the landscape corridor along the alignment of the footpath;
- Existing views towards the site include the alien feature of the tall Leylandii hedgerow along the northern boundary and the visually dominant existing blue buildings on the Vinery site. The proposals would reduce the impact of these features;
- The proposals would not form conspicuous elements in the landscape due to the recessive colour of the cladding to be used. The buildings will be further integrated into their surroundings by the proposed planting measures;
- The landscape proposals would reinforce local landscape character and could significantly enhance the biodiversity of the site;
- Views towards the South Downs would not be adversely affected by the proposals; and
- As long as the proposals on the site are no higher than the existing buildings at The Vinery, they will not be visible from the South Downs National Park and will not result in any adverse effects on the character or setting of the designated area.

9.2 It is evident therefore that the principle of development on the site would be compatible with the surrounding landscape character and would not result in any adverse impacts on views to or from the adjacent South Downs National Park. The height of the building in relation to the existing features around it and its visually recessive colour will ensure that it does not form a conspicuous element in the landscape. Once the mitigation measures are fully established, the building will be appropriately integrated into its setting in a manner than will reinforce local landscape character and enhance the biodiversity of the site.

9.3 Consequently, it is concluded there are no landscape or visual reasons why the proposed development should not be planning granted permission.

FIGURES

Figure 1 Site Location Plan

Figure 2 Landscape Character Areas

Figure 3 Planning Context

Figure 4 Site Context Plan

Figure 5 Site Assessment Plan

Figure 6a-e Site Assessment Photographs A to L

Figure 7 Landscape and Visual Appraisal Plan

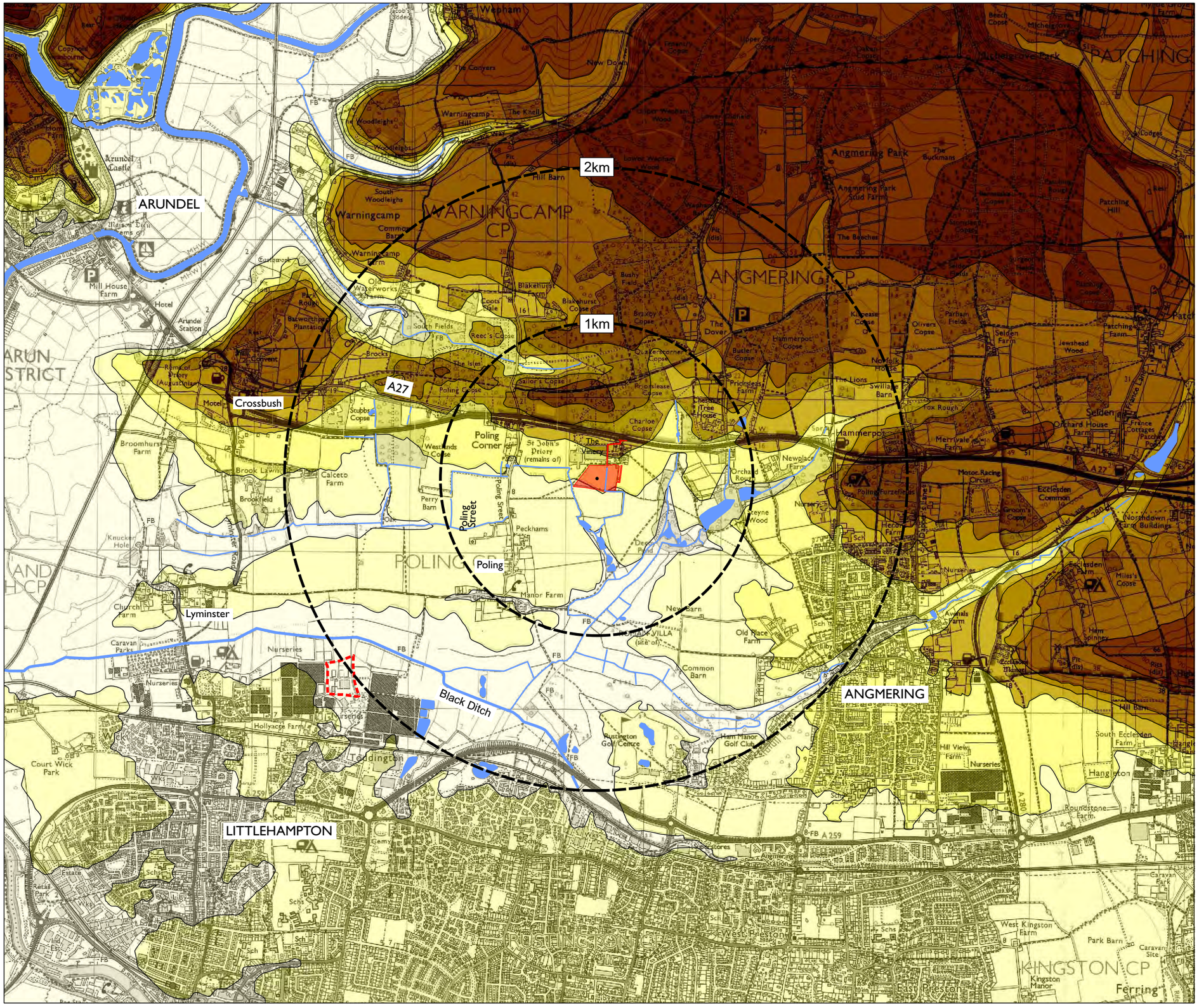
Figure 8a-l Landscape and Visual Appraisal Photographs 1 to 18

Figure 9 Landscape Strategy Plan

Figure 10 Site Proposals Plan

Figure 11 Preliminary Planting Plan

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LEGEND

- Application Site Boundary
- Existing Fargro Site at Toddington
- Land below 5m
- Land 5m-10m AOD
- Land 10m-15m AOD
- Land 15m-20m AOD
- Land 20m-25m AOD
- Land 25m-50m AOD
- Land over 50m AOD
- Watercourses and Ponds

N

0 0.5km 1km

Figure 1

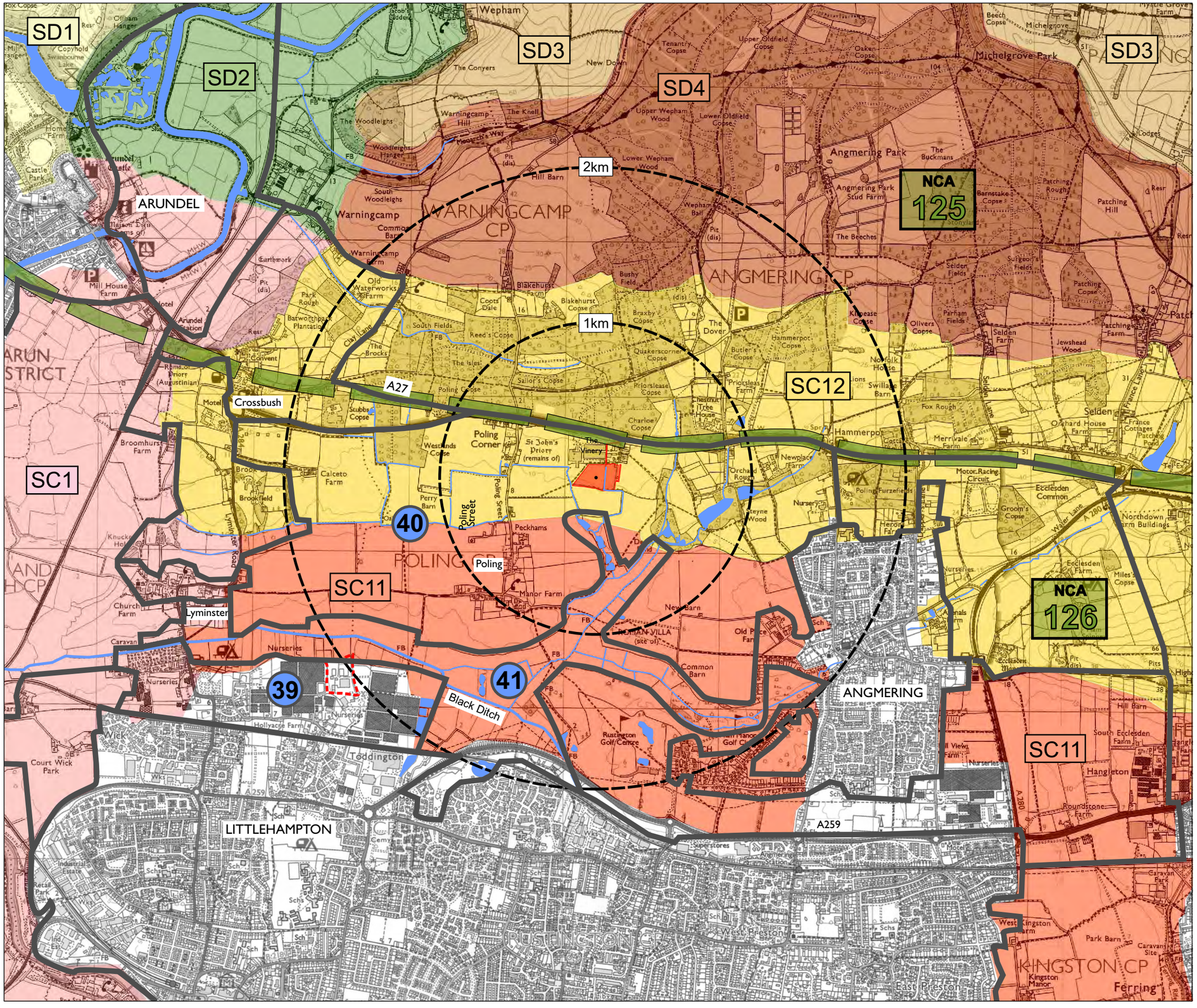
The Vinery, Arundel Road
Poling, West Sussex

Site Location Plan

Drawing Ref: CBLA-TVP-SLP
Client: Fargro Limited
Date: November 2012

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LEGEND

- Application Site Boundary
- Existing Fargro Site at Toddington
- Watercourses and Ponds

NATIONAL CHARACTER AREAS

- 125 NCA 125: South Downs
- 126 NCA 126: South Coast Plain

WEST SUSSEX LANDSCAPE CHARACTER AREAS

LCAs within South Downs Area

- SD1 Western Downs
- SD2 Downland Arun Valley
- SD3 Central Downs
- SD4 Angmering Park

