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LAND SOUTH OF WATER LANE, ANGMERING

GLEESONS STRATEGIC LAND AND RYDON GROUP

LANDSCAPE AND VISUAL IMPACT ASSESSMENT

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ARUN DISTRICT COUNCIL A/99/17/OUT

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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 175 dwellings with associated access, infrastructure, parking and landscaping of land south of Water Lane, Angmering, West Sussex.

1.3 The proposed development is set out over two areas, the western area and the eastern area, with a proposed road corridor to link the two. Access would be via a proposed road bridge from Water Lane to the north.

Site Description

1.4 The application site extends to approximately 9ha and comprises two agricultural fields with a corridor linking the eastern and western areas, see Figure 1.

1.5 The site itself is formed by agricultural land. The eastern field is directly south of Water Lane with the A280 running alongside the eastern boundary. The western edge of the South Downs National Park is further east beyond the A280. To the south of this area is agricultural land with a former nursery site and the most easterly part of Angmering High Street, including the Spotted Cow Public House and Tall Trees Care Home.

1.6 The western area is adjacent to Weavers Hill and is surrounded to the south and west by residential dwellings on the eastern edge of Angmering village. To the north is open grassland with Water Lane beyond.

1.7 The eastern and western areas are approximately 115m apart and would be connected by a road corridor. North of the proposed road corridor is Avenals Farm and to the south are further areas of agricultural land.

1.8 A mature field hedge runs along the eastern boundary of the site, alongside the A280, and the southern boundary of the eastern area. A field gate in the southernmost tip of the application boundary, adjacent to the Spotted Cow Public House car park, currently provides vehicular access from Angmering High Street.

1.9 Vegetation in the north of the eastern area includes mature tree and shrub planting that follow the existing stream. A field hedge also runs through the eastern area from the north east corner to the south of Avenals Farm, separating agricultural land from the banks of the stream.

1.10 The western area is open agricultural land with tree planting limited to the north, east and southern boundaries and the north west corner. The western boundary is open with clear views from Weavers Hill and is defined by a stone wall. A field gate located in the northwest corner provides access to the site from Weavers Hill.

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1.11 To the south of Avenals Farm, adjacent to the proposed road corridor linking the eastern and western parts of the application site, there is some mature tree planting screening Avenals Farm from the south.

1.12 The site generally slopes from east to north west. The eastern boundary, alongside the A280, is at approximately 18m AOD. The site slopes down towards the north west corner of the western area to approximately 13.5m AOD, and towards the north boundary of the eastern area to approximately 12m AOD, alongside Water Lane. The existing stream, located in the north of the eastern area drops further to approximately 9.5m AOD.

1.13 There are no trees within the application site that are the subject of a TPO. The stream in the north of the eastern area is the only water feature within the site. There are no public rights of way cross the site.

1.14 The site is in the vicinity of Ordnance Survey grid reference 507500, 104500.

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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)[1], the Countryside Agency[2], the Department of the Environment, Transport and the Regions (DETR)[3]. 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 2016 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.

1 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.

2 Countryside Agency and Scottish Natural Heritage – 'Landscape Character Assessment' 2002.

3 Department of the Environment, Transport and the Regions- 'Lighting in the Countryside: Towards Good Practice'.

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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 The Countryside Agency (now Natural England) in 1999. This process is currently being updated by Natural England. 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 England[4], West Sussex County Council[5] and Arun District Council[6] 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 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:

4 Natural England - '*National Character Area 126 – South Coast Plain*' - 2014
5 West Sussex County Council – '*The West Sussex Landscape Land Management Guidelines - SC12 Angmering Upper Coastal Plain*' – 2007
6 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

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

Table 1 - Landscape Sensitivity

No	Landscape Character Area	Inherent Landscape Qualities (intactness 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

Table 2 - Landscape Value

No	Landscape Character Area	Landscape Designation Low High	Other Designations (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
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"*

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3.7 A field survey carried out during March 2016 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 A280 alongside the eastern boundary breaks up the landscape, separating the site from the nearby National Park and creating a divide in the landscape character between the urban influence of nearby residential areas and the rural influence of the South Downs National Park.

3.8 The Arun Landscape Study assesses the Ecclesden Hills Landscape Character Area as having a moderate landscape value with substantial sensitivity to change. As the area surrounding the site is generally in-keeping with the published landscape character assessment it is therefore considered that the land south of Water Lane would be of a high 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.

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

Local Landscape Condition

3.12 Overall the landscape of 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.

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 east of the site, approximately 90m from the eastern application boundary with the A280 running between the National Park and the application site. The National Park continues north to the A27 where it continues both east and west. The South Downs National Park is considered to be a very highly valued landscape.

Scenic Quality

3.14 Scenic quality varies within the study area. Within the immediate surroundings of the site the scenic quality is considered to be moderate as it is affected by the adjacent A280.

Cultural Heritage

3.15 There are five conservation areas located within the study area. The nearest of these is the Angmering Conservation Area directly south west of the application site. The southern boundary of the eastern area and the south west corner of the western area are adjacent to the north east boundary of the Angmering Conservation Area. All other conservation areas located within the study area are 2km or further from the site and therefore can be excluded from further assessment.

3.16 Within the Angmering Conservation Area are several Grade II Listed Buildings, the nearest of these to the application site include the Spotted Cow Public House (approximately 13m south), Cressingham Cottage and the Cressingham Cottage Outbuilding (approximately 16m west), Littleworth Cottage (approximately 18m south), Malt Barn Cottage and Malt House (approximately 40m south), Bay Tree Cottage and Thatchers White House Cottage (approximately 60m south), The White House (approximately 80m south), Wayside Cottage (approximately 95m south) and Pound House (approximately 118m south). All these Listed Buildings fall within the Angmering Conservation area and can be assessed as such, they therefore do not need to be assessed individually.

3.17 Outside the Angmering Conservation Area are several individual Listed Buildings including the Grade II* Ecclesden Manor and the adjacent Grade II Dovecote at Ecclesden Manor, both approximately 170m east of the site across the A280. Other Grade II listed buildings in the area include Avenals Farmhouse, approximately 40m from the site boundary the building is situated between the eastern and western areas of the site, Weaver Cottage, approximately 95m north west of the site and Ecclesden Farmhouse, approximately 500m east of the site.

3.18 There are two Scheduled Ancient Monuments (SAM) located within the study area. The Romano-British Villa is located approximately 1.7km west of the application site and is separated from the site by the settlement of Angmering. Due to the distance and intervening landform the Romano-British Villa can be discounted from further assessment.

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3.19 Highdown Hill Camp SAM is located at the top of Highdown Hill approximately 1.5km east of the application site. Although the A280 separates the SAM from the site it is situated at the high point and has open views across the National Park in all directions including towards the application site.

3.20 Within the study area there is one Registered Park and Garden. Highdown is located approximately 2km east of the application site. As well as significant distance the park is also separated from the site by the A280 road and Highdown Hill. It is therefore for considered that due to the distance from the site and intervening landform Highdown can be discounted from further assessment.

Nature Conservation

3.21 There are several areas of Ancient Woodland within the study area. Of these Groom's Copse is the nearest, located approximately 325m to the north west. All other areas of Ancient Woodland within the study area are located 1.4km or further from the site and are separated either by the A280, the A27 or Angmering village, they can therefore be discounted from further assessment.

Leisure and Tourism

3.22 Public Rights of Way (PRoW) within the study area are shown on Figure 4. No Public Rights of Way are present within the site. The nearest PRoW is the 3692, a bridleway adjacent to the southern boundary of the eastern area of the site, providing a connection over the A280 between Angmering village and the South Downs National Park. Other PRoWs within 500m of the site include footpath 2143 (267m to the south east), footpath 2145 (426m to the south), footpath 2148 (169m to the east), footpath 2149 (50m to the north) and byway 3605 (156m to the south).

3.23 The network of PRoWs continues into the National Park to the east and north, towards the coast to the south and through Angmering towards Poling to the west. These PRoWs are separated from the application site by roads, settlements, vegetation and intervening landform and can therefore be discounted from further assessment.

3.24 There are two areas designated as open access land within the study. These are both located north east of the application site approximately 2.4km and 3.2km 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

3.25 The immediate surroundings of the eastern area of the application site are not considered tranquil as noise from traffic movements along the A280 and Water Lane are evident. The western area is relatively tranquil as there is significantly less traffic around the residential buildings on the eastern edge of Angmering village. Tranquillity increases significantly in the South Downs National Park east of the A280 and north of the A27. To the south, beyond the A259, is the built up area of Preston which becomes less tranquil as it is built up and busy with traffic.

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Rarity value

3.26 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

3.27 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.

3.28 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.

3.29 Sensitive receptors are therefore identified and described with respect to both landscape characteristics and landscape value.

3.30 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

3.31 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.

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

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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	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			
Scenic Quality	Changes affecting the amenity value of the surrounding landscape	Medium	Valued at a local level
Cultural Heritage Designations			
Conservation Area - Angmering	Direct or indirect changes affecting the setting or nature of the buildings	High - Medium	Non – statutory designation of local importance
Listed buildings (Grade II*) - Ecclesden Manor	Direct or indirect changes affecting the setting or nature of the buildings	High - Medium	Statutory national designation of special architectural or historic value (lower grade)
Listed buildings (Grade II) - Avenals Farmhouse	Direct or indirect changes affecting the setting or nature of the buildings	Medium	Statutory national designation of special architectural or historic value (lower grade)
Listed buildings (Grade II) - Weaver Cottage	Direct or indirect changes affecting the setting or nature of the buildings	Medium	Statutory national designation of special architectural or historic value (lower grade)
Listed buildings (Grade II) - Dovecote At Ecclesden Manor	Direct or indirect changes affecting the setting or nature of the buildings	Medium	Statutory national designation of special architectural or historic value (lower grade)
Listed buildings (Grade II) - Ecclesden Farmhouse	Direct or indirect changes affecting the setting or nature of the buildings	Medium	Statutory national designation of special architectural or historic value (lower grade)
Scheduled Ancient Monument - Highdown Hill Camp	Direct or indirect changes affecting the setting or nature of the landscape feature	High	Statutory national designation of special historic value
Nature Conservation Designations			
Ancient Woodland - Groom's Copse	Direct or indirect changes affecting nature conservation value	High	Non – statutory designation of national importance

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Receptor	Sensitivity Criteria	Sensitivity	Rationale
Leisure and Tourism			
Public Rights of Way (PRoW) - Bridleway 3692 - Footpath 2143 - Footpath 2145 - Footpath 2148 - Footpath 2149 - Byway 3605	Direct or indirect changes affecting the leisure value.	Medium	Valued at a local level
Tranquillity	Changes affecting peaceful enjoyment of the countryside.	Medium	Valued at local level

Visual Receptors

General

3.33 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.

3.34 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).

3.35 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.

3.36 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)

3.37 To understand where the application site would be potentially visible within the study area the proposed development has been modelled in 3D and 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.

3.38 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.

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3.39 The ZSV of the proposed development is shown at Figure 6. It extends over an area of approximately 107.8ha 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.

3.40 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.

3.41 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 4.

3.42 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.

3.43 22 viewpoints were identified across the study area as examples of the different types of visual receptor. Photographs are included in Appendix 4. The locations of the viewpoints are shown on Figure 6.

