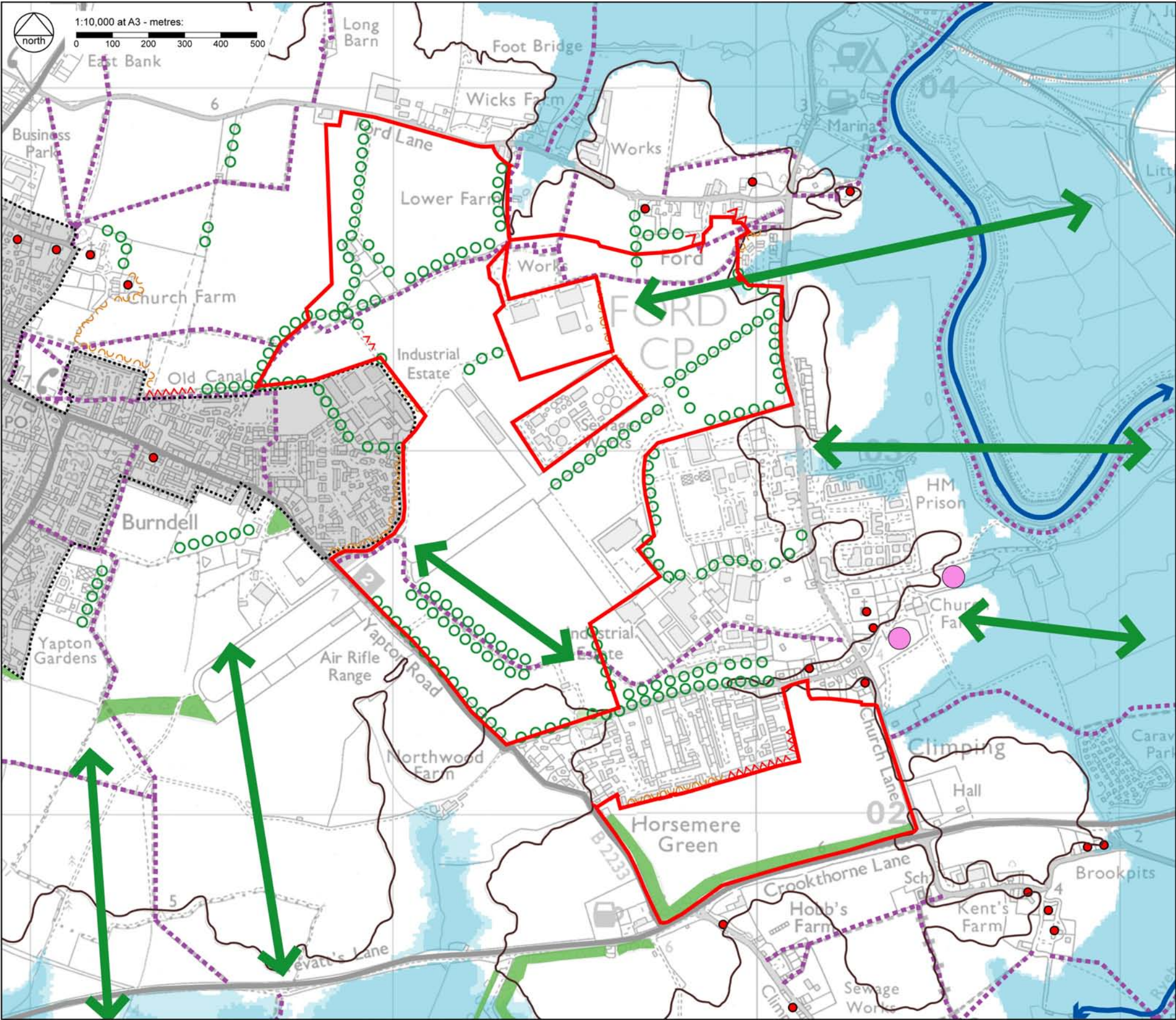


APPENDIX 7.8

EXTRACTS FROM LANDSCAPE CAPACITY OF STRATEGIC SITES IN ARUN DISTRICT, ARUN DISTRICT COUNCIL, 2017

Re referenced as:
PESP5d

- KEY**
- Sites
 - Contours
 - Ridges
 - Valleys
 - Prominent slopes
 - Coastal Plain / Downs Transition
 - Upper Coastal Plain
 - Significant water courses / rifes
 - Environment Agency flood zones 2 & 3
 - Woodland
 - Ancient woodland
 - Common Land
 - National Park
 - Special Protection Area and Ramsar
 - Site of Special Scientific Interest
 - Site of Nature Conservation Interest
 - Local Nature Reserve
 - Conservation areas
 - Listed buildings
 - Ancient monuments
 - Historic parks and gardens
 - Built up areas
 - Public rights of way
 - Major roads
 - Railways
 - Hard urban edges
 - Containment
 - Key views
 - Separation between settlements
 - Undeveloped coastline



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Ford and Climping

1 Settlement Analysis

- 1.1 Ford and Climping are located towards the central southern part of the district, to the east of Yapton, approximately 4km to the south of Arundel. The National Park is approximately 3km to the north.
- 1.2 Ford and Climping are located on the coastal plain, to the west of the Arun valley. Ford is a small settlement consisting of dispersed groups of dwellings and incorporating Ford Prison to the south, which adjoins the settlement of Climping.