LCAs within South Coast Area

- SC1 South Coast Shoreline
- SC11 Littlehampton and Worthing Fringes
- SC12 Angmering Upper Coastal Plain

ARUN LANDSCAPE CHARACTER AREAS

- 39 Littlehampton Northern Fringe
- 40 Lyminster-Angmering Coastal Plain
- 41 Black Ditch Rife

Figure 2

The Vinery, Arundel Road
Poling, West Sussex

Landscape Character Areas

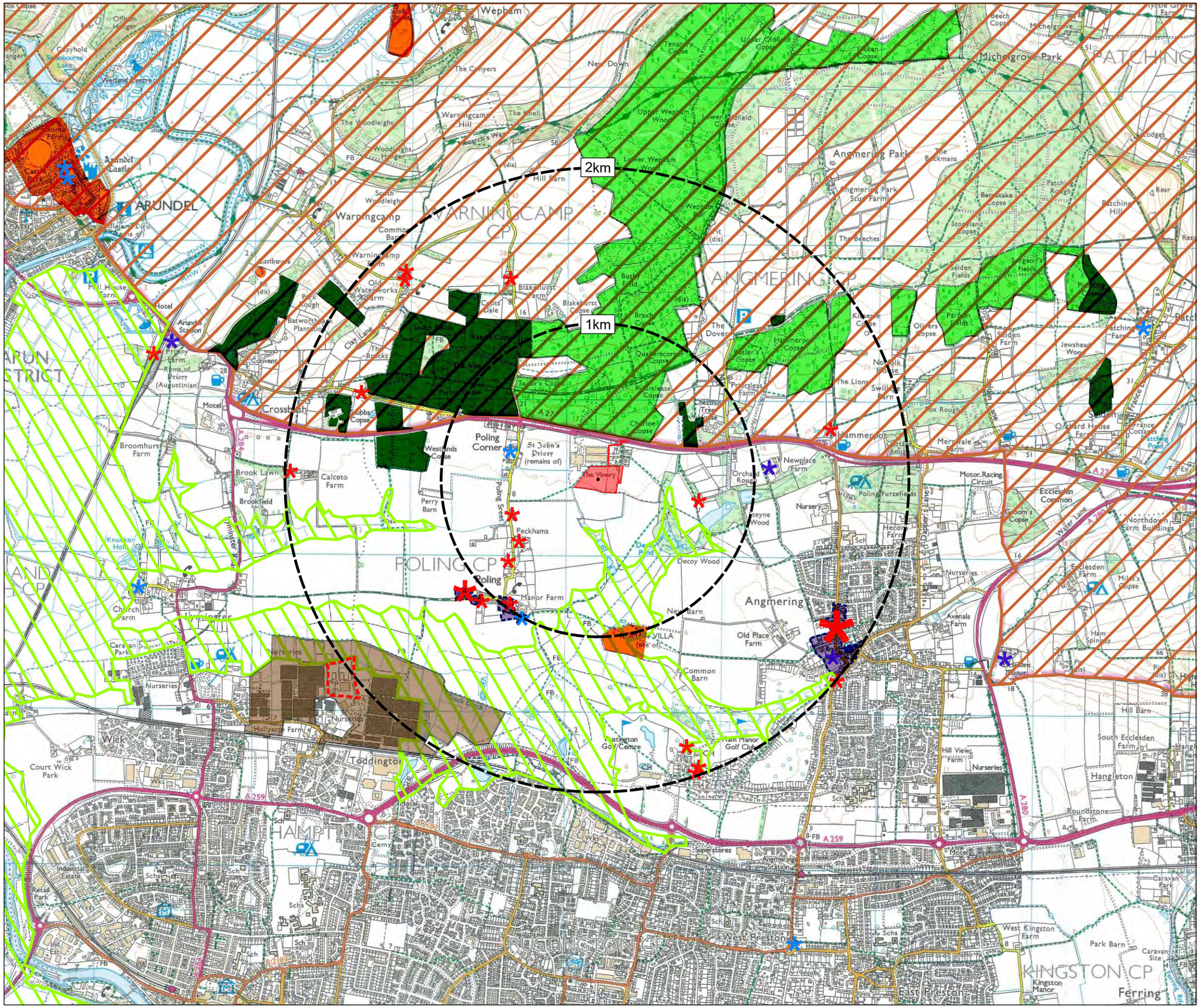
Drawing Ref: CBLA-TVP-LCA
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Date: November 2012

N

0 0.5km 1km

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LEGEND

- Application Site Boundary
- Existing Fargro Site at Toddington
- Ancient and Semi-natural Woodland (Note 1)
- Ancient Replanted Woodland (Note 1)
- National Park (Note 1)
- Scheduled Monuments (Note 1)
- Conservation Areas within 2km (Note 2)

DRAFT ARUN DISTRICT LOCAL PLAN 2013-2028

- Strategic Housing Site (Note 2)
- Bio-diversity Opportunity Area (Note 2)

Listed Buildings (Note 3)

- Grade I
- Grade II*
- Grade II within 2km of Site

NOTES:

1. Taken from Magic Interactive Map - www.magic.defra.gov.uk

2. Taken from Arun District Council Local Plan - Www.arun.gov.uk

3. Taken from British Listed Buildings - www.britishlistedbuildings.co.uk

Figure 3

The Vinery, Arundel Road Poling, West Sussex

Planning Context

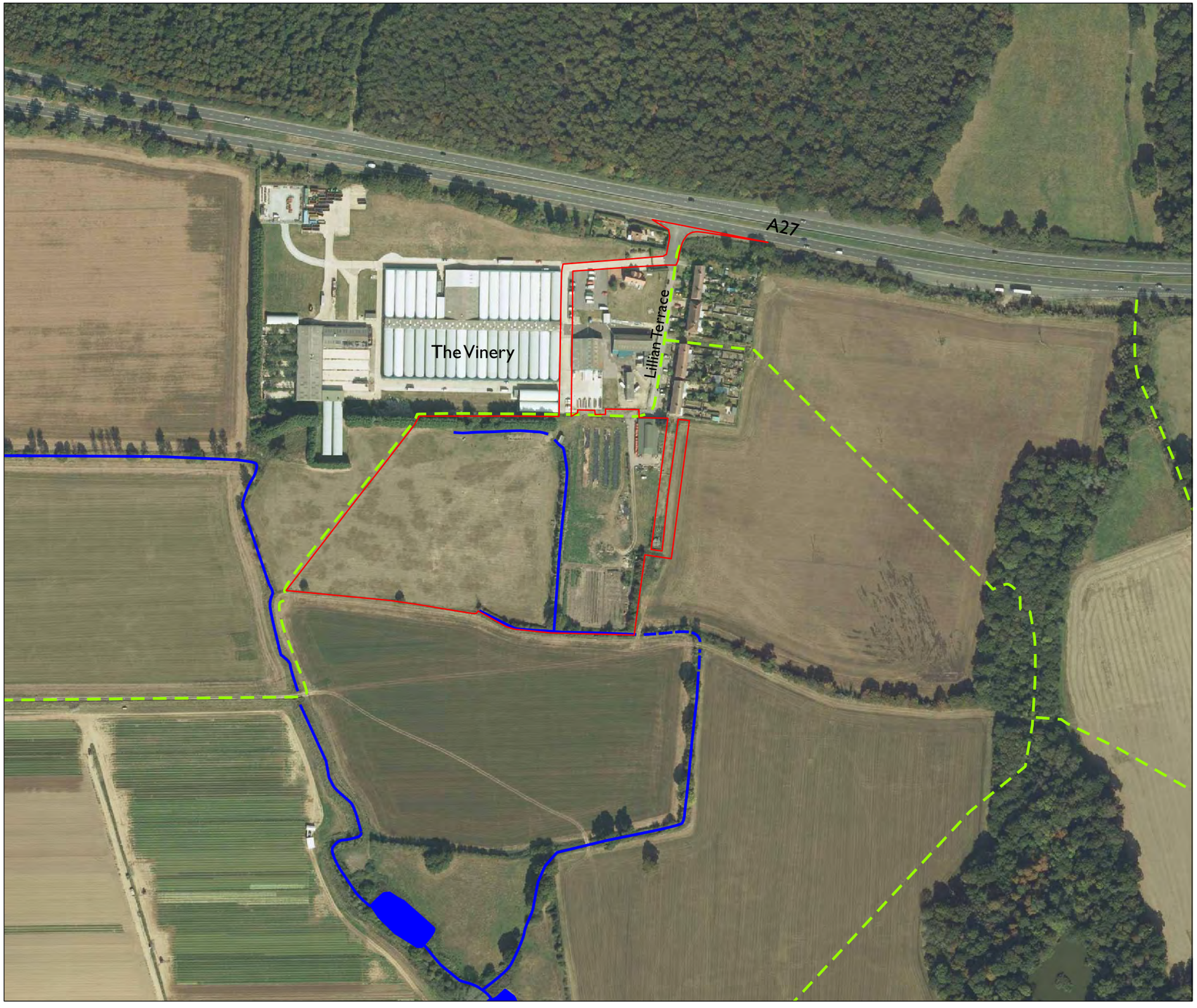
Drawing Ref: CBLA-TVP-PC
Client: Fargro Limited
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N