3.44 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 *(inherently high sensitivity)*			
VP 1	17m	North west from A280 footbridge (PRoW 3692)	High - Medium (Due to views of A280)
VP 2	277m	West from public footpath, inside South Downs National Park (PRoW 2148)	High
VP 3	345m	West from public footpath inside South Downs National Park (PRoW 2148)	High
VP 4	568m	North west from public footpath (PRoW 2143)	High

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Reference	Distance to site boundary	Receptor and Location	Sensitivity
VP 10	705m	South from public footpath (PRoW 2149)	High - Medium (Due to views of works by race track and warehouses)
VP 12	1053m	West from public footpath inside South Downs National Park (PRoW 2137)	High
VP 13	1224m	West from public footpath inside South Downs National Park (PRoW 2137)	High
VP 14	1111m	West from public footpath inside South Downs National Park (PRoW 2139/3)	High
VP 15	1579m	West from public footpath inside South Downs National Park (PRoW 2139/3)	High
VP 16	1626m	West from public footpath inside South Downs National Park (PRoW 2136 and 2139/2)	High
VP 17	1647m	West from public footpath inside South Downs National Park (PRoW 2136 and 2139/2)	High
VP 18	2545m	South west from public footpath inside South Downs National Park (PRoW 2174 and 2175)	High
VP 20	3191m	East from public footpath (PRoW 2202/1)	High
VP 21	3275m	East from public footpath (PRoW 3096)	High
B: Users of Residential Areas (community) and Occupiers of Individual Residential *(inherently high sensitivity)*			
VP 6	Boundary	North from Spotted Cow Public House car park	High
VP 7	10m	East from Weavers Hill	High
C. Users of Local Roads *(inherently medium sensitivity)*			
VP 5	Boundary	North from unnamed public road (located by PRoW 3692)	Medium
VP 8	15m	South from Water Lane	Medium
VP 9	13m	South from Water Lane	Medium
VP 11	1004m	South west from A280 Water Lane, inside South Downs National Park	High – Medium (As it is inside the National Park)
VP 19	4036m	South east from Blakehurst Lane	Medium
VP 22	2715m	North West from public footpath (PRoW 3621)	Medium

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4. PROPOSED DEVELOPMENT AND MITIGATION MEASURES

Generally

4.1 The application area is shown in Figure 1. For the proposed development refer to Pro Vision Planning and Design Illustrative Masterplan 1911/P 03, provided within the planning application.

4.2 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 application supporting statement and accompanying documentation.

Description

4.3 The development would comprise 175 dwellings with associated access, infrastructure, parking and landscaping.

4.4 Drawings illustrating the proposed layout, elevations and landscape proposals can be found in the planning application.

4.5 Access to the proposed development would be via a proposed road bridge from the northern boundary of the eastern area of the application site off Water Lane.

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 access bridge and internal road system, including the proposed road corridor linking the eastern and western areas of the site.
- Effects of the proposed development on the wider context and local footpaths and recreational facilities

Mitigation Measures

4.7 It has been acknowledged that 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 3.6 and 3.7 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 Residential development within the site would be carefully located with areas of open space provided to separate the proposed development from existing parts of Angmering. Alongside the western boundary within the western area open space would separate the development from Weavers Hill. In the south of the eastern area open space would separate the development from Angmering High Street. In the north of the eastern area, where the existing stream is located, open space would separate the proposed development from Water Lane.

4.9 Existing tree, shrub and hedge planting would be retained and enhanced where possible. A proposed landscape buffer between the development and the A280 would provide screening

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along the eastern boundary once proposed vegetation has matured. This would limit views of the development from the A280 and the South Downs National Park further to the east.

4.10 Tree and shrub planting along the southern boundaries would provide a screen between the development and existing residential areas on the edge of Angmering. Further planting would be provided along the road corridor between the western and eastern areas of the site limiting views of the development from Avenals Farm and adjacent fields.

4.11 The stream and associated planting in the north of the site have been identified as having potential to be enhanced for local wildlife. Vegetation in this area would be retained and enhanced softening views of the development from Water Lane and the South Downs National Park further north. Tree and shrub planting would partially screen the proposed access bridge while scrub and wetland planting would provide opportunity for enhanced biodiversity within the site.

4.12 Attenuation ponds in the north and south of the site would provide further opportunities for scrub and wetland planting providing further opportunity for enhanced biodiversity as well as flood management.

4.13 A range of mitigation measures are proposed to address adverse effects arising as a consequence of the proposed development.

- Areas of open space would separate the development from Weavers Hill to the west, Angmering High Street to the south and Water Lane to the north.
- Existing tree, shrub and hedge planting would be retained and enhanced where possible.
- A proposed landscape buffer of 5.5m to 9m wide between the development and the A280 would provide screening along the eastern boundary.
- Tree and shrub planting along the southern boundaries would limit views of the development from Angmering village.
- Planting along the road corridor and between the western and eastern areas of the site would reduce views of the development from Avenals Farm and adjacent fields.
- Vegetation along the existing stream would be retained and enhanced softening views from the north and providing opportunity for enhanced biodiversity.
- Tree planting around the proposed entrance would provide partial screening for the proposed access bridge over the existing ditch.
- Attenuation ponds in the north and south of the eastern part of the site would provide flood management and opportunities for enhanced biodiversity.

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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 typical of the Ecclesden Hills, predominantly pasture and arable fields broken up by small areas of woodland and scattered dwellings, with nearby settlements providing an urban influence.

5.5 The site would be seen as an extension of Angmering with the A280 and Water Lane separating the site from the wider landscape, including surrounding farmland and the National Park to the east and north.

5.6 In this context the effect of the proposed development on the local landscape character would partially increase the urban influence of Angmering with the A280 forming a distinct barrier. It has therefore been assessed that the proposed development would have a medium to low magnitude of change on the landscape character with a substantial to moderate significance. It is expected the proposed development would have an adverse effect on the local landscape character.

Effects on Landscape Value

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

Landscape Designations

5.8 The site is not the subject of any landscape related designations, however the South Downs National Park is located approximately 90m east of the site. The National Park is separated from the application site by the A280, alongside the eastern boundary of the site, and the A27 further north. A landscape buffer, 5.5m to 9m wide, is proposed along the eastern boundary of the site, adjacent to the A280. This, as well as planting along the existing stream in the north of the site, would provide screening and separation of the proposed development from the National Park. The development would have no direct effect on the National Park and once planting within the proposed landscape buffer has matured the development would be significantly screened from views from the east. It is therefore considered that the proposed development would have a very low magnitude of change on the South Downs National Park with a moderate significance. The proposed development is expected to have an adverse effect on the setting of the National Park.

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Scenic Quality

5.9 Scenic quality varies within the study area. Due to the proximity of the A280 it is considered that the scenic quality of the eastern area would not be detrimentally affected by the proposed development. Areas of open space would create separation between the proposed development and existing dwellings to the south and west while a proposed landscape buffer along the eastern boundary, as well vegetation along the existing stream and southern boundaries, would enhance the appearance of the site. Open views across the site would be reduced by the proposed development and associated planting.

5.10 The effect on scenic quality is therefore assessed being low with a moderate to slight significance. It is considered that once proposed planting has matured the effects of the development would be neither adverse nor beneficial to the scenic quality of the site.

Cultural Heritage

5.11 The Angmering Conservation Area is located directly south west of the application site. Areas of open space are proposed in the western area of the application site and in the south of the eastern area of the application site. Tree and shrub planting in these areas would provide screening and reduce inter-visibility between the site and the Angmering Conservation Area, as set out in the Heritage Statement produced by CgMs Consulting. The Heritage Statement states that, once proposed planting has matured, the proposed development would have a neutral to very low effect on the Angmering Conservation Area and the Listed Buildings within it. It is therefore considered that proposed development would have a moderate to slight significance with adverse effects on the conservation area and the setting of listed buildings within it.

5.12 The nearest listed buildings, outside the Angmering Conservation Area, include the Grade II* Ecclesden Manor and the adjacent Grade II Dovecote at Ecclesden Manor as well as the Grade II Avenals Farmhouse, Weaver Cottage and Ecclesden Farmhouse.

5.13 The Grade II* Ecclesden Manor and the adjacent Grade II Dovecote at Ecclesden Manor are located approximately 170m east of the site and are separated by the A280. Mature vegetation and high fencing ensure the buildings here have no view of the site. It is therefore considered that the proposed development would have no effect of on the setting of these listed buildings.

5.14 The Grade II Avenals Farmhouse is located between the eastern and western areas of the site approximately 40m north of the proposed road corridor. Existing mature trees and shrubs would be retained where possible while proposed tree planting along the road corridor, the north west boundary of the eastern area and the north east boundary of the western area would further reduce views between the building and the proposed development. The Heritage Statement produced by CgMs Consulting states the proposed development would have a neutral effect on the setting of The Avenals as the site does not contribute to the setting. It is therefore considered that, once proposed planting has matured, the development would have no effect of on the setting of Avenals Farmhouse.

5.15 The Grade II Weaver Cottage is situated on the junction of Water Lane and Weavers Hill, approximately 95m north west of the application site. The building is separated from the eastern area of the application site by Avenals Farm and from the western area by open fields and existing hedgerows. Proposed planting in the north of both the eastern and western areas of the application site would provide screening between Weaver Cottage and the

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proposed development limiting views between the two. The Heritage Statement produced by CgMs Consulting states the proposed development would have a neutral effect on the setting of Weaver Cottage as there is no relationship between the cottage and the site. It is therefore considered that, once proposed planting has matured, the development would have no effect of on the setting of Weaver Cottage.

5.16 Ecclesden Farmhouse is a Grade II listed building located approximately 500m east of the application site. The building is separated from the site by the A280 as well as a mature field hedge running along the main road and between the intervening fields. Mature vegetation ensures the buildings here have no view of the site therefore it is considered that the proposed development would have no effect of on the setting of Ecclesden Farmhouse.

5.17 The Highdown Hill Camp Scheduled Ancient Monument (SAM), located at the top of Highdown Hill, is approximately 1.5km east of the application site. The SAM is separated from the application site by the A280 as well as areas of woodland and scattered dwellings. Due to the distance and intervening landform the proposed development would not be visible from the Highdown Hill Camp SAM and would therefore have no effect on the setting.

Nature Conservation

5.18 The only area of Ancient Woodland is not separated from the application site by main roads or built up areas is Groom's Copse, approximately 325m to the north west of the site. Water Lane runs between Groom's Copse and the site with a mature field hedge running along the northern edge of the road. Planting in the north of the eastern area of the application site, along the existing stream, would be retained and enhanced where possible and would soften views of the site from the north. The proposed development within the north of the eastern area of the site would include the access bridge off Water Lane, proposed open space and an attenuation pond, proposed residential areas would be set out further south. Due to the distance, intervening landform and proposed mitigation planting it is considered that the proposed development would have no effect on the Groom's Copse Ancient Woodland.

Leisure and Tourism

5.19 There are no Public Rights of Way (PRoW) present within site and therefore the proposed development would not directly affect access between Angmering and the surrounding landscape.

5.20 The only PRoW adjacent to the application site is the 3692 bridleway alongside the south east corner of the site. The proposed development includes an area of open space in the south of the eastern area alongside this bridleway and therefore the setting of this PRoW would not be detrimentally affected by the proposed development.

5.21 Public Rights of Way to the south of the application site include footpath 2143, footpath 2145 and byway 3605. These routes are separated from the development by the former nursery site as well as mature trees and hedgerows. Footpaths 2143, to the south east, and 2148, to the east, are separated by the A280. Footpath 2149 to the north of the site is separated by Water Lane. It is considered that, as these Public Rights of Way are all separated from the site by roads and existing vegetation, they would not be detrimentally affected by the proposed development.

5.22 The overall effect of the proposed development on nearby Public Rights of Way is considered localised and has been assessed as having a low magnitude of change with a moderate to

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slight significance. The effects would be considered adverse as the rural setting of the Public Rights of Way would be reduced.

Tranquillity

5.23 The proposed development is set between the A280 and the existing settlement of Angmering, noise from traffic movements along the A280 and Water Lane is evident. The western area is relatively tranquil as there is significantly less traffic around the residential areas on the eastern edge of Angmering village. Tranquillity increases significantly in the South Downs National Park east of the A280 and north of the A27. To the south beyond the A259 is the built up area of Preston, this area becomes less tranquil as it becomes more built up.

5.24 It has been assessed that the overall effect of the proposed development on the tranquillity of the landscape surrounding the site would be negligible and therefore considered not significant.