- 1.3 The main area of Climping consists of a relatively modern development located off the southern edge of Horsemere Green Lane. Separating Ford and Climping from nearby Yapton to the east, is the former World War II Ford aerodrome. Paved parts of the airfield remain, but the area now includes a number of industrial/commercial buildings and a sewage works.
- 1.4 The surrounding landscape is dominated by large scale, relatively open, fields of arable farmland. To the east, the landscape falls gently towards the valley centred on the River Arun which meanders southwards towards the coast.

2 Site Assessment

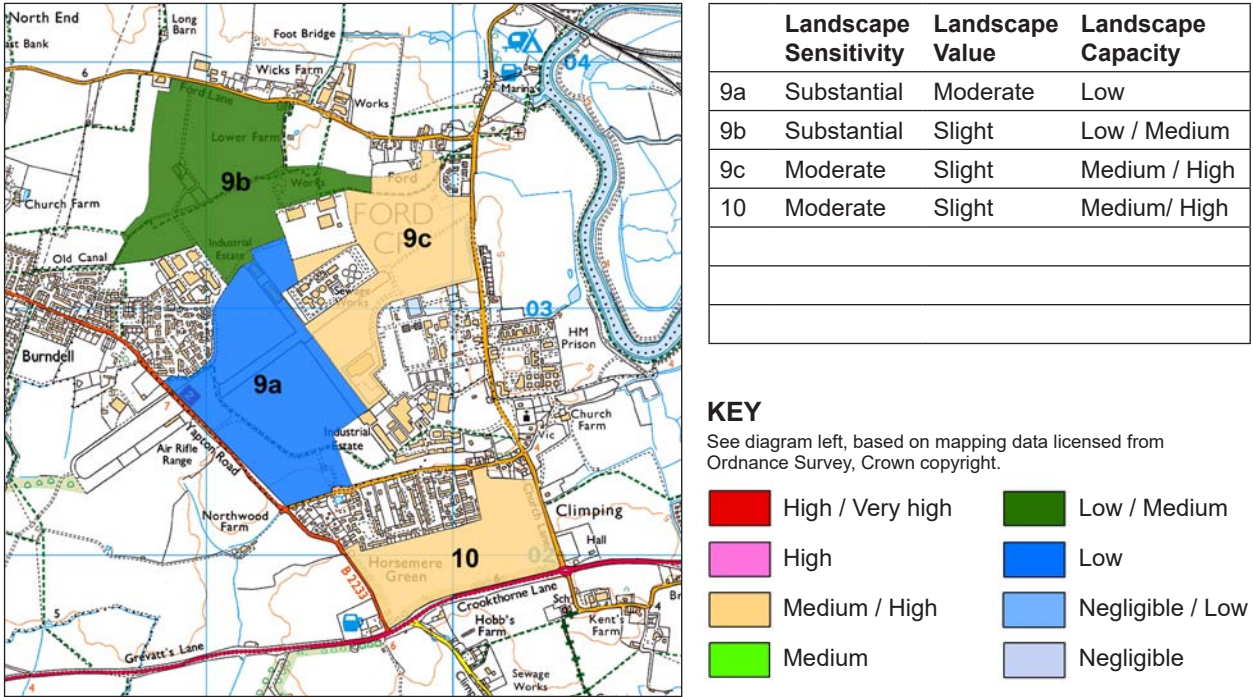
- 2.1 The site occupies a relatively large area, including land mostly associated with the former aerodrome, and a large arable field to the south of Climping.
- 2.2 The site varies in character, with the land associated with the aerodrome divided into four areas - 9a, 9b and 9c.
- 2.3 Area 9a consists of arable fields located in between the remaining strips of airfield hardstanding. Area 9b is also predominantly large arable fields, contiguous with the wider rural landscape to the north. Area 9c is characterised by existing industrial/utilities development.
- 2.4 The large arable field to the south of Climping is Area 10. This area is contained by existing housing along its northern edge, and substantial boundary vegetation elsewhere. Area 10 is a small, enclosed, part of the undeveloped landscape between Bognor Regis and Littlehampton, and has no significant contribution to the separation between the two settlements.
- 2.5 The four areas are assessed in detail on the following pages.