0 0.5km 1km

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LEGEND

- Application Site Boundary
- Existing Public Footpath
- Existing Ditches

N

0 10m 50m 100m 200m

Figure 4

The Vinery, Arundel Road
Poling, West Sussex

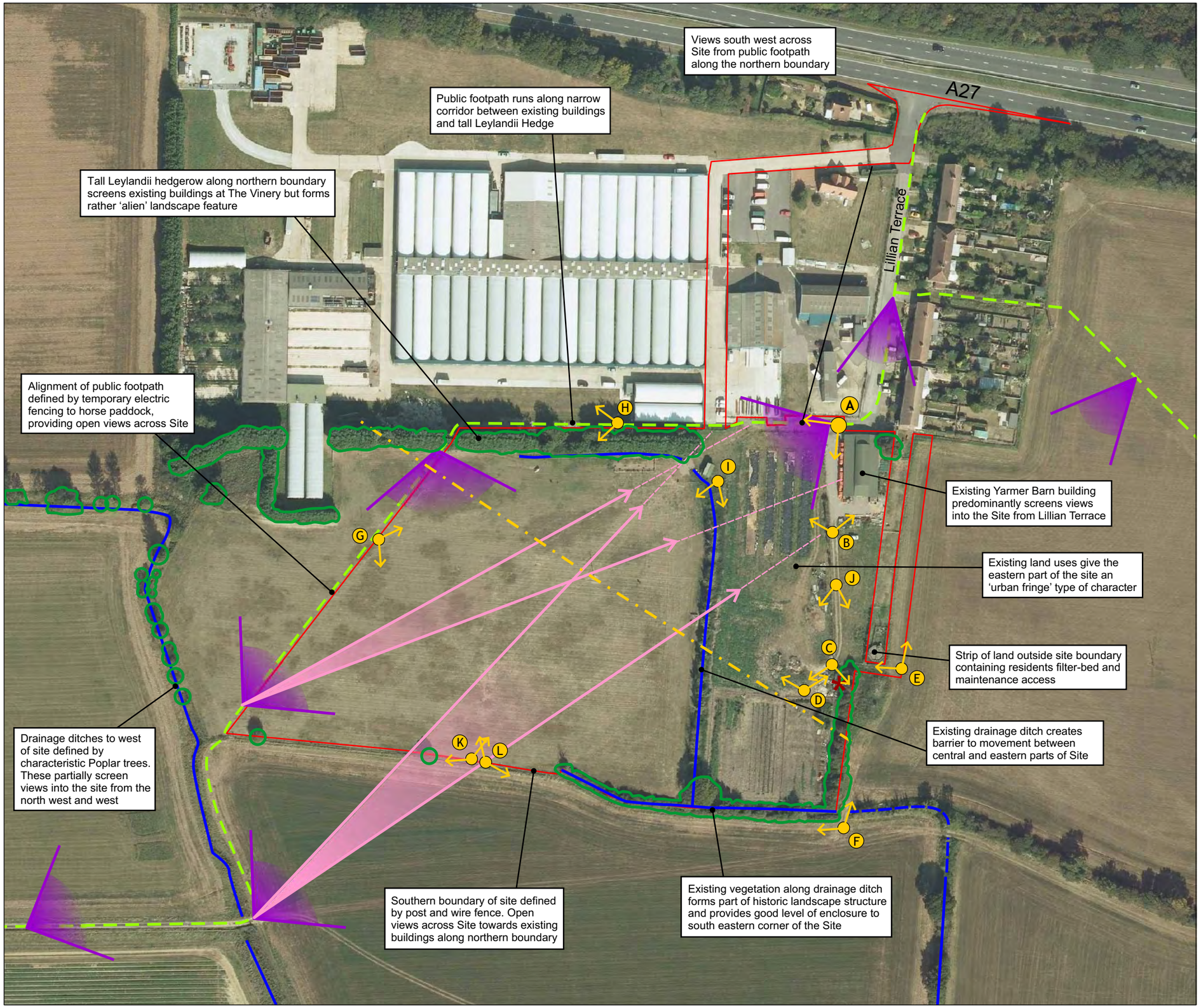
Site Context Plan

Drawing Ref: CBLA-TVP-SCP
Client: Fargro Limited
Date: October 2012

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LEGEND

- Application Site Boundary
- Visually Significant Vegetation within vicinity of the Site
- Site Assessment Photographs A-L
- Existing Public Footpath
- Existing Drainage Ditches
- Telecoms Mast
- Powerline across Site
- Key Views from Public Footpath network in vicinity of Site
- Views across Site towards Existing Buildings at The Vinery

N

0 10m 50m 100m

Figure 5

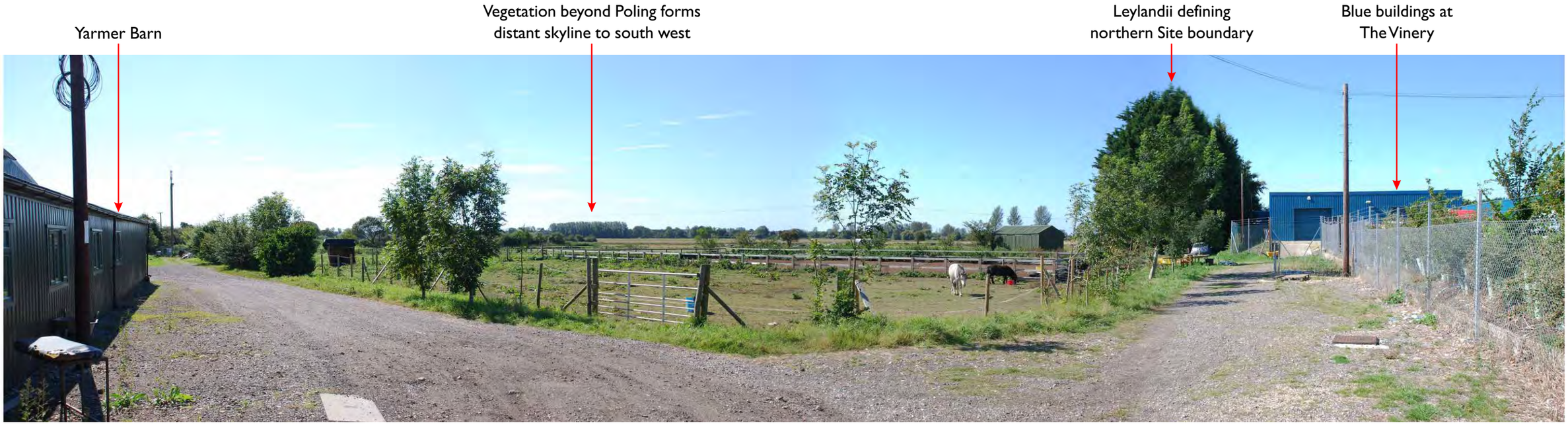
The Vinery, Arundel Road
Poling, West Sussex

Site Assessment Plan

Drawing Ref: CBLA-TVP-ASP
Client: Fargro Limited
Date: October 2012

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Photograph A: Looking south west across the eastern part of the Site from the Public Footpath



Photograph B: Looking north west towards the existing buildings at The Vinery

Figure 6a

The Vinery, Arundel Road, Poling, West Sussex - **Site Assessment Photographs A-L**

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Photograph C: Looking south towards the south eastern corner of the Site



Photograph D: Looking north west across the eastern part of the Site

Figure 6b

The Vinery, Arundel Road, Poling, West Sussex - **Site Assessment Photographs A-L**

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Photograph E: Looking north along the eastern boundary of the Site



Photograph F: Showing the existing vegetation around the south eastern corner of the Site

Figure 6c

The Vinery, Arundel Road, Poling, West Sussex - **Site Assessment Photographs A-L**

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Photograph G: Looking east across the western part of the Site



Photograph H: Showing character of footpath behind Leylandii hedgerow



Photograph I: Showing character of drainage ditch running across Site



Photograph J: Showing telecoms mast on Site boundary

Figure 6d

The Vinery, Arundel Road, Poling, West Sussex - **Site Assessment Photographs A-L**

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Photograph K: Looking north west from the southern boundary of the Site



Photograph L: Looking north east from the southern boundary of the Site

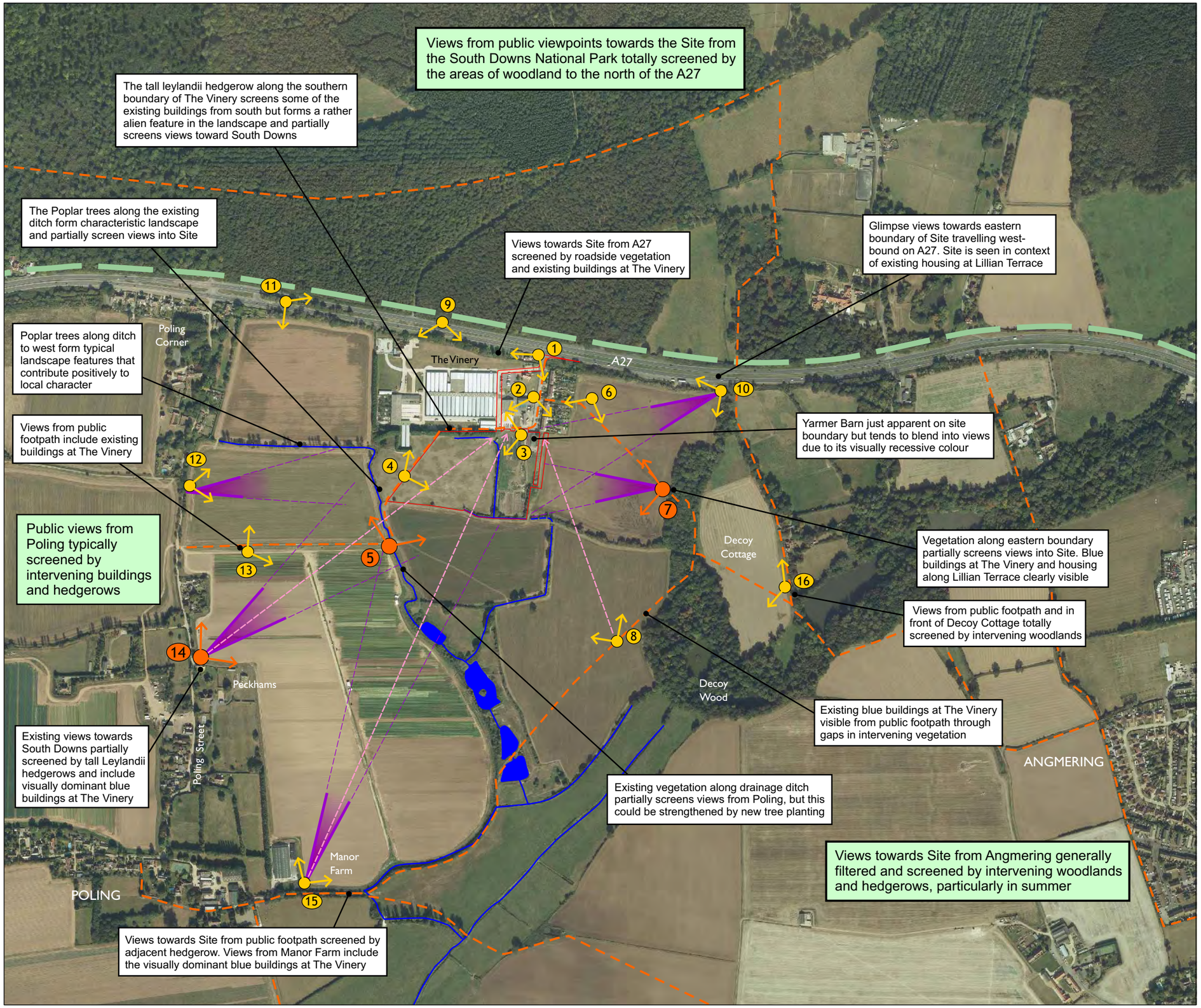
Figure 6e

The Vinery, Arundel Road, Poling, West Sussex - **Site Assessment Photographs A-L**