Table 4: Predicted effects on local landscape value

Receptor	Sensitivity Criteria	Sensitivity	Significance	Nature
General				
Landscape Character Area - 43 Ecclesden Hills	Direct or indirect changes to the landscape character	High	Substantial - Moderate	Adverse
Landscape Designations				
South Downs National Park	Direct or indirect changes affecting the setting or nature of the National Park	Very High	Moderate	Adverse
Scenic Quality				
Scenic Quality	Changes affecting the amenity value of the surrounding landscape	Medium	Moderate - slight	Neutral
Cultural Heritage Designations				
Conservation Area - Angmering	Direct or indirect changes affecting the setting or nature of the buildings	High to Medium	Moderate - slight	Adverse
Listed buildings (Grade II*) - Ecclesden Manor	Direct or indirect changes affecting the setting or nature of the buildings	High to Medium	-	-
Listed buildings (Grade II) - Avenals Farmhouse	Direct or indirect changes affecting the setting or nature of the buildings	Medium	-	-
Listed buildings (Grade II) - Weaver Cottage	Direct or indirect changes affecting the setting or nature of the buildings	Medium	-	-
Listed buildings (Grade II) - Dovecote at Ecclesden Manor	Direct or indirect changes affecting the setting or nature of the buildings	Medium	-	-
Listed buildings (Grade II) - Ecclesden Farmhouse	Direct or indirect changes affecting the setting or nature of the buildings	Medium	-	-
Scheduled Ancient Monument - Highdown Hill	Direct or indirect changes affecting the setting or nature of the landscape feature	High	-	-

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Nature Conservation Designations				
Ancient Woodland - Groom's Copse	Direct or indirect changes affecting nature conservation value	High	-	-
Leisure and Tourism				
Public Rights of Way (PRoW) - Bridleway 3692 - Footpath 2143 - Footpath 2145 - Footpath 2148 - Footpath 2149 - Byway 3605	Direct or indirect changes affecting the leisure value	Medium	Moderate - slight	Adverse
Tranquillity	Changes affecting peaceful enjoyment of the countryside.	Medium	Not significant	-

5.25 Overall it is considered the proposed development would result in a substantial to moderate adverse effect on the local landscape character and a moderate adverse effect on the nearby National Park. Of the cultural designations it is considered there would be a moderate effect on the Angmering Conservation Area while the Heritage Statement produced by CgMs Consulting states that, once proposed planting has matured, there would be no effect on the setting of the nearby Listed Buildings. Both the Highdown Hill Camp Scheduled Ancient Monument and Groom's Copse Ancient Woodland were considered sufficiently far away so they would not be affected by the proposed development. Scenic Quality and Leisure and Tourism within the study area were considered to have either moderate to slight significance or no significance.

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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 107.8ha 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 22 viewpoints assessed six (VP 1 and 5-9) would experience substantial-moderate to very substantial adverse effects, once the proposed development is complete and vegetation has matured. These viewpoints are all immediately adjacent to the application boundary.

6.6 Six of the viewpoints assessed (VP 2-3, 10 and 12-14) would experience moderate-slight or moderate adverse effects, once the proposed development is complete and vegetation has matured. These are either lower sensitivity receptors, at a distance from the site or largely screened from the site by landform and vegetation.

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 immediately on the boundary or within approximately 350m to the 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 eastern boundary of the site as demonstrated in Figures 7 and 8, Illustrative Photomontages.

6.9 With all viewpoints that experience a view of the site the significance of effect reduces over time as the mitigation planting matures.

Duration and Reversibility

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

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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 *(inherently high sensitivity)*							
VP 1	17m	View north west from A280 footbridge (PRoW 3692)	Construction – Site clearly visible	High - Medium	High	Substantial	Adverse
			Completion – Development clearly visible, construction traffic removed		High	Substantial	Adverse
			Completion +15 years – Development partially screened by landscape buffer and mitigation planting		High - Medium	Substantial - moderate	Adverse
VP 2	277m	View west from public footpath, inside South Downs National Park (PRoW 2148)	Construction – Development partially visible	High	Medium	Substantial - moderate	Adverse
			Completion – Development partially visible, construction traffic removed		Medium - low	Substantial - moderate	Adverse
			Completion +15 years – Development barely visible, screened by landscape buffer and mitigation planting		Low	Moderate	Adverse
VP 3	345m	View west from public footpath inside South Downs National Park (PRoW 2148)	Construction – Development partially visible	High	Medium	Substantial - moderate	Adverse
			Completion – Development partially visible, construction traffic removed		Medium - low	Substantial - moderate	Adverse
			Completion +15 years – Development barely visible, screened by landscape buffer and mitigation planting		Low	Moderate	Adverse

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Receptor	Distance to site boundary	Description	Description of Effects	Viewpoint Sensitivity	Magnitude	Significance	Nature of Effect
VP 4	568m	View north west from public footpath (PRoW 2143)	Construction – Development barely visible beyond vegetation	High	Negligible	Not significant	-
			Completion – Development barely visible beyond vegetation, construction traffic removed		Negligible	Not significant	-
			Completion +15 years – Development not visible beyond vegetation and mitigation planting		Negligible	Not significant	-
VP 10	705m	View south from public footpath (PRoW 2149)	Construction – Development partially visible beyond fields and vegetation	High - Medium	Low	Moderate	Adverse
			Completion – Development partially visible beyond fields and vegetation, construction traffic removed		Low	Moderate	Adverse
			Completion +15 years – Development barely visible beyond fields and vegetation, mitigation planting matured		Very Low	Moderate - slight	Adverse
VP 12	1053m	View west from public footpath inside South Downs National Park (PRoW 2137)	Construction – Development partially visible beyond fields, vegetation and road	High	Very Low	Moderate	Adverse
			Completion – Development partially visible beyond fields, vegetation and road, construction traffic removed		Very Low	Moderate	Adverse
			Completion +15 years – Development partially visible beyond fields, vegetation and road, mitigation planting matured		Very Low	Moderate	Adverse

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Receptor	Distance to site boundary	Description	Description of Effects	Viewpoint Sensitivity	Magnitude	Significance	Nature of Effect
VP 13	1224m	View west from public footpath inside South Downs National Park (PRoW 2137)	Construction – Development barely visible beyond fields and vegetation	High	Very Low	Moderate	Adverse
			Completion – Development barely visible beyond fields and vegetation, construction traffic removed		Very Low	Moderate	Adverse
			Completion +15 years – Development barely visible beyond fields and vegetation, mitigation planting matured		Very Low	Moderate	Adverse
VP 14	1111m	View west from public footpath inside South Downs National Park (PRoW 2139/3)	Construction – Development partially visible beyond fields and vegetation	High	Low	Moderate	Adverse
			Completion – Development partially visible beyond fields and vegetation, construction traffic removed		Low	Moderate	Adverse
			Completion +15 years – Development barely visible beyond fields and vegetation, mitigation planting matured		Very Low	Moderate	Adverse
VP 15	1579m	View west from public footpath inside South Downs National Park (PRoW 2139/3)	Construction – Development barely visible beyond fields and vegetation	High	Negligible	Not significant	-
			Completion – Development barely visible beyond fields and vegetation, construction traffic removed		Negligible	Not significant	-
			Completion +15 years – Development barely visible beyond fields and vegetation, mitigation planting matured		Negligible	Not significant	-

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Receptor	Distance to site boundary	Description	Description of Effects	Viewpoint Sensitivity	Magnitude	Significance	Nature of Effect
VP 16	1626m	View west from public footpath inside South Downs National Park (PRoW 2136 and 2139/2)	Construction – Development barely visible beyond fields and vegetation	High	Negligible	Not significant	-
			Completion – Development barely visible beyond fields and vegetation, construction traffic removed		Negligible	Not significant	-
			Completion +15 years – Development barely visible beyond fields and vegetation, mitigation planting matured		Negligible	Not significant	-
VP 17	1647m	View west from public footpath inside South Downs National Park (PRoW 2136 and 2139/2)	Construction – Site not visible	High	Negligible	Not significant	-
			Completion – Site not visible		Negligible	Not significant	-
			Completion +15 years – Site not visible		Negligible	Not significant	-
VP 18	2545m	View south west from public footpath inside South Downs National Park (PRoW 2174 and 2175)	Construction – Site not visible	High	Negligible	Not significant	-
			Completion – Site not visible		Negligible	Not significant	-
			Completion +15 years – Site not visible		Negligible	Not significant	-
VP 20	3191m	View east from public footpath (PRoW 2202/1)	Construction – Site not visible	High	Negligible	Not significant	-
			Completion – Site not visible		Negligible	Not significant	-
			Completion +15 years – Site not visible		Negligible	Not significant	-

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Receptor	Distance to site boundary	Description	Description of Effects	Viewpoint Sensitivity	Magnitude	Significance	Nature of Effect
VP 21	3275m	View east from public footpath (PRoW 3096)	Construction – Site not visible	High	Negligible	Not significant	-
			Completion – Site not visible		Negligible	Not significant	-
			Completion +15 years – Site not visible		Negligible	Not significant	-
B: Users of Residential Areas (community) and Occupiers of Individual Residential (inherently high sensitivity)							
VP 6	Boundary	View north from Spotted Cow Public House car park	Construction – Site fully visible, long distant views severely reduced	High	Very High	Very Substantial	Adverse
			Completion – Site fully visible, long distant views severely reduced, construction traffic removed		Very High	Very Substantial	Adverse
			Completion +15 years – Site fully visible, long distant views severely reduced, mitigation planting matured		Very High	Very Substantial	Adverse
VP 7	10m	View east from Weavers Hill	Construction – Site fully visible, views across open fields severely reduced	High	Very High	Very Substantial	Adverse
			Completion – Site fully visible, views across open fields severely reduced, construction traffic removed		Very High	Very Substantial	Adverse
			Completion +15 years – Site fully visible, views across open fields severely reduced, mitigation planting matured		Very High	Very Substantial	Adverse

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Receptor	Distance to site boundary	Description	Description of Effects	Viewpoint Sensitivity	Magnitude	Significance	Nature of Effect
C. Users of Local Roads *(inherently medium sensitivity)*							
VP 5	Boundary	View north from unnamed public road (located by PRoW 3692)	Construction – Site fully visible, long distant views severely reduced	Medium	Very High	Substantial	Adverse
			Completion – Site fully visible, long distant views severely reduced, construction traffic removed		Very High	Substantial	Adverse
			Completion +15 years – Site fully visible, long distant views severely reduced, mitigation planting matured		Very High	Substantial	Adverse
VP 8	15m	View south from Water Lane	Construction – Site largely visible beyond stream, long distant views severely reduced	Medium	High	Substantial - Moderate	Adverse
			Completion – Site largely visible beyond stream, long distant views severely reduced, construction traffic removed		High	Substantial - Moderate	Adverse
			Completion +15 years – Site largely visible beyond stream, long distant views severely reduced, mitigation planting matured		High	Substantial - Moderate	Adverse
VP 9	13m	View south from Water Lane	Construction – Site largely visible beyond stream, long distant views severely reduced	Medium	High	Substantial - Moderate	Adverse
			Completion – Site largely visible beyond stream, long distant views severely reduced, construction traffic removed		High	Substantial - Moderate	Adverse
			Completion +15 years – Site largely visible beyond stream, long distant views severely reduced, mitigation planting matured		High	Substantial - Moderate	Adverse

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Receptor	Distance to site boundary	Description	Description of Effects	Viewpoint Sensitivity	Magnitude	Significance	Nature of Effect
VP 11	1004m	View south west from A280 Water Lane, inside South Downs National Park	Construction – Site not visible	High - Medium	Negligible	Not significant	-
			Completion – Site not visible		Negligible	Not significant	-
			Completion +15 years – Site not visible		Negligible	Not significant	-
VP 19	4036m	View south east from Blakehurst Lane	Construction – Site not visible	Medium	Negligible	Not significant	-
			Completion – Site not visible		Negligible	Not significant	-
			Completion +15 years – Site not visible		Negligible	Not significant	-
VP 22	2715m	View north West from public footpath (PRoW 3621)	Construction – Site not visible	Medium	Negligible	Not significant	-
			Completion – Site not visible		Negligible	Not significant	-
			Completion +15 years – Site not visible		Negligible	Not significant	-

7. SUMMARY

7.1 This assessment concerns the predicted landscape and visual effects arising from the development of 175 dwellings with associated access, infrastructure, parking and landscaping of land south of Water Lane, Angmering, West Sussex. The application site extends to approximately 9ha and comprises two agricultural fields with an adjoining road corridor.

The Context

7.2 The site itself is formed by two areas of agricultural land. The eastern field is directly south of Water Lane with the A280 running alongside the eastern boundary, a former nursery site and the most easterly part of Angmering High Street are located to the south. The western field is adjacent to Weavers Hill and is surrounded to the south and west by residential dwellings and to the north by open grassland. The eastern and western areas are approximately 115m apart and would be connected by a road corridor. There are no trees within the application site that are the subject of a TPO. The stream in the north of the eastern area is the only water feature within the site. There are no public rights of way cross the site.

7.3 A mature field hedge runs along the eastern and southern boundaries of the eastern area with mature tree and shrub planting that follows the existing stream in the north of the eastern area.