3 Landscape Capacity for Housing Development

- 3.1 Detailed landscape sensitivity and value assessments for each area of the site are set out on the following pages. The landscape capacity of each area has been determined by combining the sensitivity and value, using the inverse matrix shown on page 2. Areas with a higher sensitivity and/or value have a lower suitability for development than areas with lower sensitivity and/or value.
- 3.2 The resulting landscape capacity of each area is summarised in the following table and diagram.
- 3.3 Areas 9a and 9b have substantial sensitivity, including for their function as separating and preventing coalescence between Ford/Climping and Yapton, and are judged to have low or low/medium

landscape capacity, making them unsuitable for significant development in landscape terms.

- 3.4 Area 9c is less sensitive, making it better suited for housing development in landscape terms than Areas 9a and 9b.
- 3.5 Area 10 is judged to have medium / high landscape capacity, and could accommodate housing development without a detrimental effect on the landscape or the separation of settlements.

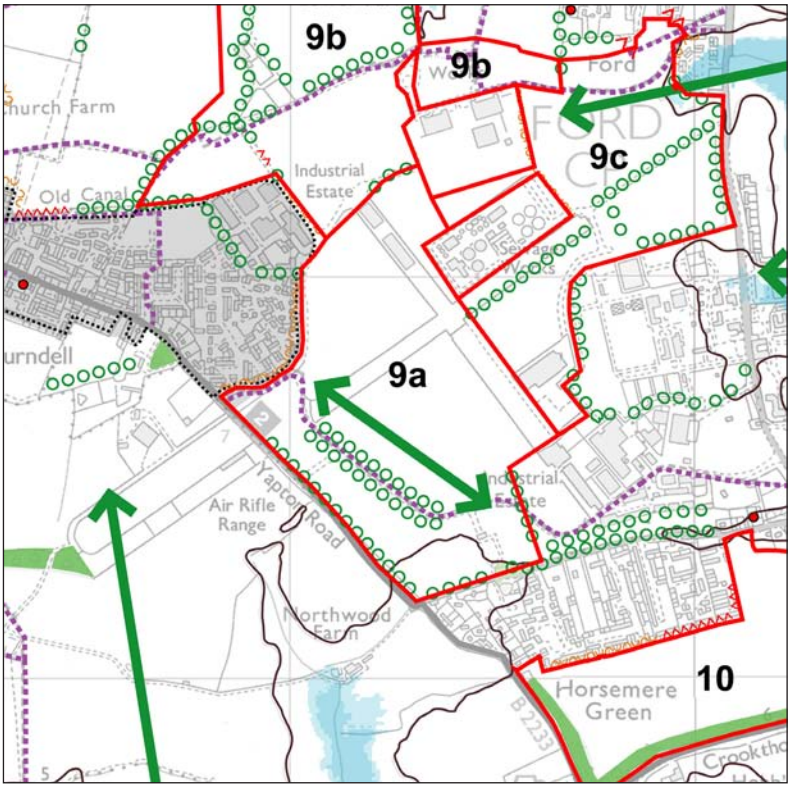


4 Green Infrastructure

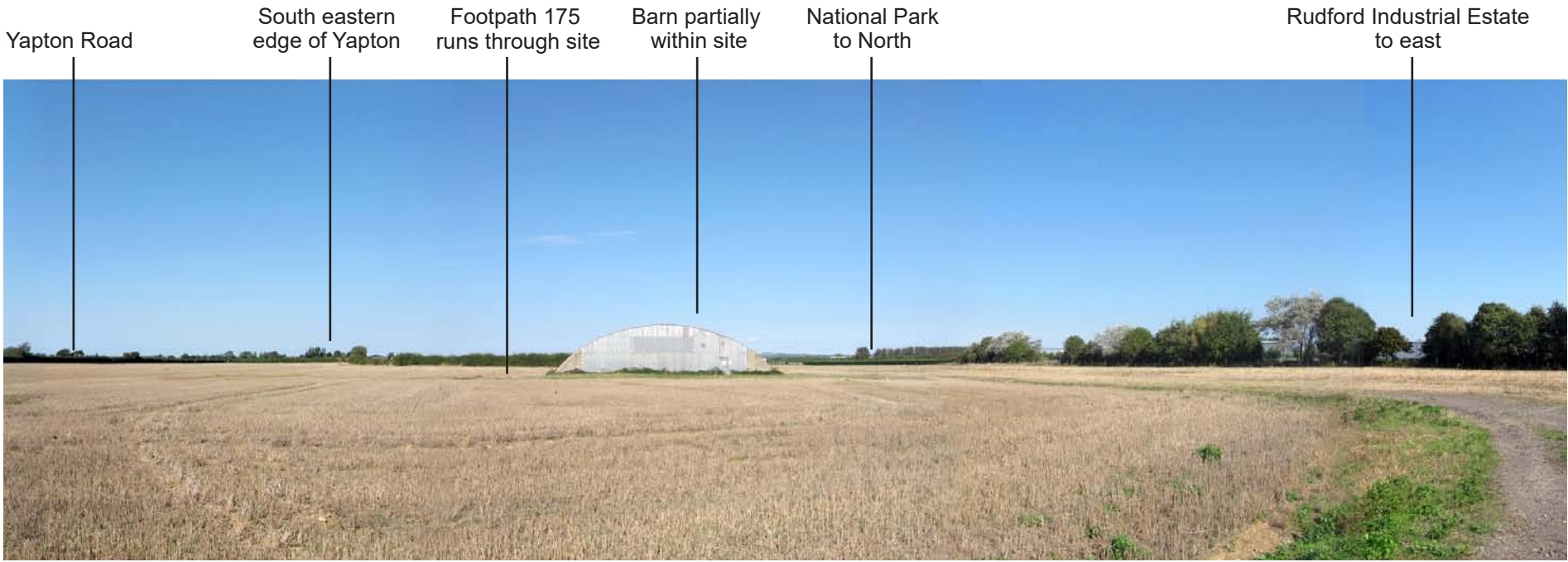
- 4.1 Existing vegetation along the boundaries of Areas 9c and 10 should be retained and enhanced with supplementary tree planting to help limit the visual impact of housing development. Public open space should be located appropriately at the perimeter of the site to help soften the transition from countryside to built form.