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LEGEND

- Application Site Boundary
- Edge of South Downs National Park
- Existing Public Footpath
- Existing Drainage Ditches and Ponds
- Principal Distant Views towards the Site from Public Viewpoints
- Landscape and Visual Appraisal Photographic Viewpoints
- Potential viewpoints for Photomontages
- Views towards existing buildings at The Vinery

N

0 50m 100m 200m 300m 400m 500m

Figure 7

The Vinery, Arundel Road
Poling, West Sussex

Landscape and Visual Appraisal Plan

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Client: Fargro Limited
Date: October 2012

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Photograph 1: Looking south west from the entrance to The Vinery



Photograph 2: Looking south along Lillian Terrace toward north eastern corner of Site

Figure 8a

The Vinery, Arundel Road, Poling, West Sussex - **LVA Photographs 1-18**

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Vegetation surrounding
Poling in distance

Existing blue building
at The Vinery



Photograph 3: Looking west along Public Footpath adjacent to north eastern boundary

Leylandii along
northern boundary

Yarner Barn

Telecoms Mast

Southern boundary



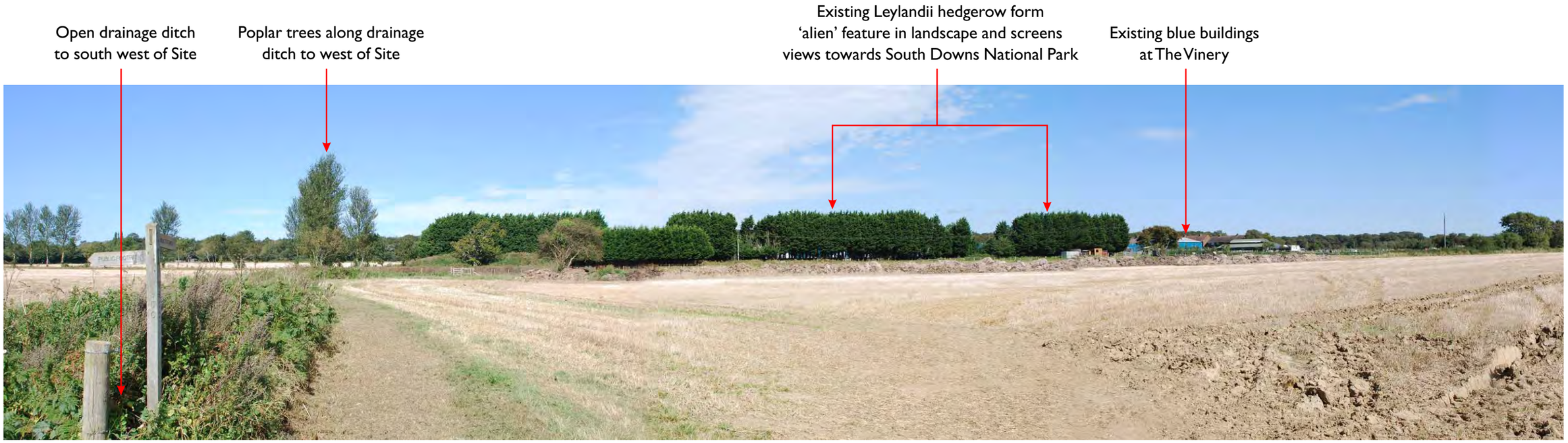
Photograph 4: Looking east from Public Footpath along western boundary

Figure 8b

The Vinery, Arundel Road, Poling, West Sussex - **LVA Photographs 1-18**

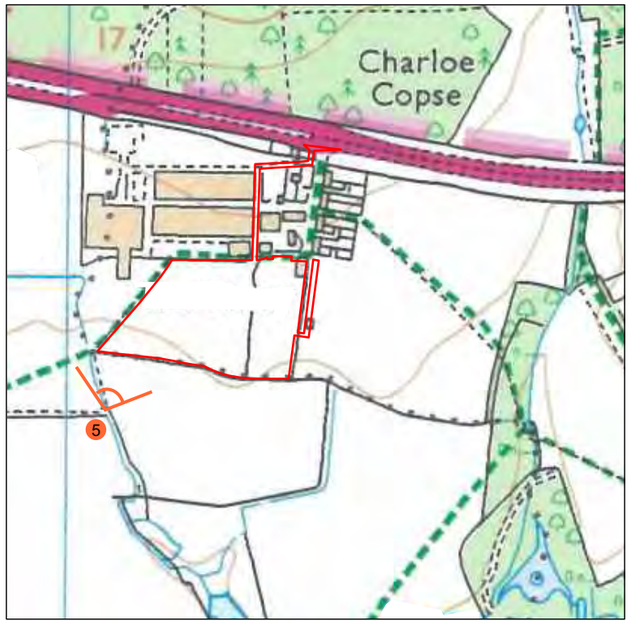
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Photograph 5: Looking north east towards southern boundary of Site from Public Footpath

Location of Viewpoint



Camera make & model: Nikon D80
Date of photographs: 13th Sept 2012

Figure 8c

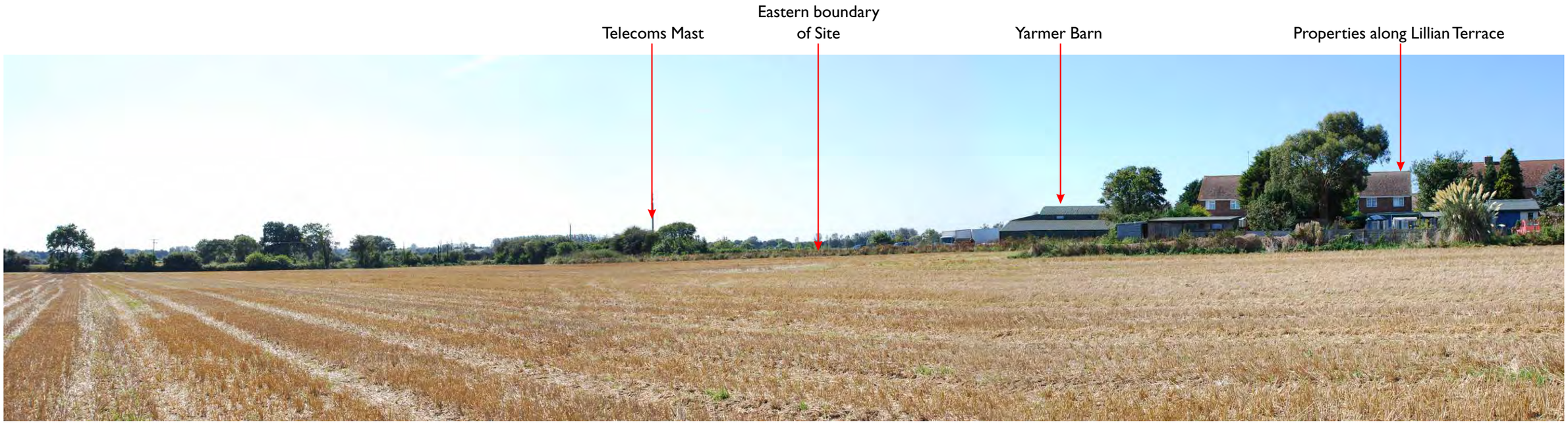
The Vinery, Arundel Road, Poling, West Sussex

LVA Photographs 1-18

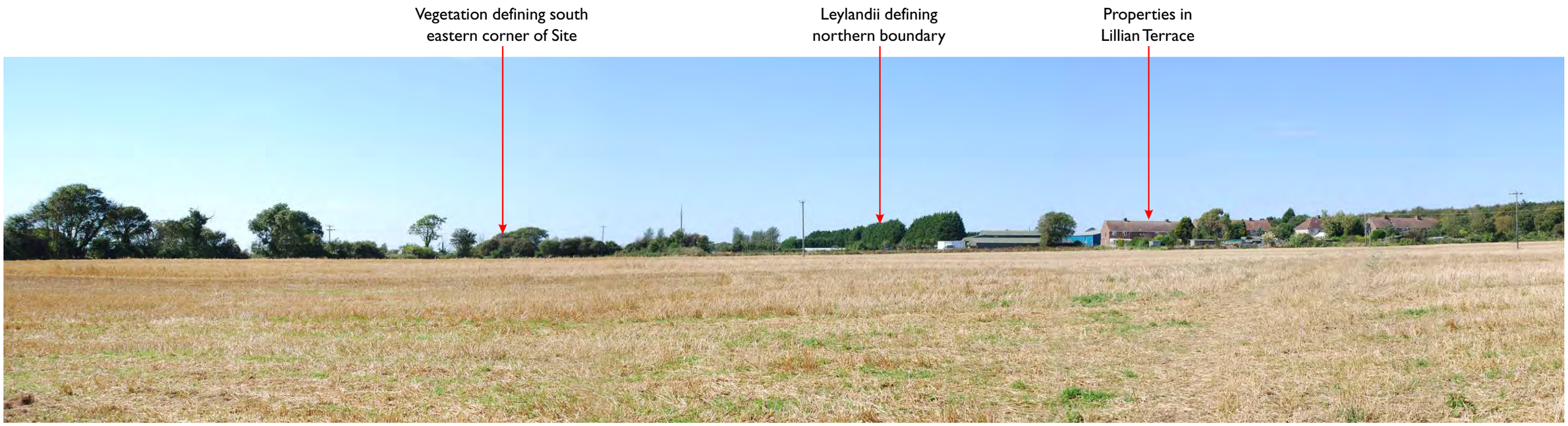
Drawing Ref: CBLA-TVP-LVP-03
Client: Fargro Limited
Date: November 2012