7.4 The western area is open agricultural land with tree planting limited to the boundaries. The western boundary is open with clear views from Weavers Hill and is defined by a stone wall. Field gates are located in the southernmost tip of the eastern area and the northwest corner of the western area providing vehicular access to the site.

7.5 The landscape surrounding the site is typical of the landscape character described in the district landscape character assessment, the Arun Landscape Study 2006. The site lies within the Arun District Council Landscape Character Area 43 - Ecclesden Hills. This character area has high sensitivity to change.

7.6 The nearest listed buildings, in relation to the site, are located within the Angmering Conservation Area to the west. Listed buildings near the site that are not part of the Angmering Conservation Area include the grade II* Ecclesden Manor, the grade II Dovecote at Ecclesden Manor and the grade II Ecclesden Farmhouse, located across the A280, east of the site. The grade II Weaver Cottage is located to the north west and the grade II Avenals Farmhouse is situated between the eastern and western areas of the site.

7.7 The study area comprises predominantly pasture and arable fields with wide ranging, long distance views towards the South Downs and coast. It is partially broken up by small blocks of woodland and scattered settlements with an urban influence from Angmering to the west.

7.8 The ZSV extends over an area of approximately 107.8ha and is largely associated with the site and parts of the National Park to the east.

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Proposed development and mitigation measures

7.9 The development would comprise dwellings and associated infrastructure and open space. A range of mitigation measures are proposed to address adverse effects arising as a consequence of the proposed development.

- Areas of open space would separate the development from Weavers Hill to the west, Angmering High Street to the south and Water Lane to the north.
- Existing tree, shrub and hedge planting would be retained and enhanced where possible.
- A proposed landscape buffer of 5.5m to 9m wide between the development and the A280 would provide screening along the eastern boundary.
- Tree and shrub planting along the southern boundaries would limit views of the development from Angmering village.
- Planting along the road corridor and between the western and eastern areas of the site would reduce views of the development from Avenals Farm and adjacent fields.
- Vegetation along the existing stream would be retained and enhanced softening views from the north and providing opportunity for enhanced biodiversity.
- Tree planting around the proposed entrance would provide partial screening for the proposed access bridge over the existing ditch.
- Attenuation ponds in the north and south of the eastern part of the site would provide flood management and opportunities for enhanced biodiversity.

Landscape Effects

7.10 Overall it is considered the proposed development would result in substantial to moderate adverse landscape effect on local landscape character and the grade II listed Avenal Farmhouse only.

7.11 Other areas of landscape value that would experience an effect were assessed to have either moderate or moderate to slight significance, including the South Downs National Park and the Angmering Conservation Area, Weaver Cottage and Ecclesden Farmhouse as well as some of the local public rights of way and the scenic quality of the site.

7.12 All other areas of landscape value were assessed to experience no significant effect of the proposed development.

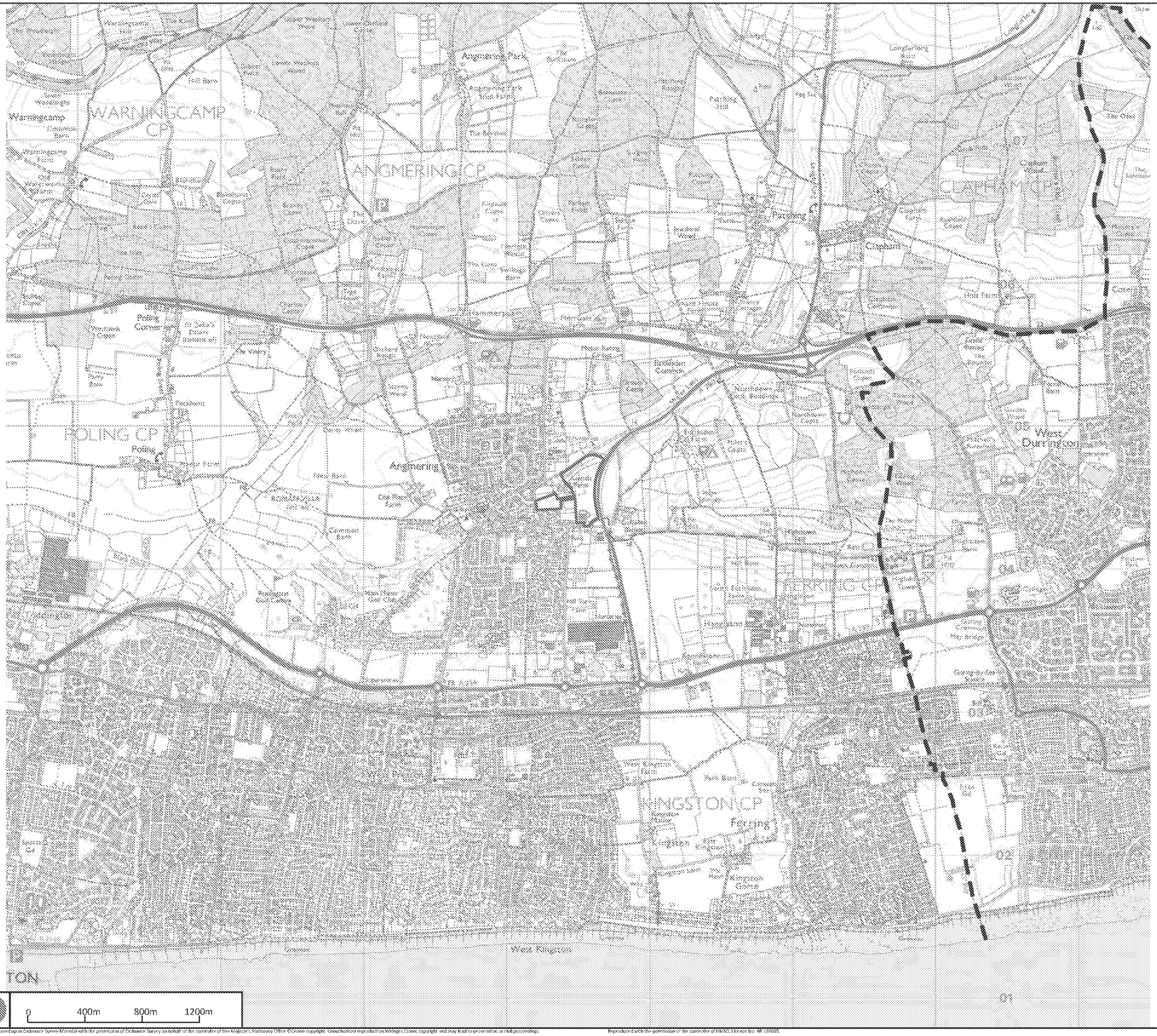
Visual Effects

7.13 Localised views of the proposed development would be restricted to receptors immediately on the boundary or within approximately 350m to the east of the site. With all viewpoints that experience a view of the site, the significance of effect reduces over time as the mitigation planting matures.

7.14 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 eastern boundary of the site as demonstrated in Figures 7 and 8, Illustrative Photomontages.

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KEY

SITE BOUNDARY

ARUN DISTRICT BOUNDARY

Notes

Drawing Revision

Rev Date Description

Drawing Status

PLANNING

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GLEESONS STRATEGIC LAND AND RYDON GROUP

Project

WATER LANE, ANGMERING

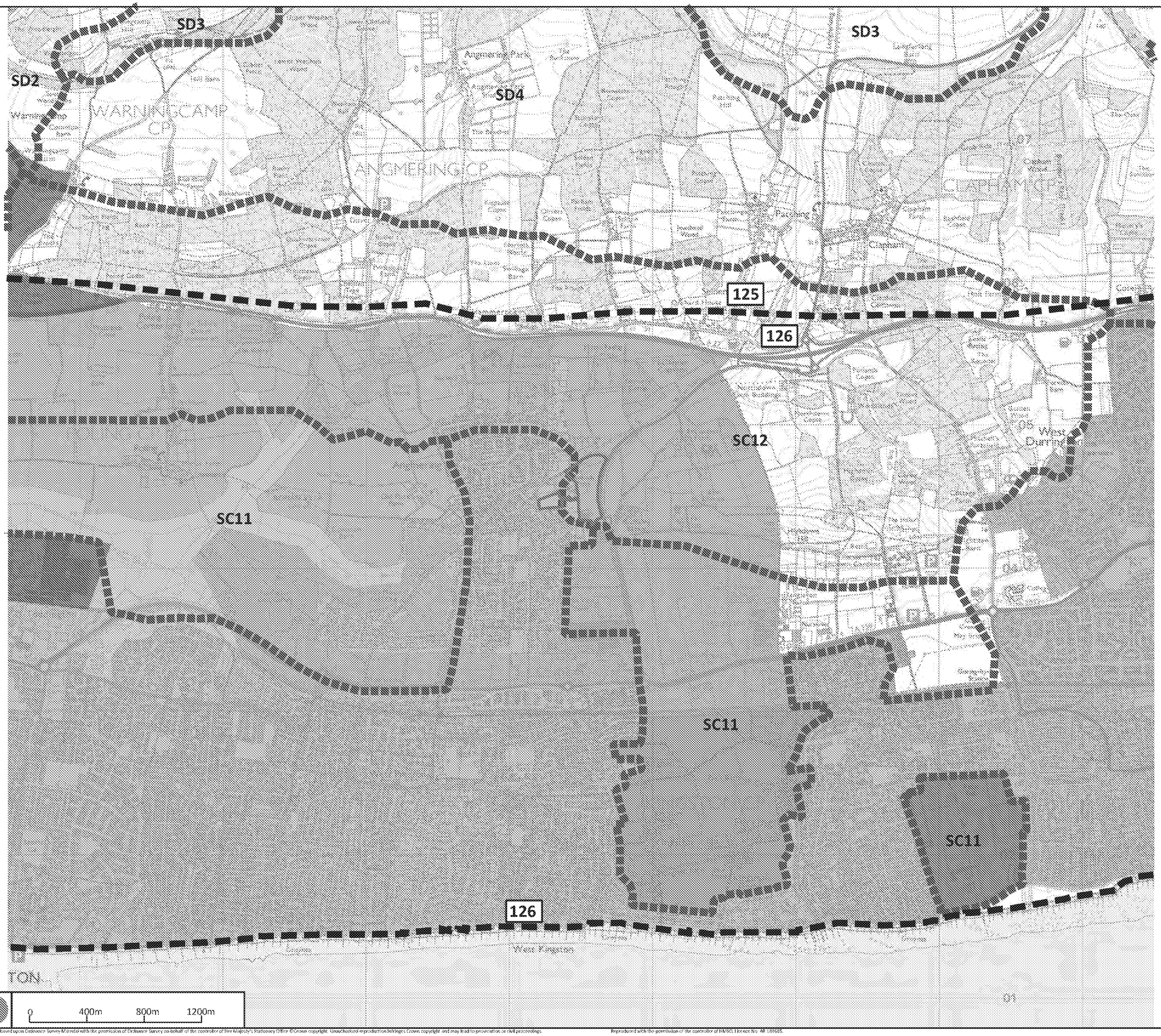
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SITE LOCATION

Scale	Sheet Size	Date
1:25 000	A3	MAY 2017

Drawing No.	Revision
FIGURE 1	-

ARUN DISTRICT COUNCIL A/89/17/OUT



KEY

APPLICATION BOUNDARY

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

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

COUNTY LANDSCAPE CHARACTER AREAS
(SOURCE: WEST SUSSEX COUNTY COUNCIL 2007)

- SC11 — SC11: LITTLE HAMPTHON 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: ARUN DISTRICT COUNCIL HANKINSON DUCKETT ASSOCIATES 2006)

- 36 CROSSBUSH ARIN VALLEY SIDES
- 39 LITTLEHAMPTON NORTHERN FRING
- 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