Photograph 44: View from public footpath within the southern part of the site, looking north towards the eastern edge of Yapton.



Plan not to scale
See plan on page 94 for wider context and key to symbols



Photograph 45: View north from south east corner of the site

Landscape Sensitivity:

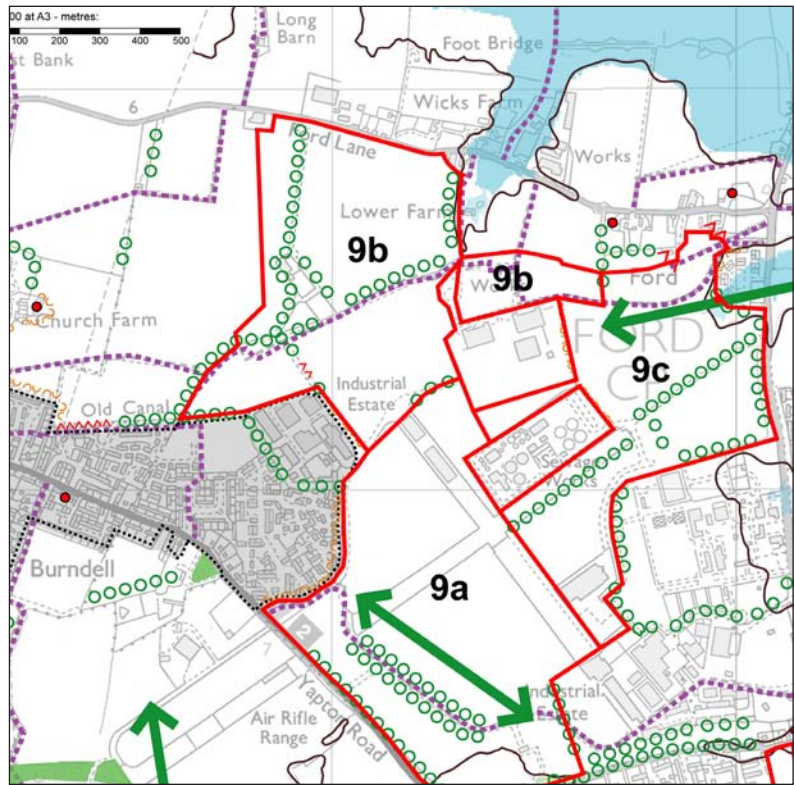
Inherent landscape quality (intactness and condition)					Ecological sensitivity					Inconsistency with existing settlement form/ pattern					Contribution to separation between settlements					Contribution to the setting of surrounding landscape/settlement					Views (visual sensitivity)					Potential for mitigation (inverse score i.e. high potential for mitigation = low sensitivity, therefore low score)					Overall sensitivity judgement 01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major				
		3				2							4					4				3						3								23			
The site consists of arable fields located in between strips of hardstanding from the former airfield. There is a well maintained native hedgerow and verge along Yapton Road, but limited mature trees within the hedgerow. The southern boundary is a hedge and trees along Horsemere Green Lane. Part of the eastern boundary is formed by an informal footpath, post and wire fence and line of small hedgerow trees which are gappy in places. There are also lengths of naturalised mature hedges and occasional semi-mature trees within. Recorded as grade 1 agricultural land classification.					There are some hedgerows and verges within the site which create connectivity.					The site would have similar form to areas off Yapton Road, but would significantly increase the south-easterly extent of the settlement. To the south of the site is a housing estate along Horsemere Green Lane and the hamlet at Climping to the east. However, development here would not be consistent with the pattern of either of these small settlements.					The site forms the gap along Yapton Road, between Yapton to the north and Horsemere Green and Climping to the south.					The large fields provide an open aspect to the adjacent housing to the north, but the flat site has relatively few connections to the wider rural landscape.					Hedges obscure the view into the site from Yapton Road. The site is overlooked to a degree by areas of housing to the north and south. Views of the site from public rights of way are generally limited to those within the site. There are views of the South Downs National Park on the horizon to the north with the potential for intervisibility.					Loss of separation between Yapton and Climping difficult to mitigate. It would be necessary to screen development to the north and west in order to reduce impacts on views from Yapton and the public right of ways .					SUBSTANTIAL				