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Photograph 6: Looking south west from Public Footpath east of Lillian Terrace



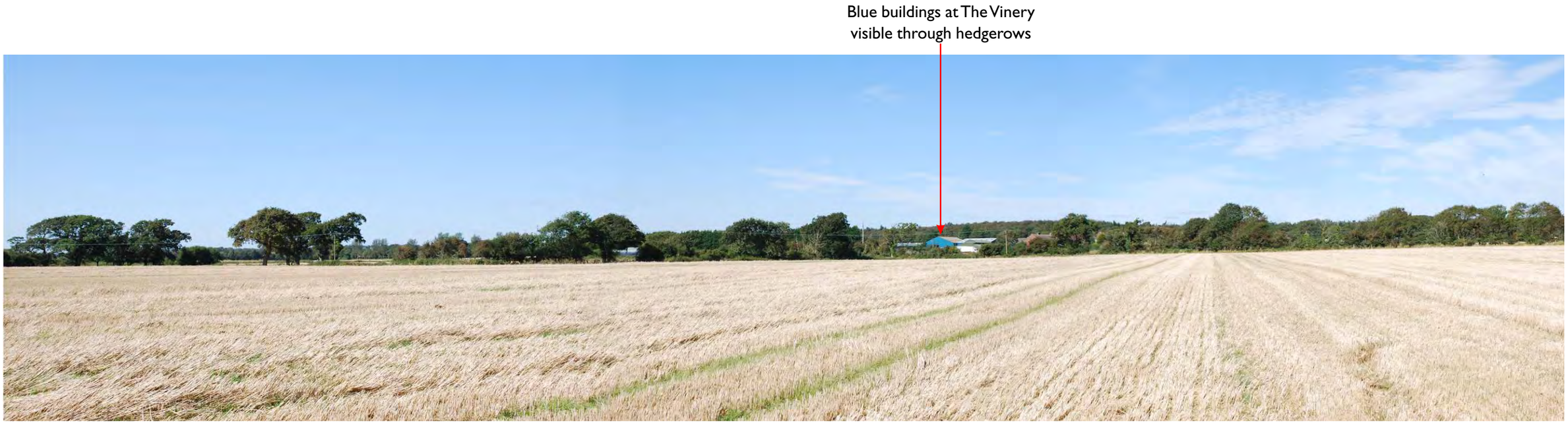
Photograph 7: Looking west from Public Footpath on edge of woodland

Figure 8d

The Vinery, Arundel Road, Poling, West Sussex - **LVA Photographs 1-18**

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Photograph 8: Looking north from Public Footpath west of Decoy Wood



Photograph 9: Looking south towards Site from A27

Figure 8e

The Vinery, Arundel Road, Poling, West Sussex - **LVA Photographs 1-18**

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Photograph 10: Looking south west towards Site from A27 to the east of The Vinery



Photograph 11: Looking south east from A27 to west of Site

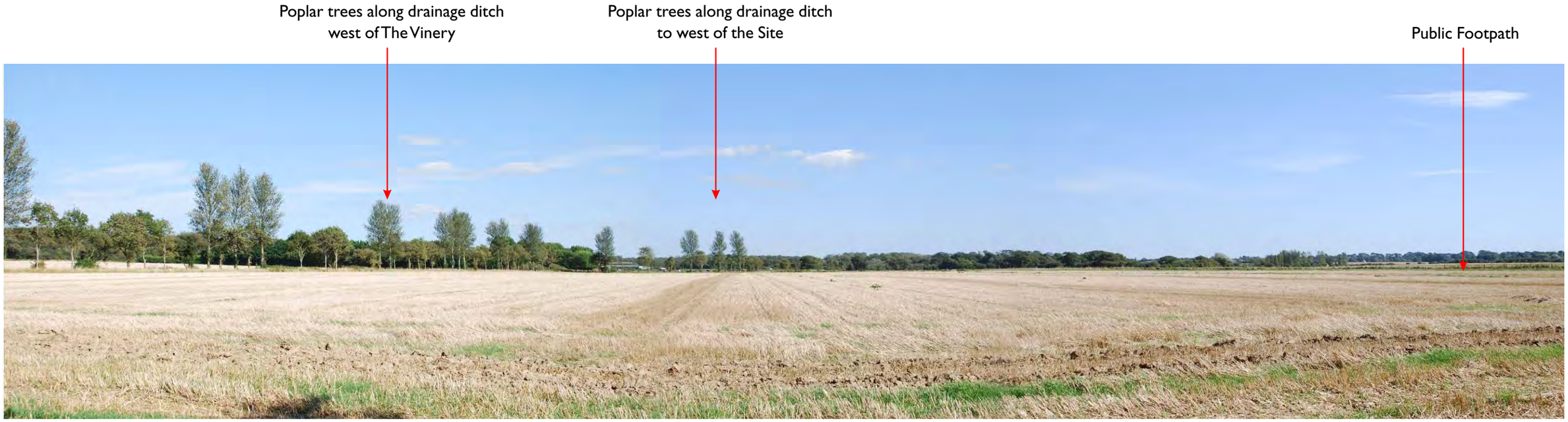
Figure 8f

The Vinery, Arundel Road, Poling, West Sussex - **LVA Photographs 1-18**

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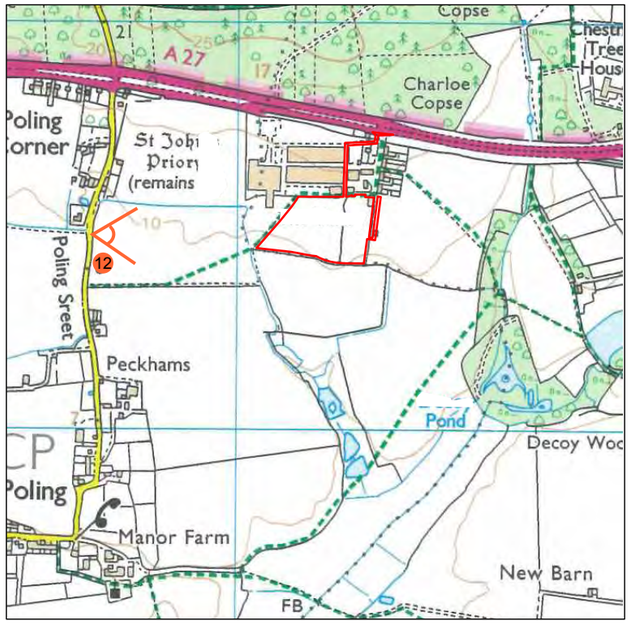
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Photograph 12: Looking east from Poling Street close to Harvest View

Location of Viewpoint



Camera make & model: Nikon D80
Date of photographs: 13th Sept 2012

Figure 8g

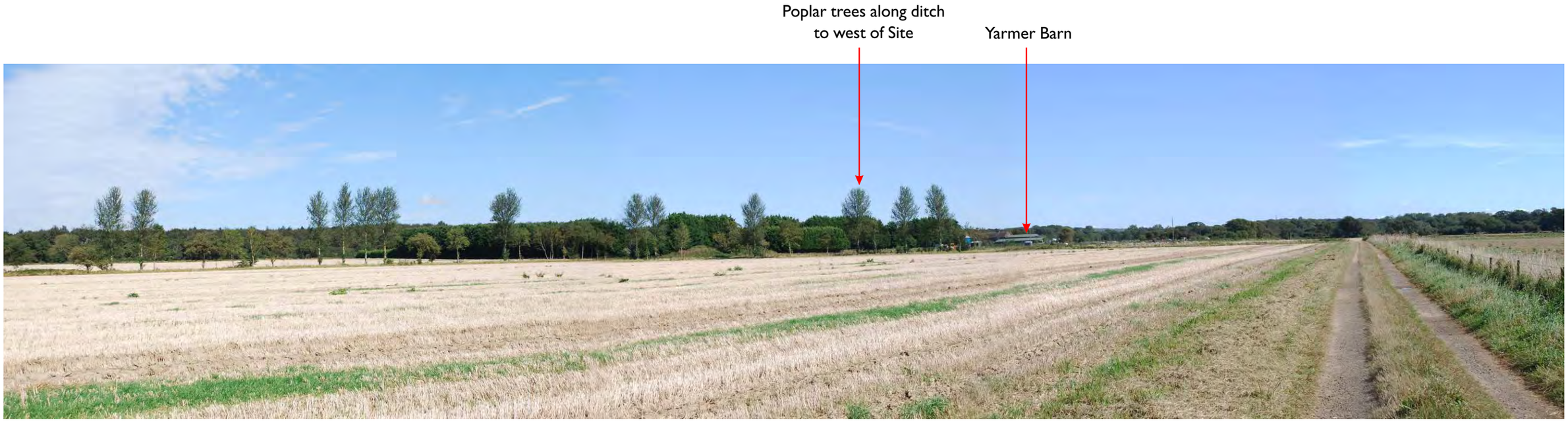
The Vinery, Arundel Road,
Poling, West Sussex

LVA Photographs 1-18

Drawing Ref: CBLA-TVP-LVP-07
Client: Fargro Limited
Date: November 2012

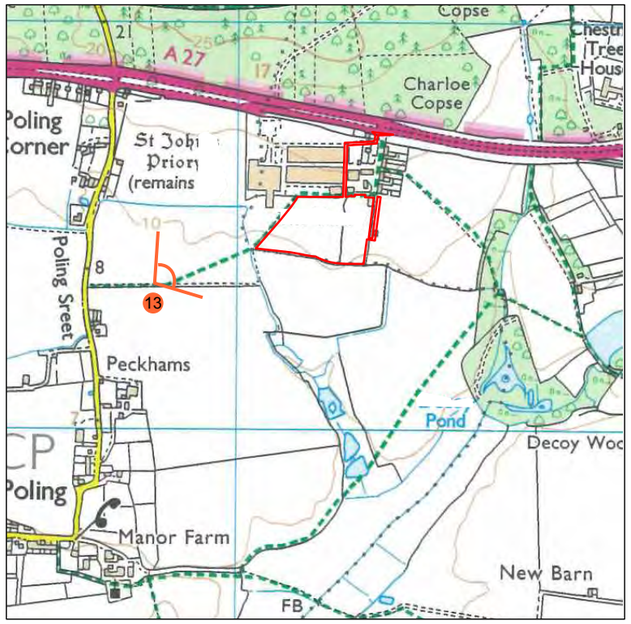
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Photograph 13: Looking north east toward Site from Public Footpath