Notes

Drawing Revision

Rev	Date	Description

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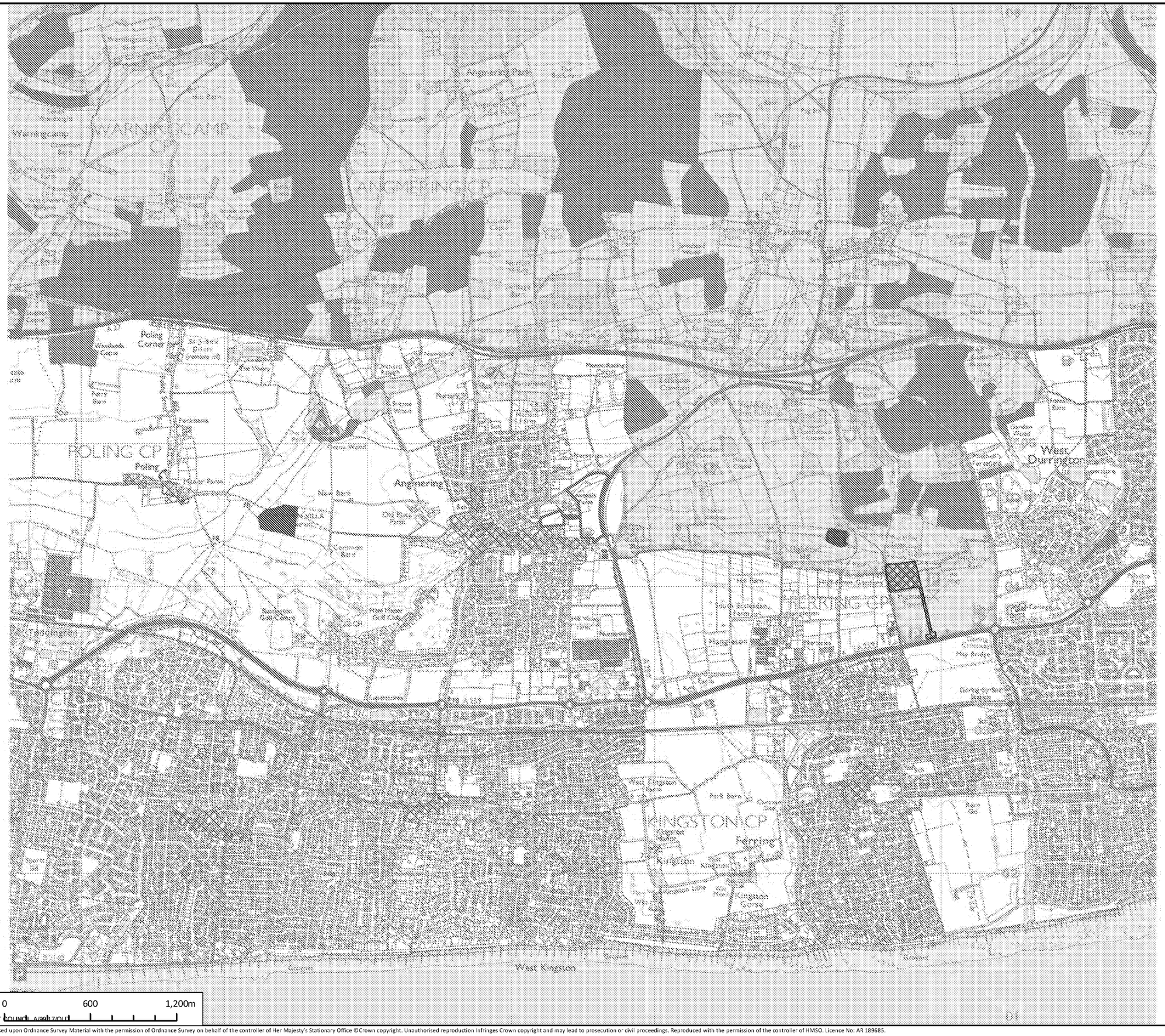
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Drawing Title
LANDSCAPE CHARACTER AREAS

Scale	Sheet Size	Date
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Drawing No. FIGURE 2 — Revision -

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0 600 1,200m

ARUN DISTRICT BOUNDARY

KEY

APPLICATION BOUNDARY

LANDSCAPE DESIGNATIONS
(SOURCE: NATURAL ENGLAND)

NATIONAL PARK

HISTORIC DESIGNATIONS
(SOURCE: HISTORIC ENGLAND)

LISTED BUILDINGS

GRADE I

GRADE II*

GRADE II

SCHEDULED ANCIENT MONUMENT (SAM)

RIGISTERED PARKS AND GARDENS

ECOLOGICAL DESIGNATIONS
(SOURCE: NATURAL ENGLAND)

ANCIENT WOODLAND

LOCAL DESIGNATIONS
(SOURCE: ARUN DISTRICT COUNCIL)

CONSERVATION AREAS

Drawing Revision

Drawing Status
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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

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

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FIGURE 4

Revision
-

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ARUN DISTRICT COUNCIL A/99/17/OUT



KEY

- APPLICATION BOUNDARY
- UP TO 100% OF APPLICATION SITE VISIBLE
- UP TO 80% OF APPLICATION SITE VISIBLE
- UP TO 60% OF APPLICATION SITE VISIBLE
- UP TO 40% OF APPLICATION SITE VISIBLE
- UP TO 20% OF APPLICATION SITE VISIBLE
- APPLICATION SITE NOT VISIBLE

Notes

Drawing Revision

Rev Date Description

Drawing Status

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WATER LANE, ANGMERING

Drawing Title

ZTV RESULTS - TESTED AT 9M

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Drawing No.	Revision
FIGURE 5	-

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KEY

APPLICATION BOUNDARY

REPRESENTATIVE VIEWPOINT LOCATION AND REFERENCE

ZSV (ZONE OF SIGNIFICANT VISIBILITY) INCLUDES ALL VIEWPOINTS ASSESSED AS MODERATE TO VERY SUBSTANTIAL

0 200m 400m 600m 800m 1000m

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Project

WATER LANE, ANGMERING

Drawing Title

REPRESENTATIVE VIEWPOINT LOCATION PLAN

Scale	Sheet Size	Date
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Drawing No.	Revision
FIGURE 6	-



VIEWPOINT 3 - EXISTING



VIEWPOINT 3 - PROPOSED AT COMPLETION



VIEWPOINT 3 - PROPOSED AT COMPLETION PLUS 15 YEARS

Drawing Revision

Rev	Date	Description

VIEWPOINT 3

Viewpoint Coordinates:	E:507998 N:104734, 27.6m AOD
Date and Time of Photograph:	18/03/2016 09:05
Camera:	Canon EOS 1000D with 50mm equivalent focal lens
Distance From Proposal:	345m
Viewing Angle:	275.22 degrees (where 0 is north)
Horizontal Angle of View:	90 degrees at A0
Recommended Viewing Distance:	400mm at A0
Photograph:	Horizontal cylinder projection

Client

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Project

WATER LANE, ANGMERING

Drawing Title

VIEWPOINT 3 - ILLUSTRATIVE PHOTOMONTAGE

Scale	Sheet Size	Date
NTS	A0	MAY 2017

Drawing No. **FIGURE 7** Revision -

Drawing Status **PLANNING**

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VIEWPOINT 14 - EXISTING



VIEWPOINT 14 - PROPOSED AT COMPLETION



VIEWPOINT 14 - PROPOSED AT COMPLETION PLUS 15 YEARS

Drawing Revision

Rev Date Description

VIEWPOINT 14

Viewpoint Coordinates:	E:508805 N:104375, 64.6m AOD
Date and Time of Photograph:	18/03/2016 10:35
Camera:	Canon EOS 1000D with 50mm equivalent focal lens
Distance From Proposal:	1.1km
Viewing Angle:	292 degrees (where 0 is north)
Horizontal Angle of View:	90 degrees at A0
Recommended Viewing Distance:	400mm at A0
Photograph:	Horizontal cylinder projection

Client

GLEESONS STRATEGIC LAND AND RYDON GROUP

Project

WATER LANE, ANGMERING

Drawing Title

VIEWPOINT 14 - ILLUSTRATIVE PHOTOMONTAGE

Scale	Sheet Size	Date
NTS	A0	MAY 2017

Drawing No. **FIGURE 8** Revision -

Drawing Status

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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.

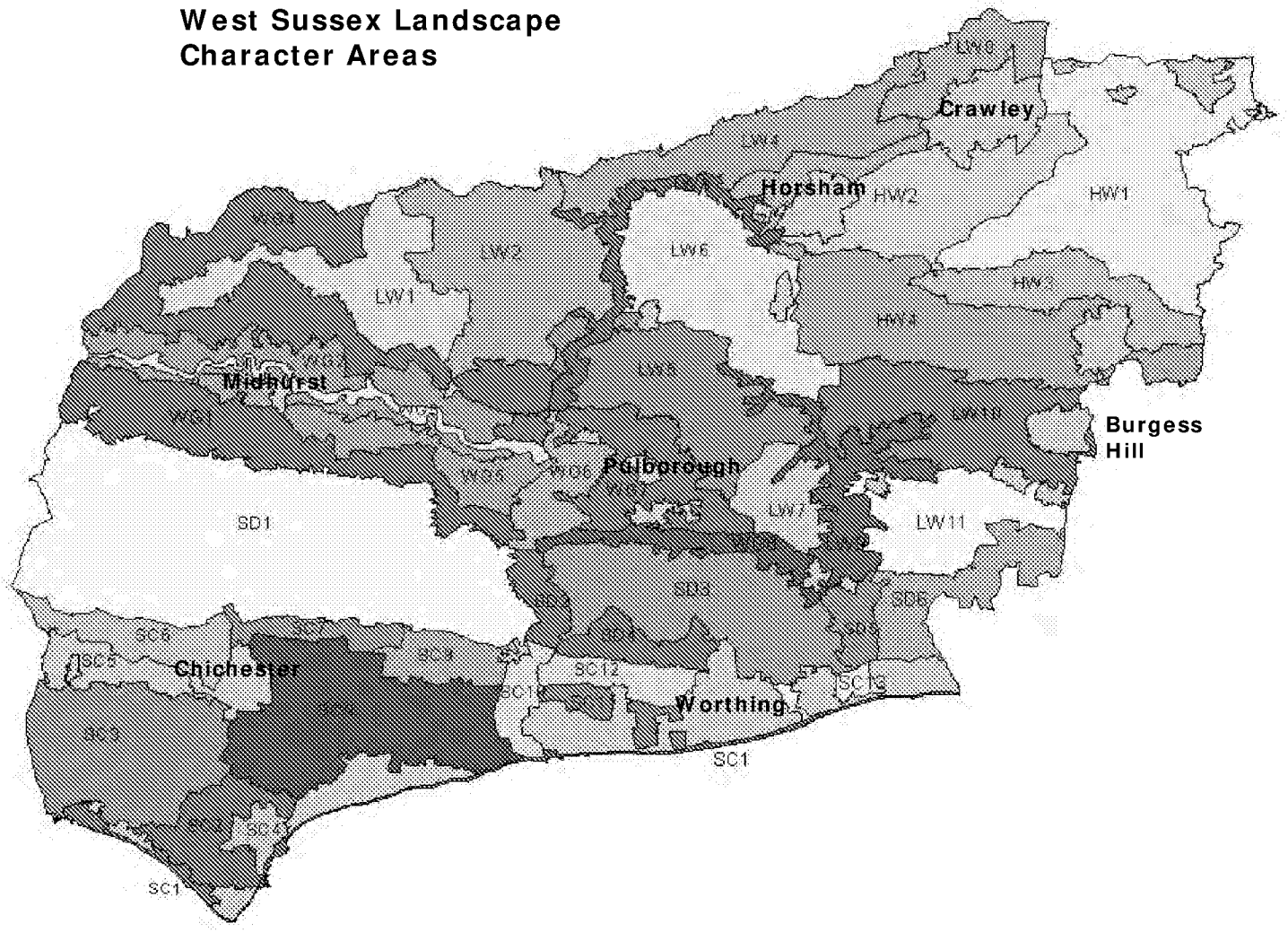
Visual amenity	The overall pleasantness of the views people enjoy of their surroundings, which provides an attractive visual setting or backdrop for the enjoyment of activities of the people living, working, recreating, visiting or travelling through an area.
Visual effects	Effects on specific views 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'

ARUN DISTRICT COUNCIL A99/17/OUT

West Sussex Landscape Character Areas



SD4	Angmering Park
SC12	Angmering Upper Coastal Plain
WG6	Arun Wildbrooks
SC6	Ashlings Upper Coastal Plain
	Built Up Areas
SD3	Central Downs
LW6	Central Low Weald
WG8	Central Scarp Footslopes
SC3	Chichester Harbour
SC9	Chichester to Yapton Coastal Plain
SD5	Downland Adur Valley
SD2	Downland Arun Valley
SD6	Eastern Downs
LW10	Eastern Low Weald
LW11	Eastern Scarp Footslopes
SC8	Fontwell Upper Coastal Plain
SC7	Hainaker Upper Coastal Plain
HW1	High Weald
HW2	High Weald Forests
HW4	High Weald Fringes
SC11	Littlehampton & Worthing Fringes
LW4	Low Weald Hills
SC10	Lower Arun Valley
SC2	Manhood Peninsula
LW2	North Western Low Weald
LW1	North Western Ridges
WG4	North Western Valleys
LW8	Northern Vales
HW3	Ouse Valley
SC4	Pagham Harbour
WG2	Rother Farmlands
WG3	Rother Valley
WG5	Rother Woods and Heaths
SC1	South Coast Shoreline
SC5	Southbourne Coastal Plain
LW5	Southern Low Weald
WG7	Storrington Woods & Heaths
LW9	Upper Adur Valley
LW3	Upper Arun Valley
SD1	Western Downs
WG1	Western Scarp Footslopes
LW7	Wiston Low Weald
SC13	Worthing & Adur Fringes

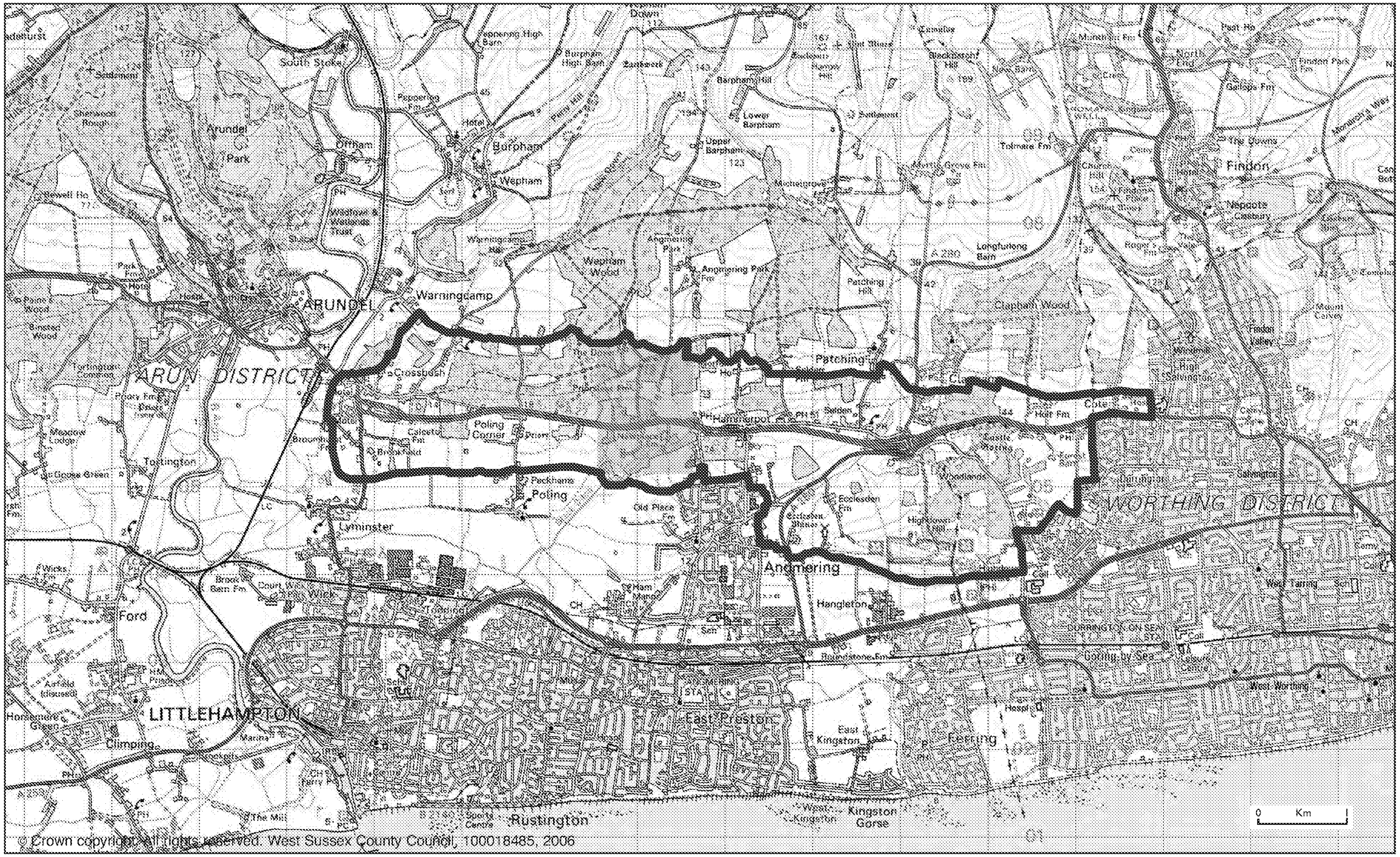
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Overall Character

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.



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).



west sussex county council

SC12

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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:

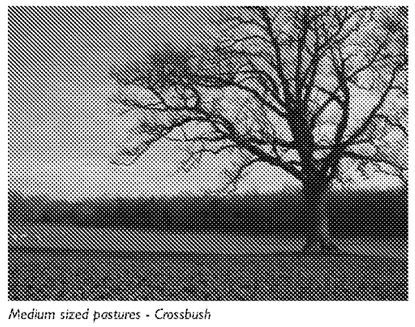
- Loss of undeveloped rural character of the area.
- Loss of extent and diversity of woodland cover, much of which is ancient woodland.
- Changes in farming practices leading to changes in field size, loss of hedgerows, and loss of chalk grassland.
- Loss of historic landscape features due to changes 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.



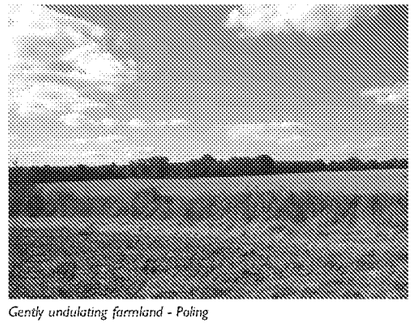
Winding hedged lane - Hammerpot



Flint Buildings - Hammerpot



Medium sized pastures - Crossbush

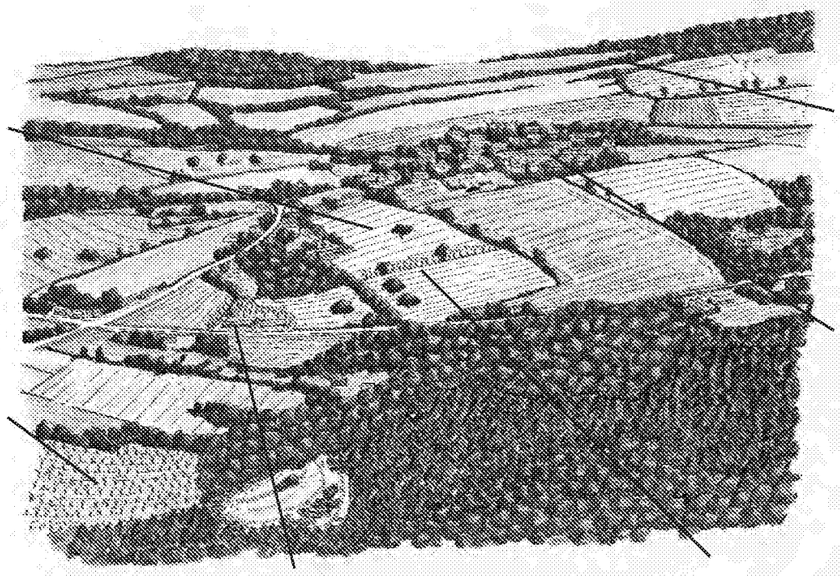


Gently undulating farmland - Poling

Land Management Guidelines

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

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



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

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.

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

ARUN DISTRICT COUNCIL A/99/17/OUT

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

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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.
- Lyminster-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.

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- 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.

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- 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.

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Table 1

Landscape Sensitivity

No	Landscape Character Area	Inherent Landscape Qualities (intactness[10] 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
1	Pagham Harbour	High ecological value (SSSI) intact landscape.	Pagham has distinctive settlement setting with church & listed buildings.	Low lying off coastal plateau.	Rural character visible from western edge of Pagham.	Pagham-Church Norton and Selsey.		MAJOR
2	Pagham Rife	Relatively well contained and high ecological value.	Little contribution to settlement setting.	Within flood plain.	Rural landscape. Little urban influence.	Only contributes in places to Chichester Bognor gap.		SUBSTANTIAL
3	Pagham Lower Coastal Plain	Boundary features, ecological interest to the south and west.	Agricultural fields abuts intermittent hard urban edge.	Adjacent to flood plain mainly off coastal plateau.	Limited intervisibility with settlement boundary features at edge of town.	No intervisibility with Chichester.		MODERATE
4	South Mundham Arable	Open arable, no landscape features.	Minor contribution to wider setting of South Mundham.	On same level as South Mundham adjacent to flood plain.	Rural, unrelated to urban areas.	Contributes to wider separation of Bognor-Chichester.		SUBSTANTIAL
5	Five Farms Coastal Plain	Network of hedge and tree boundaries associated with drains.	Minor contribution to wider setting of Bognor.	On coastal plateau but detached from settlement.	Contains farmsteads and small scale enclosed landscape – little urban influence.	Contributes to wider separation Chichester-Bognor.		SUBSTANTIAL

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

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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 abut 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

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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 notibly 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

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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

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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

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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 rifes 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] 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
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] 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
7	Sefter 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

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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		

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No	Landscape Character Area	Landscape Designation [22] 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
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

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No	Landscape Character Area	Landscape Designation [23] 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
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 parkscape, abuts CA, RSI, PSI			Remote and moderate scenic beauty		MODERATE

[23] excluding gap policy

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No	Landscape Character Area	Landscape Designation [24] 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
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

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No	Landscape Character Area	Landscape Designation [25] 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
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

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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
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

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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] 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
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

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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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1 Pagham Harbour
2 Pagham Rife
3 Pagham Lower Coastal Plain
4 South Mundham Arable
5 Five Farms Coastal Plain
6 Rose Green Coastal Plain
7 Sefter Bottom-Elbridge Coastal Plain
8 North Bersted Marine
9 Aldingbourne Rife
10 Shripney Lower Coastal Plain
11 Lidsey Coastal Plain
12 Park Farm Upper Coastal Plain
13 Westergate Western Fringe
14 Westergate Eastern Fringe
15 Norton Upper Coastal Plain
16 Fontwell-Eastergate Mosaic
17 Westergate-Barnham Coastal Plain
18 Ryebank Rife
19 Bognor Green Wedge
20 Flansham-Middleton Fringe Coastal Plain
21 West of Yapton Coastal Plain
22 Barnham-Yapton Coastal Plain
23 Walberton Upper Coastal Plain
24 Fontwell Common
25 Avisford Park
26 Binsted Upper Coastal Plain
27 Binsted Park / Wood
28 Withy Rife
29 North of Yapton Coastal Plain
30 Bilsham Coastal Plain
31 Climping Lower Coastal Plain
33 Upper Arun Valley Floor
34 Middle Arun Valley Floor
35 Lower Arun Valley Floor
36 Crossbush Arun Valley Sides
37 Lyminster Arun Valley Sides
38 Littlehampton Arun Valley Sides
39 Littlehampton Northern Fringe
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

Kilometers
0 0.5 1 2 3 4

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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

2106.4 / 44 A

HDA 3

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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.

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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.

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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).

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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 Rifes 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.

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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

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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.

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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.