Location of Viewpoint



Camera make & model: Nikon D80
Date of photographs: 13th Sept 2012

Figure 8h

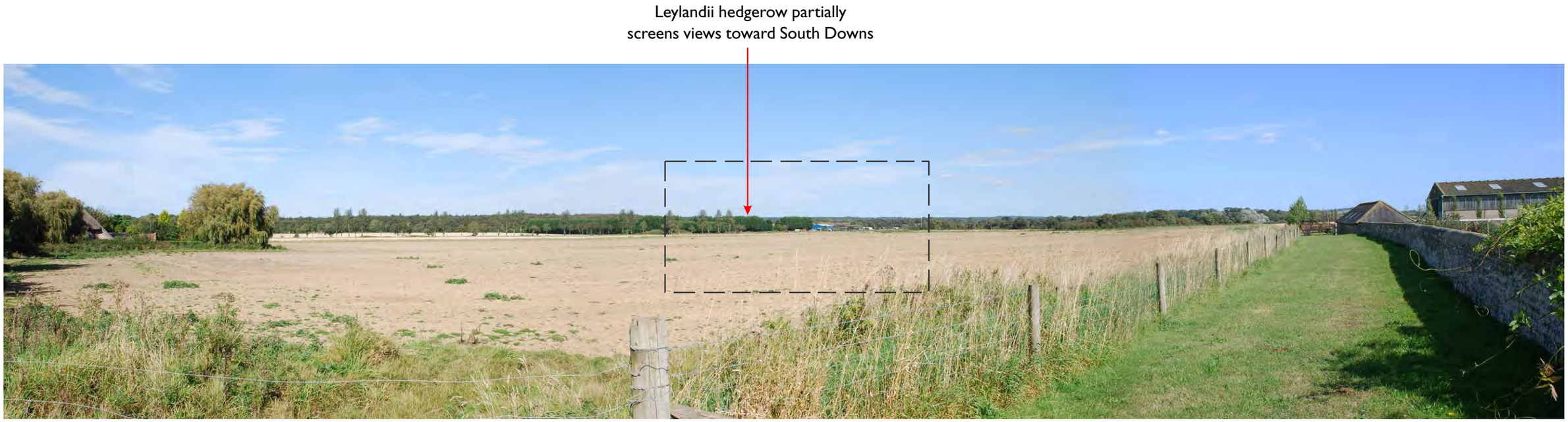
The Vinery, Arundel Road, Poling, West Sussex

LVA Photographs 1-18

Drawing Ref: CBLA-TVP-LVP-08
Client: Fargro Limited
Date: November 2012

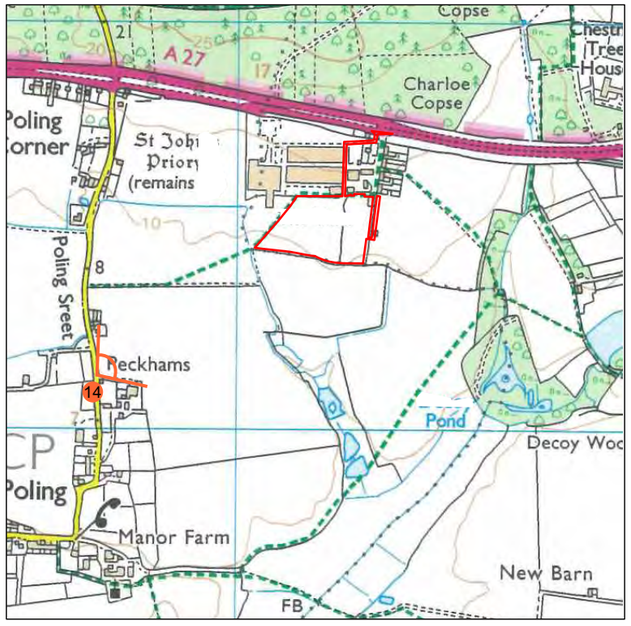
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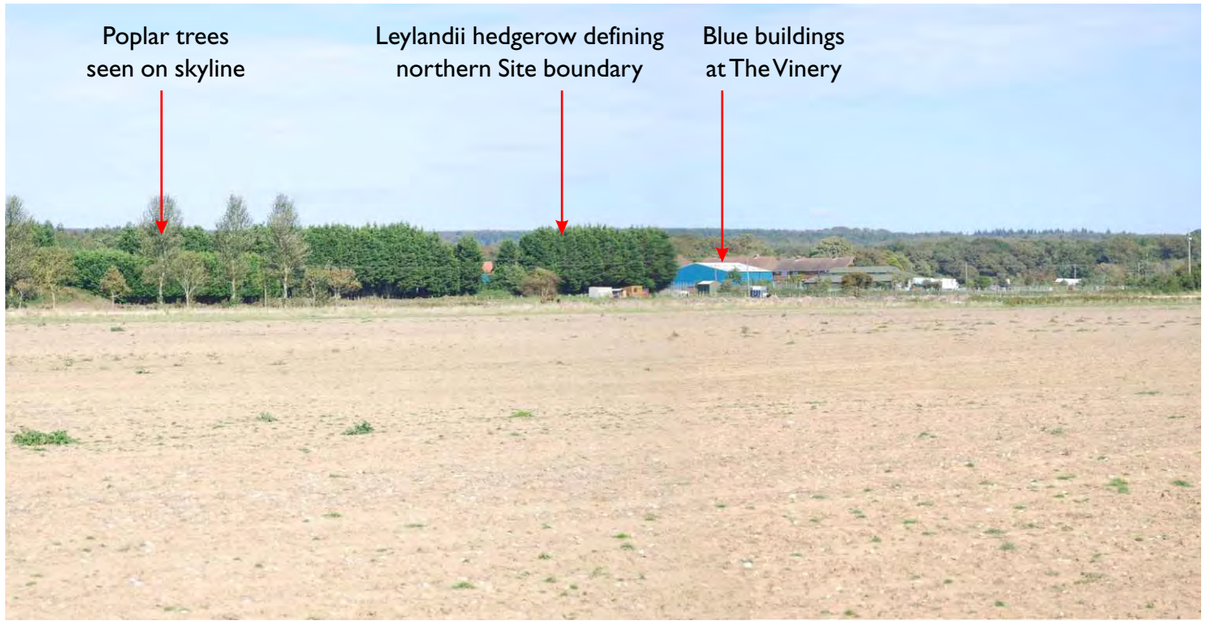


Photograph 14: Looking north east from trackway adjacent to buildings at The Peckhams

Location of Viewpoint



Photograph 14a: Zoom view showing existing buildings at The Vinery



Camera make & model: Nikon D80
Date of photographs: 13th Sept 2012

Figure 8i

The Vinery, Arundel Road,
Poling, West Sussex

LVA Photographs 1-18

Drawing Ref: CBLA-TVP-LVP-09
Client: Fargro Limited
Date: November 2012

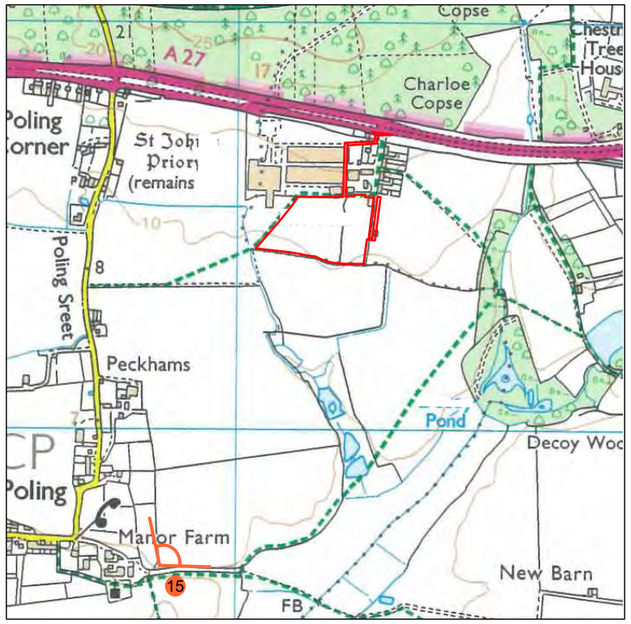
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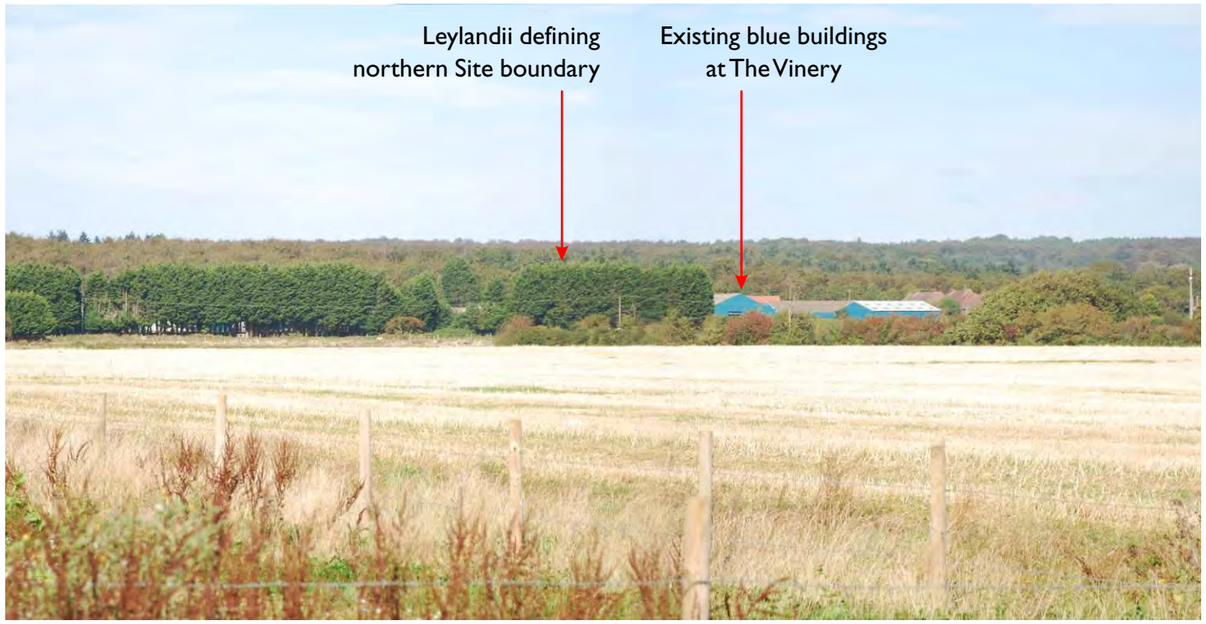