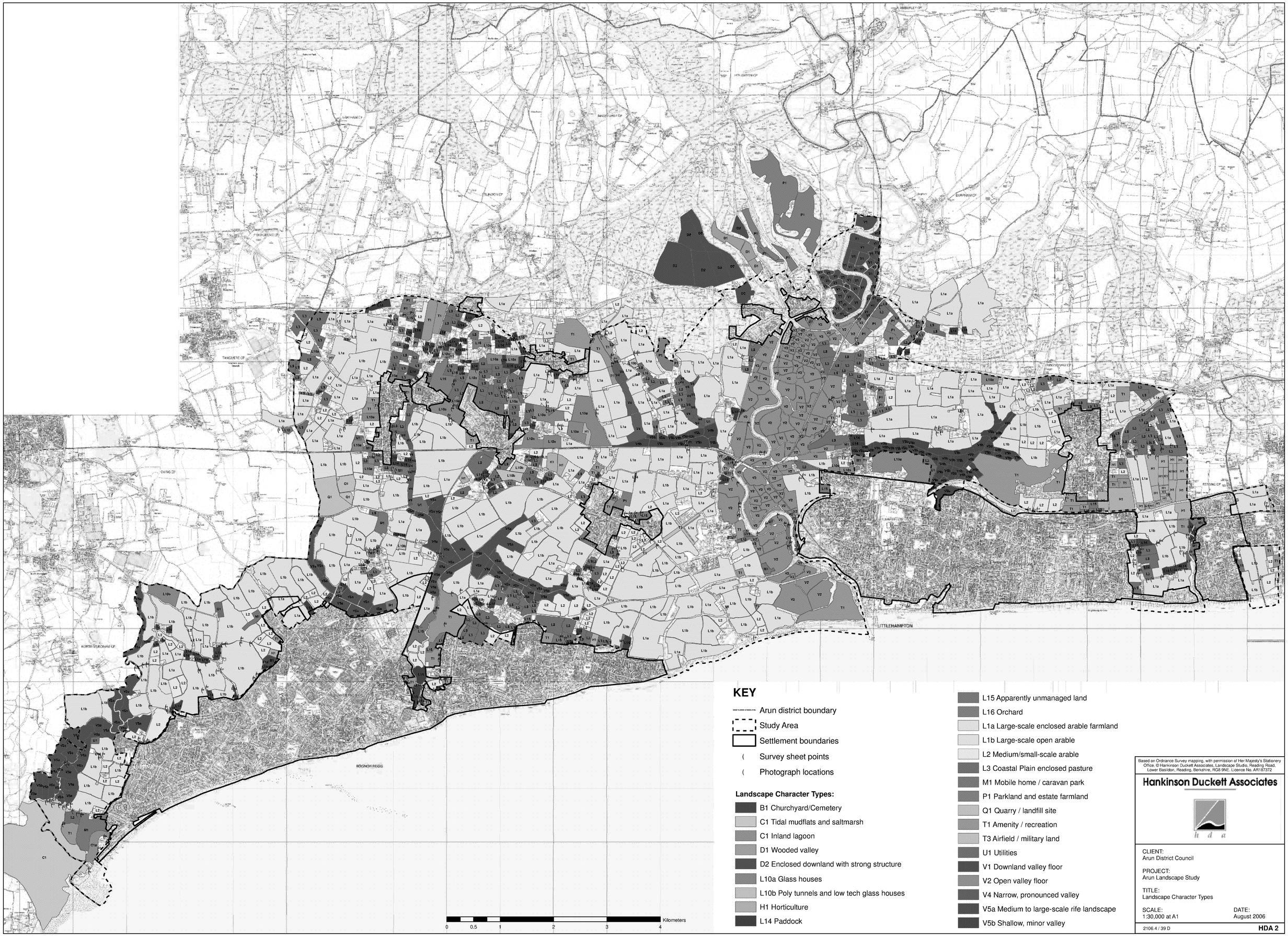
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No.	Local Landscape Character Area (LCA)	Mapping zone	County Landscape Character Area	Local Landscape Types (LCT)	Description
39	**Littlehampton Northern Fringe**	Area 4	T Urban Area	L2 L3 L10 L14 M1 T1 V5b	• Includes glass houses. • Abuts Littlehampton 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.

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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.

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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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CLIENT:
Arun District Council

PROJECT:
Arun Landscape Study

TITLE:
Landscape Character Types

SCALE:
1:30,000 at A1

DATE:
August 2006

2106.4 / 39 D

HDA 2

ARUN DISTRICT COUNCIL A/99/17/OUT

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

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

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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	***Shallow, minor valley***	○ 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, hangers 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 - North west from A280 footbridge (PRoW 3692)

Continued below



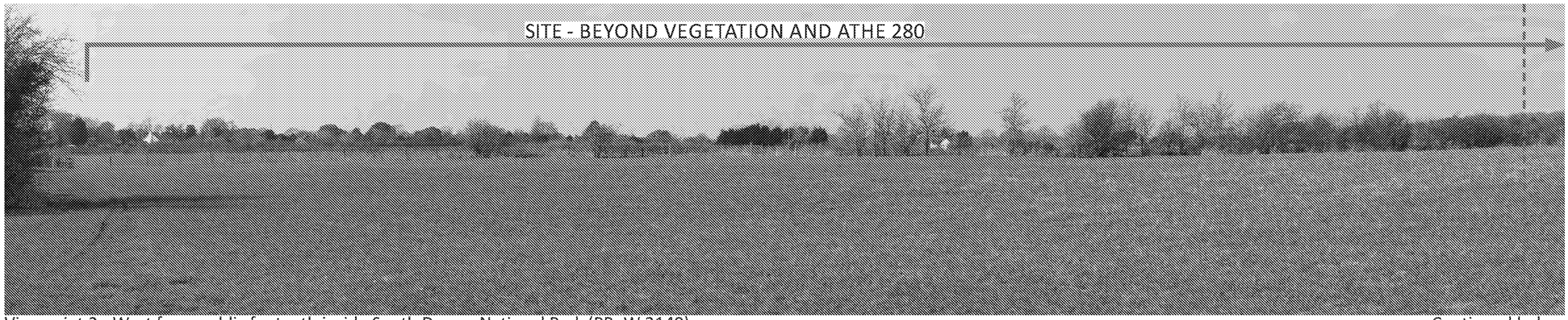
Viewpoint 1

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Rev	Date	Description	REPRESENTATIVE VIEWPOINTS 1	GLEESONS STRATEGIC LAND AND RYDON GROUP	WATER LANE, ANGMERING	NTS	A3	MAY 2017
						Drawing No. APPENDIX 3.1		Revision --

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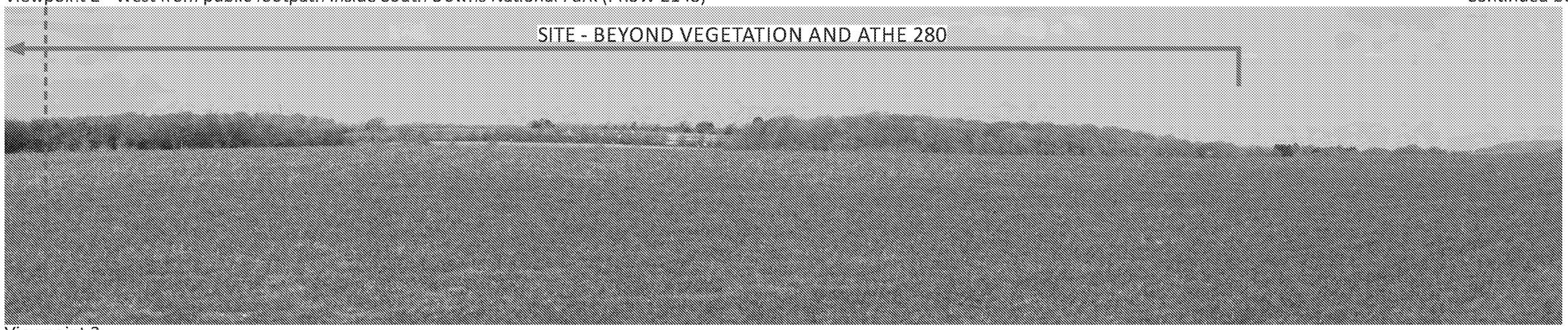
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Viewpoint 2 - West from public footpath inside South Downs National Park (PRoW 2148)

Continued below



Viewpoint 2

Drawing Revision	Drawing Title	Client	Project	Scale	Sheet Size	Date
Rev Date Description	REPRESENTATIVE VIEWPOINT 2	GLEESONS STRATEGIC LAND AND RYDON GROUP	WATER LANE, ANGMERING	NTS	A3	MAY 2017
				Drawing No. APPENDIX 3.2		Revision -

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Viewpoint 3 - West from public footpath inside South Downs National Park (PRoW 2148)

Continued below



Viewpoint 3

Drawing Revision	Drawing Title	Client	Project	Scale	Sheet Size	Date
Rev Date Description	REPRESENTATIVE VIEWPOINT 3	GLEESONS STRATEGIC LAND AND RYDON GROUP	WATER LANE, ANGMERING	NTS	A3	MAY 2017
				Drawing No. APPENDIX 3.3		Revision -

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Viewpoint 4 - North west from public footpath (PRoW 2143)

Continued below



Viewpoint 4



Viewpoint 5 - North from unnamed public road (located by PRoW 3692)

Drawing Revision			Drawing Title	Client	Project	Scale	Sheet Size	Date
Rev	Date	Description	REPRESENTATIVE VIEWPOINTS 4 AND 5	GLEESONS STRATEGIC LAND AND RYDON GROUP	WATER LANE, ANGMERING	NTS	A3	MAY 2017
						Drawing No. APPENDIX 3.4		Revision -

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Viewpoint 6 - North from Spotted Cow Public House car park

Continued below



Viewpoint 6

Drawing Revision	Drawing Title	Client	Project	Scale	Sheet Size	Date
Rev Date Description	REPRESENTATIVE VIEWPOINT 6	GLEESONS STRATEGIC LAND AND RYDON GROUP	WATER LANE, ANGMERING	NTS	A3	MAY 2017
				Drawing No. APPENDIX 3.5		Revision -

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Viewpoint 7 - East from Weavers Hill

Continued below



Viewpoint 7

Drawing Revision	Drawing Title	Client	Project	Scale	Sheet Size	Date
Rev Date Description	REPRESENTATIVE VIEWPOINT 7	GLEESONS STRATEGIC LAND AND RYDON GROUP	WATER LANE, ANGMERING	NTS	A3	MAY 2017
				Drawing No. APPENDIX 3.6		Revision -

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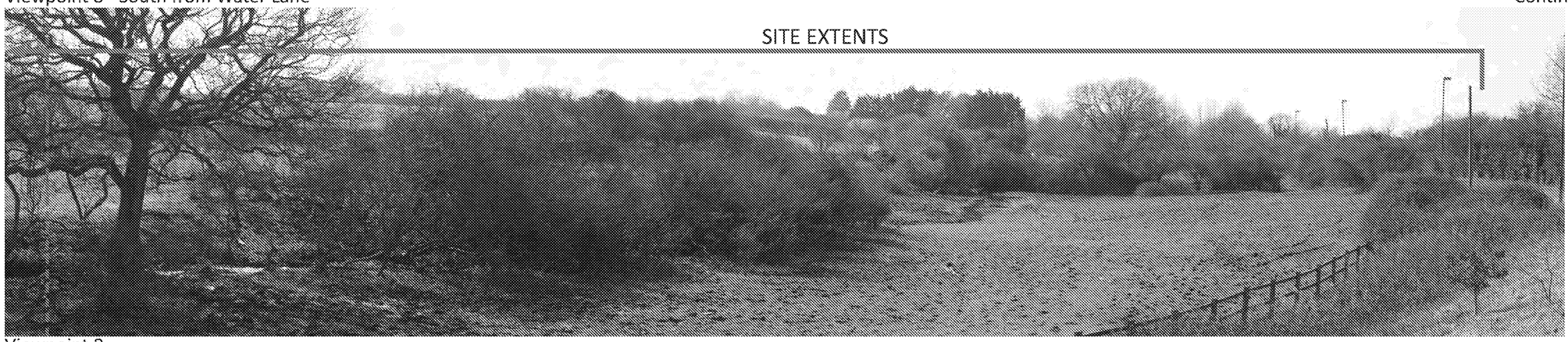
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Viewpoint 8 - South from Water Lane

Continued below



Viewpoint 8

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Rev Date Description	REPRESENTATIVE VIEWPOINT 8	GLEESONS STRATEGIC LAND AND RYDON GROUP	WATER LANE, ANGMERING	NTS	A3	MAY 2017
				Drawing No. APPENDIX 3.7		Revision -

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Viewpoint 9 - South from Water Lane

Continued below



Viewpoint 9

Continued below



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Rev Date Description	REPRESENTATIVE VIEWPOINT 9	GLEESONS STRATEGIC LAND AND RYDON GROUP	WATER LANE, ANGMERING	NTS	A3	MAY 2017
				Drawing No. APPENDIX 3.8		Revision -