Photograph 15: Looking north east from viewpoint close to Public Footpath at Manor Farm

Location of Viewpoint



Photograph 15a: Zoom view showing partial screening of existing buildings at The Vinery



Camera make & model: Nikon D80
Date of photographs: 13th Sept 2012

Figure 8j

The Vinery, Arundel Road, Poling, West Sussex

LVA Photographs 1-18

Drawing Ref: CBLA-TVP-LVP-10
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Date: November 2012

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Photograph 16: Looking north west from Public Footpath south of Decoy Cottage



Photograph 17: Looking south from trackway adjacent to Hill Barn

Figure 8k

The Vinery, Arundel Road, Poling, West Sussex - **LVA Photographs 1-18**

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Photograph 18: Looking south west from Public Footpath through Angmering Park

Location of Viewpoints 17 and 18



Photograph 18a: Zoom view towards the Site



Camera make & model: Nikon D80
Date of photographs: 13th Sept 2012

Figure 8l

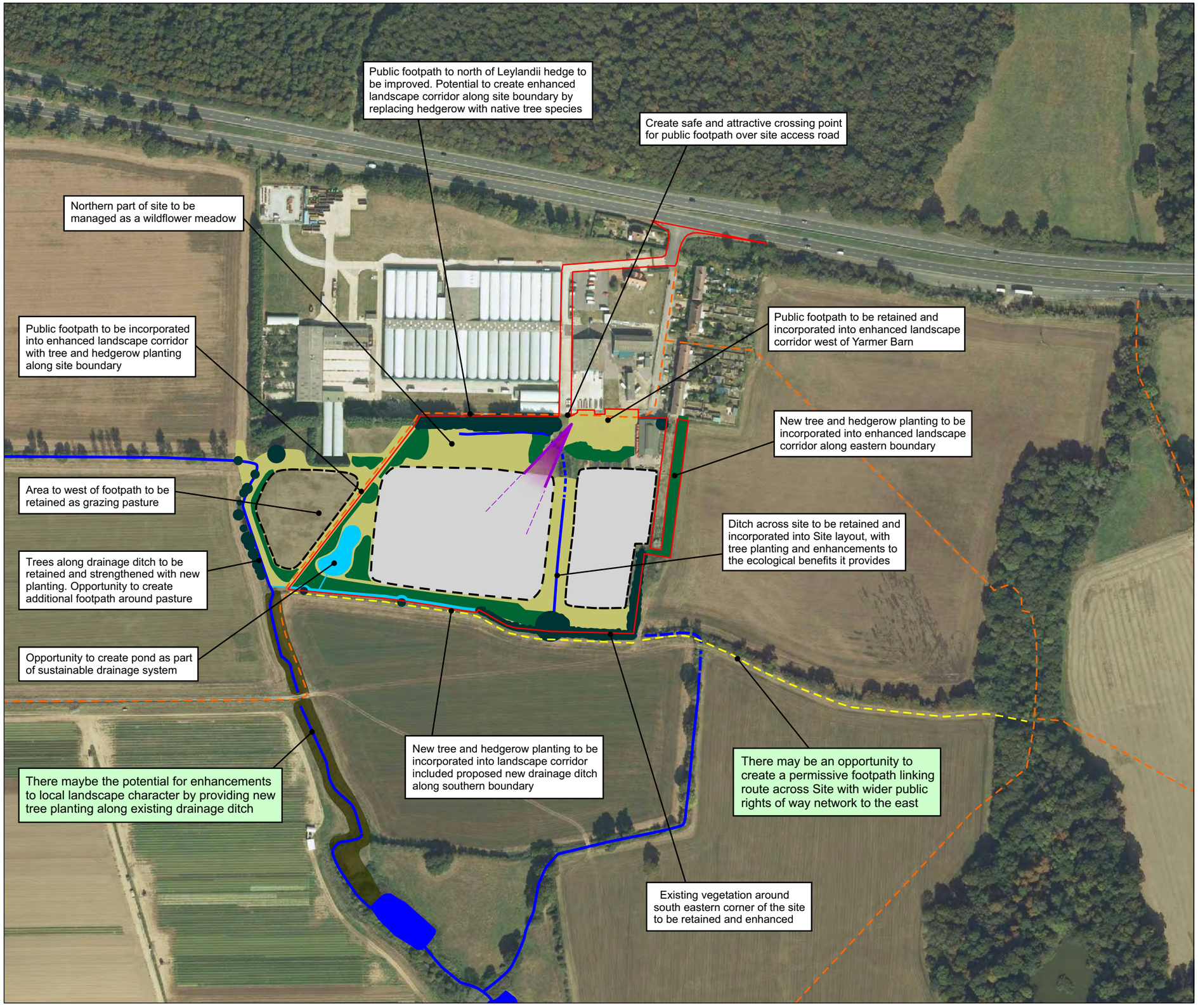
The Vinery, Arundel Road, Poling, West Sussex

LVA Photographs 1-18

Drawing Ref: CBLA-TVP-LVP-11
Client: Fargro Limited
Date: November 2012

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LEGEND

- Application Site Boundary
- Existing Public Footpath
- Existing Drainage Ditches and Ponds
- Existing Vegetation around the Site to be Retained

SITE PROPOSALS

- Potential to create view towards new building entrance
- Principle Development Areas
- Potential ditches and ponds
- Potential tree / woodland planting belts
- Enhancements to Landscape / Wildlife Corridors

OFF-SITE OPPORTUNITIES

Note: Any off-site measures would be subject to agreement with adjacent landowners

- Potential to create 'Permissive Footpath' linking routes across Site with public rights of way network
- Potential to provide enhancements to landscape corridor along existing drainage ditches

Figure 9

The Vinery, Arundel Road Poling, West Sussex

Landscape Strategy Plan

Drawing Ref: CBLA-TVP-LSP
Client: Fargro Limited
Date: October 2012

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N

0 10m 50m 100m 200m

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LEGEND

- Application Site Boundary
- Existing Public Footpath
- Existing Drainage Ditch
- Existing trees and hedgerows within Site to be retained

SITE PROPOSALS

- Proposed Site Access
- Proposed ditches and ponds
- Proposed Tree Planting
- Proposed Tree / Woodland planting belt
- Proposed Hedgerow Planting
- Areas to be managed for ecological benefits
- Potential to provide enhancements to landscape corridor along existing drainage ditches

Figure 10

The Vinery, Arundel Road, Poling, West Sussex

Site Proposals Plan

Drawing Ref: CBLA-TVP-SPP
Client: Fargro Limited
Date: October 2012

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N

0 10m 50m 100m

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LEGEND

- Application Site Boundary
- Public Footpath
- Existing trees and vegetation to be retained
- Proposed tree and hedgerow planting
- Proposed Landscape Buffer planting
- Areas to be managed to maximise ecological benefits
- Proposed drainage ditches and ponds

Figure 11

The Vinery, Arundel Road, Poling, West Sussex

Preliminary Planting Plan

Drawing Ref: CBLA-TVP-PPP
Client: Fargro Limited
Date: December 2012

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0 10m 50m 100m

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APPENDIX 1

Extracts from 'The West Sussex Landscape'

- **Sheet SC11/SC13:** Littlehampton and Worthing Fringes
- **Sheet SC12:** Angmersing Upper Coastal Plain

Overall Character

The urban fringes associated with sprawling coastal resorts are particularly obvious to the east of the County with sporadic urban development in many areas. Rows of large light reflective glass houses, equestrian facilities, horse paddocks and industrial buildings are strong suburban elements. Littlehampton and Worthing Fringes and Worthing and Adur Fringes form two groups to the east and west of Worthing, separating the coastal resorts of Littlehampton, Worthing, Lancing and Shoreham.

Key Characteristics

- Low lying flat open landscape.
- Dominant urban fringe with major conurbations of Littlehampton, Worthing, Lancing and Shoreham. Settlement edges often sharply contrast with adjacent open countryside.
- Frequent urban fringe influences of horse paddocks, light industry, airport, and recreational open space.
- Narrow gaps of open land at Kingston, Ferring, Sompting, and Lancing provide views to the sea and separation between the urban areas.
- Medium scale arable farming and market gardening, with clusters of greenhouses.
- River estuary at Shoreham with numerous houseboats moored along its reaches.
- Meandering rifes and straight drainage ditches.
- A low density of native hedgerows and hedgerow trees, interspersed with shelterbelts, single species hedges or individual standards planted using tall trees such as Poplar, Monterey Pine and Tulip trees.
- Clusters of windblown trees.
- Nucleated villages such as at Poling and Sompting Abbots scattered across the area. Mixed building materials of flint, brick, half timber and stone.
- Occasional farmsteads along roads, and on dead-end tracks.
- Long views to the Downs.
- Busy minor and major roads.
- Industry in the countryside.
- South Coast railway line links the areas.



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THE WEST SUSSEX LANDSCAPE

Land Management Guidelines

Sheet SC11/SC13

Littlehampton and Worthing Fringes/Worthing and Adur Fringes

South Coast Plain

The area covered by the Sheet is derived from:

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



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SC11/SC13

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Historic Features

- Few visible prehistoric monuments apart from crop marks, some Roman/Prehistoric remains around Sompting.
- Flint working at Goring by Sea.
- Medieval church at Poling.
- Site of a Roman-British Villa at Angmering, Scheduled Ancient Monument (SAM).
- The Black Ditch, a significant former waterway.
- Large regular fields, mostly the product of Parliamentary enclosure.
- Adur Floodplain was used for salt production in medieval times.
- Shoreham Airport has a collection of historic features, including Word War II installations and Shoreham airfield Dome Trainer which is a SAM. The airport is Britain's oldest licensed airport with 1930's Art Deco Terminal Building, Visitor Centre and Archive.