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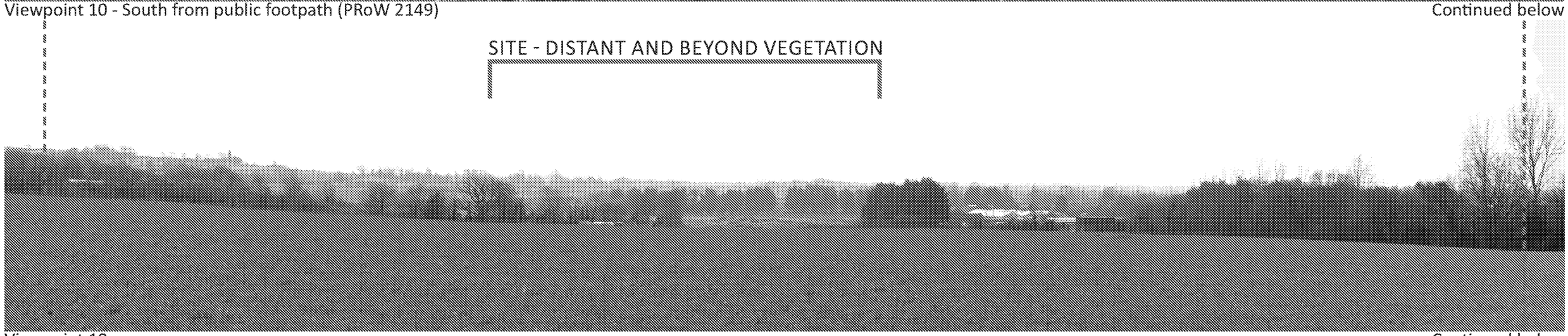
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Viewpoint 10 - South from public footpath (PRoW 2149)

Continued below

SITE - DISTANT AND BEYOND VEGETATION



Viewpoint 10

Continued below



Viewpoint 10

Drawing Revision	Drawing Title	Client	Project	Scale	Sheet Size	Date
Rev Date Description	REPRESENTATIVE VIEWPOINT 10	GLEESONS STRATEGIC LAND AND RYDON GROUP	WATER LANE, ANGMERING	NTS	A3	MAY 2017
				Drawing No. APPENDIX 3.9		Revision -

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Viewpoint 11 - South west from A280 Water Lane, inside South Downs National Park



Viewpoint 12 - West from public footpath inside South Downs National Park (PRoW 2137)

Continued below



Viewpoint 12

Drawing Revision	Drawing Title	Client	Project	Scale	Sheet Size	Date
Rev Date Description	REPRESENTATIVE VIEWPOINT 11 AND 12	GLEESONS STRATEGIC LAND AND RYDON GROUP	WATER LANE, ANGMERING	NTS	A3	MAY 2017
				Drawing No. APPENDIX 3.10		Revision -

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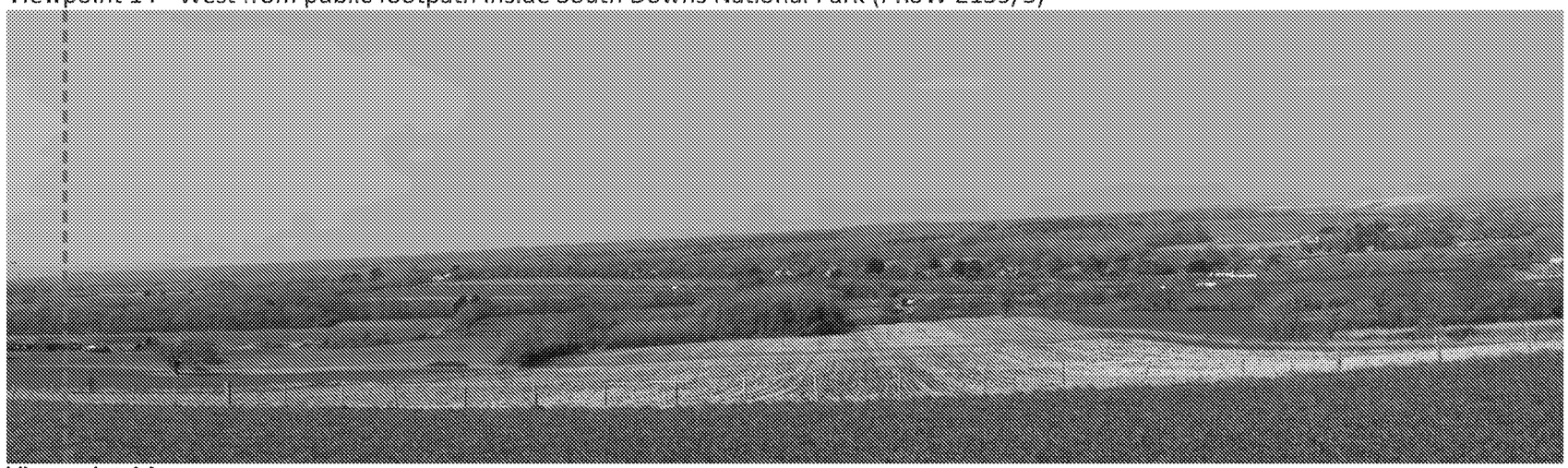


Viewpoint 13 - West from public footpath inside South Downs National Park (PRoW 2137)



Viewpoint 14 - West from public footpath inside South Downs National Park (PRoW 2139/3)

Continued below



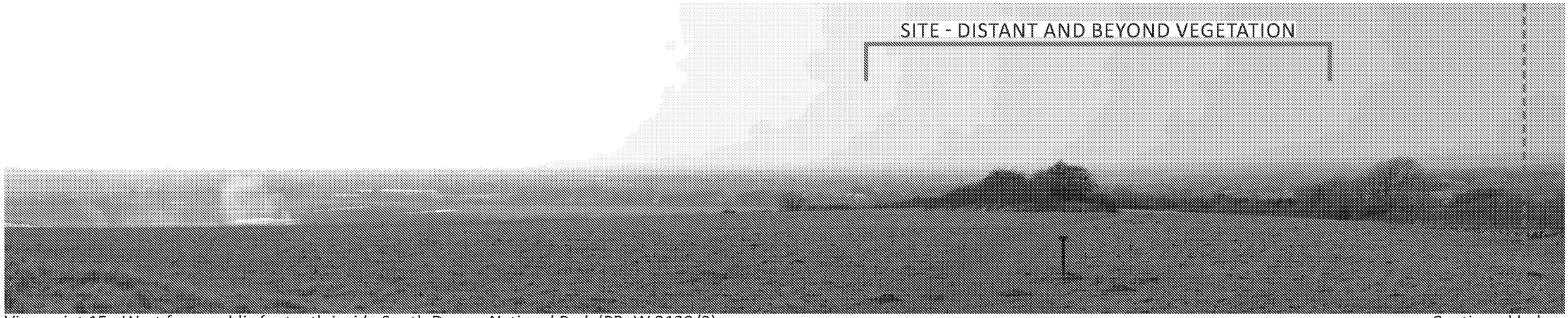
Viewpoint 14

Drawing Revision	Drawing Title	Client	Project	Scale	Sheet Size	Date
Rev Date Description	REPRESENTATIVE VIEWPOINTS 13 AND 14	GLEESONS STRATEGIC LAND AND RYDON GROUP	WATER LANE, ANGMERING	NTS	A3	MAY 2017
				Drawing No. APPENDIX 3.11		Revision -

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Viewpoint 15 - West from public footpath inside South Downs National Park (PRoW 2139/3)

Continued below



Viewpoint 15

Drawing Revision	Drawing Title	Client	Project	Scale	Sheet Size	Date
Rev Date Description	REPRESENTATIVE VIEWPOINT 15	GLEESONS STRATEGIC LAND AND RYDON GROUP	WATER LANE, ANGMERING	NTS	A3	MAY 2017
				Drawing No. APPENDIX 3.12		Revision -

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Viewpoint 16 - West from public footpath inside South Downs National Park (PRoW 2136 and 2139/2)



Viewpoint 17 - West from public footpath inside South Downs National Park (PRoW 2136 and 2139/2)

Drawing Revision	Drawing Title	Client	Project	Scale	Sheet Size	Date
Rev Date Description	REPRESENTATIVE VIEWPOINTS 16 AND 17	GLEESONS STRATEGIC LAND AND RYDON GROUP	WATER LANE, ANGMERING	NTS	A3	MAY 2017
				Drawing No. APPENDIX 3.13		Revision -

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Viewpoint 18 - South west from public footpath inside South Downs National Park (PRoW 2174 and 2175)

Continued below



Viewpoint 18

Drawing Revision
Rev Date Description

Drawing Title
REPRESENTATIVE VIEWPOINT 18

Client
GLEESONS STRATEGIC LAND AND RYDON GROUP

Project
WATER LANE, ANGMERING

Scale	Sheet Size	Date
NTS	A3	MAY 2017

Drawing No.
APPENDIX 3.14

Revision
-

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Viewpoint 19 - South east from Blakehurst Lane

Continued below



Viewpoint 19

Drawing Revision	Drawing Title	Client	Project	Scale	Sheet Size	Date
Rev Date Description	REPRESENTATIVE VIEWPOINT 19	GLEESONS STRATEGIC LAND AND RYDON GROUP	WATER LANE, ANGMERING	NTS	A3	MAY 2017
				Drawing No. APPENDIX 3.15		Revision -

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Viewpoint 20 - East from public footpath (PRoW 2202/1)

Continued below



Viewpoint 20

Continued below



Viewpoint 20

Drawing Revision	Drawing Title	Client	Project	Scale	Sheet Size	Date
Rev Date Description	REPRESENTATIVE VIEWPOINT 20	GLEESONS STRATEGIC LAND AND RYDON GROUP	WATER LANE, ANGMERING	NTS	A3	MAY 2017
				Drawing No. APPENDIX 3.16		Revision -

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Viewpoint 21 - East from public footpath (PRoW 3096)

Continued below



Viewpoint 21

Continued below



Viewpoint 21

Drawing Revision	Drawing Title	Client	Project	Scale	Sheet Size	Date
Rev Date Description	REPRESENTATIVE VIEWPOINT 21	GLEESONS STRATEGIC LAND AND RYDON GROUP	WATER LANE, ANGMERING	NTS	A3	MAY 2017
				Drawing No. APPENDIX 3.17		Revision -

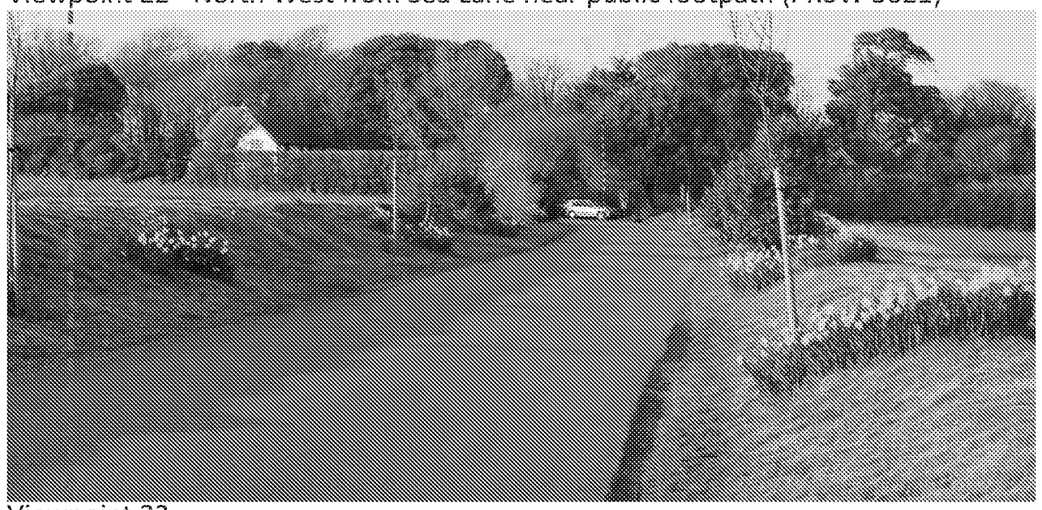
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Viewpoint 22 - North West from Sea Lane near public footpath (PRoW 3621)

Continued below



Viewpoint 22

Drawing Revision	Drawing Title	Client	Project	Scale	Sheet Size	Date
Rev Date Description	REPRESENTATIVE VIEWPOINT 22	GLEESONS STRATEGIC LAND AND RYDON GROUP	WATER LANE, ANGMERING	NTS	A3	MAY 2017
				Drawing No. APPENDIX 3.18		Revision -

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