Biodiversity

- Semi-natural habitats are scarce due to intensive arable agriculture and market gardening.
- Small area of unimproved grassland at Sompting Meadows.
- Hedgerow pattern is fragmented with the occasional isolated small wood or copse, such as The Plantation at Ferring.
- Occasional species-rich meadows along rifes, e.g. Kingston Manor meadows, Runcton and Ferring Rife, Site of Nature Conservation Importance, (SNCI).
- Wetland reed bed and tall fen habitat at Lower Cokeham, near Lancing (SNCI).
- Occasional village ponds and greens provide local havens for wildlife.
- Salt marsh and mud flats of estuary at Shoreham, Site of Special Scientific Interest, (SSSI).
- Ditch systems.

Change - Key Issues

- Extension of coastal conurbation.
- Recreational pressures from urban population.
- Loss of mature elm trees in the 1970's and 1980's due to Dutch elm disease.
- Loss of tree and hedgerow cover from agricultural intensification since World War II.
- Conversion of agricultural buildings to light industrial uses.
- Farm diversification and garden centres leading to introduction of signs and fencing.
- Introduction of large scale glasshouses with distribution sheds.

Landscape and Visual Sensitivities

Key sensitivities are:

- Urban development pressures, especially in the gaps between settlements.
- Closing of open views between settlements.
- Industrialisation of agricultural areas due to changes in farm practices.
- Major existing road improvements and the possibility of new ones.
- Derelict glasshouses and farmland.
- New field divisions and changes to field boundary types from farm diversification and horseyculture.
- Loss of tree and hedgerow cover due to wind, salt desiccation and drought.
- Planting of hedge and tree boundaries with unsympathetic exotic species such as Leyland Cypress.



Arable and market gardening with views to the sea - Ecclesden



Horse paddocks - Hangleton



Valley floor - Shoreham



Mudflats and houseboats at Shoreham

Land Management Guidelines



Restore and strengthen the landscape of the gaps between settlements.

- Strengthen the landscape framework and filter views of the urban edge through planting of woodland, tree and shrub belts and groups. Use these to screen and unify disparate suburban elements especially along roadside verges, village edges and around glasshouses.
- Establish landscape management plans for urban edges.
- Maintain and strengthen existing field boundaries such as hedgerows and shelterbelts. Conserve and link existing hedgerows and trees with new planting.
- All new planting to be of coastal tolerant plants which are adapted to the maritime winds.
- Establish new areas of planting through the creation of sheltered areas using sympathetic measures, such as low stone walls and earth mounds, and nurse species for wind protection.
- Create a new large scale tree and hedgerow framework to complement the open, intensively farmed landscape, whilst maintaining important views.
- Restore field boundaries through shelterbelt planting, especially around horse paddocks.
- Maintain and enhance the landscape and biodiversity of rifes and other existing wetland habitats such as salt marsh, mud flats and water meadows.
- Encourage and promote land management schemes to increase species rich grassland areas.
- Carry out colour and design studies for industrial and large farm buildings.
- Encourage landscape enhancements around villages and on their approaches.
- Conserve, manage and enhance existing village ponds.
- Encourage the creation of new suburban woodlands, preferably with community involvement, for recreation and to link up with existing woodlands.
- Encourage bold tree planting adjacent to roads to enhance both the visual and wildlife value of these areas.
- Encourage conservation and community involvement in urban spaces and village greens.

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.

For further information call 01243 642119 or visit www.westsussex.gov.uk

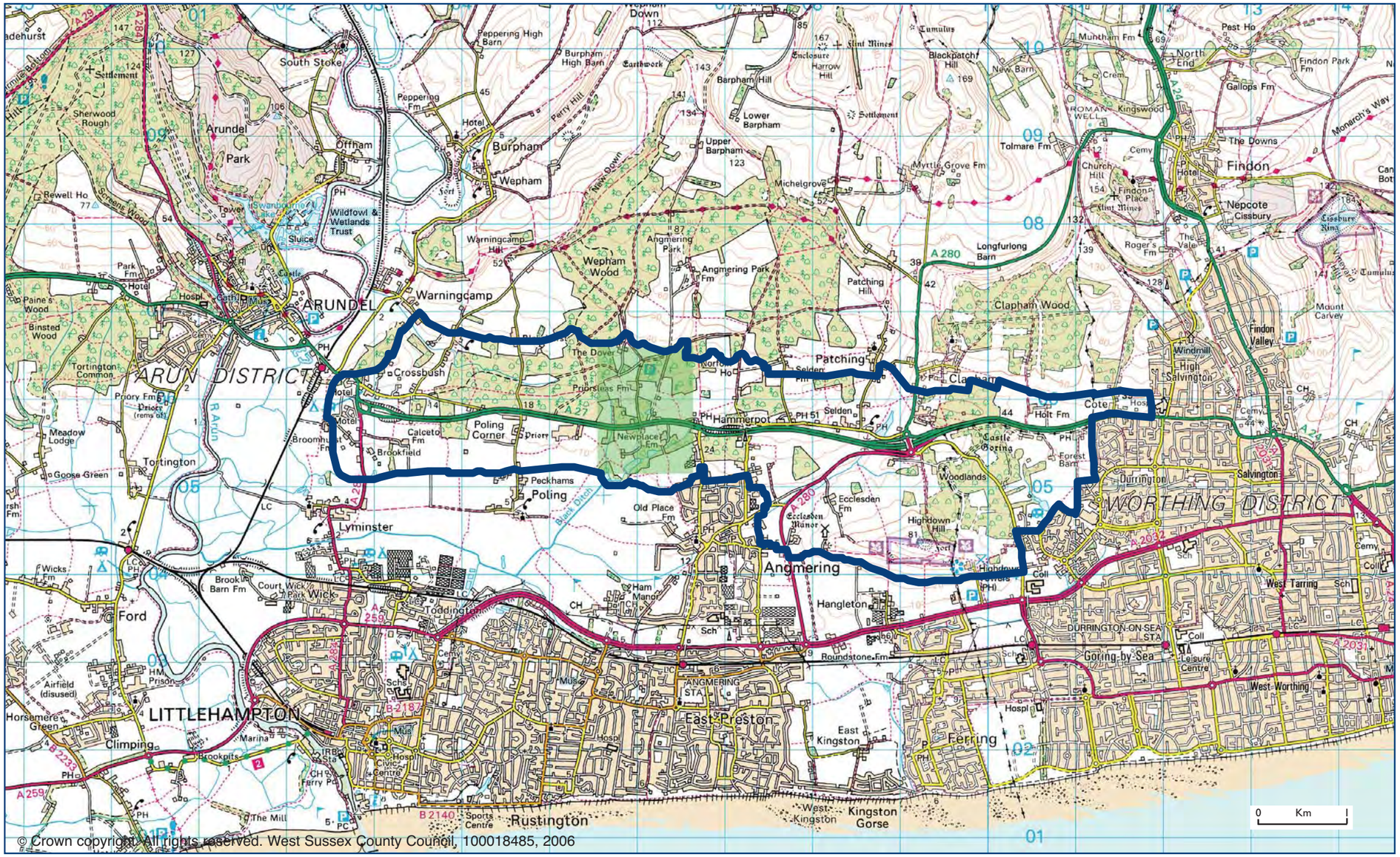
ARUN DISTRICT COUNCIL A/7413/

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.



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THE WEST SUSSEX LANDSCAPE
Land Management Guidelines

Sheet SC12

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).



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SC12

ARUN DISTRICT COUNCIL A/74/13/

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.



Winding hedged lane - Hammerpot

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.



Flint Buildings - Hammerpot

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.



Medium sized pastures - Crossbush

Landscape and Visual Sensitivities

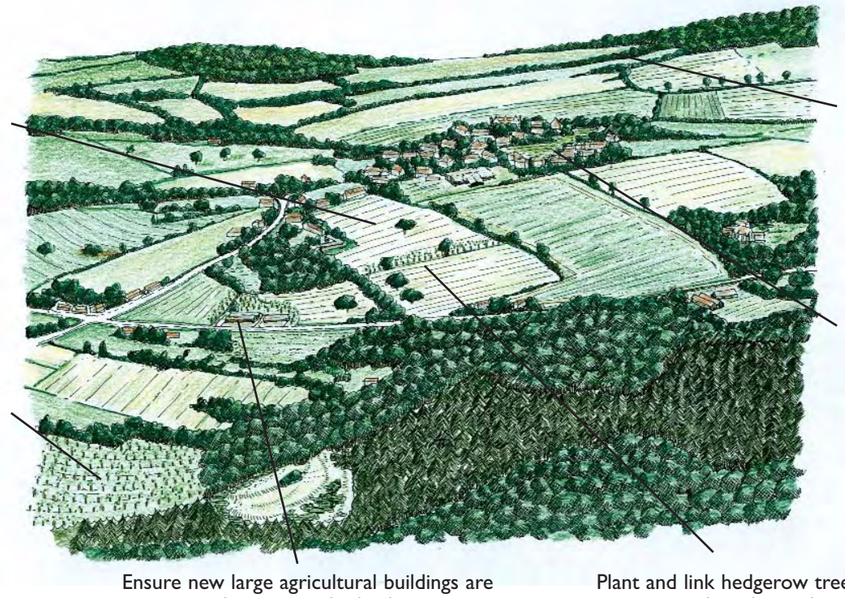
Key sensitivities are:

- 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.



Gently undulating farmland - Poling

Land Management Guidelines



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.

For further information call 01243 642119 or visit www.westsussex.gov.uk

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APPENDIX 2

Extract from the 'Arun Landscape Study' (August 2006)

- Zone4 – Landscape Structural Analysis

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COASTAL PLAIN / DOWNS TRANSITION

UPPER COASTAL PLAIN

COASTAL PLATEAU

ARUNDEL

WARNINGCAMP CP

ANGMERING CP

POLING CP

FERRING CP

LITTLEHAMPTON

Hankinson Duckett Associates

h d a

CLIENT:
Arun District Council
PROJECT:
Arun Sensitivity Study
TITLE:
Zone 4 Landscape Structural Analysis
SCALE: 1:2500 at A3
DATE: July 2006

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