Landscape Value:

Landscape designations					Ecological and other designations (eg. heritage, flood zone etc)					Local distinctiveness					Any historic/cultural/ literary associations					Contribution to setting of 'outstanding assets'					Recreation and public access/ locally valued spaces					Perceptual aspects (eg. scenic quality, tranquillity, and remoteness)					Overall value judgement 01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
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Photograph 46: View from public footpath, looking north across the site towards dwellings along Ford Lane.



Plan not to scale
See plan on page 94 for wider context and key to symbols



Photograph 47: Panorama north from Footpath 363 to south of site

Landscape Sensitivity:

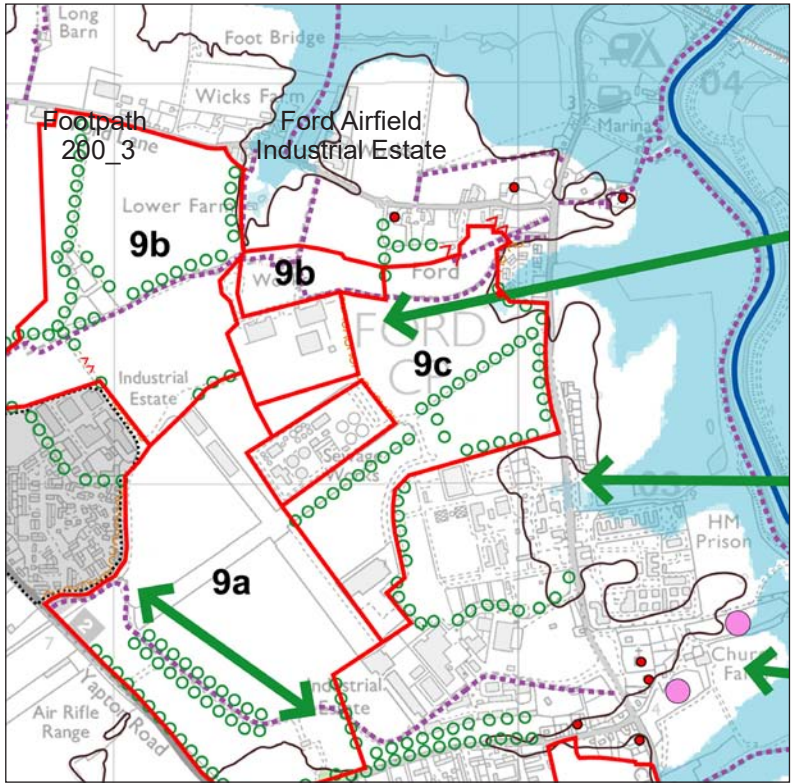
Inherent landscape quality (intactness and condition)	Ecological sensitivity	Inconsistency with existing settlement form/ pattern	Contribution to separation between settlements	Contribution to the setting of surrounding landscape/settlement	Views (visual sensitivity)	Potential for mitigation (inverse score i.e. high potential for mitigation = low sensitivity, therefore low score)	Overall sensitivity judgement 01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major
4	2	4	4	3	3	3	23
The site consists of an irregular pattern of arable fields to the north of the former airfield complex. Boundary vegetation includes significant lengths of tall, linear belts of trees, including poplar and firs. The western boundary is an undefined line through the field. Ford Lane forms the boundary to the north. This is formed by a bank and ditch making the road lower than the field level. Located within an area recorded as grade 1 agricultural land.	Some boundary connectivity, but limited habitat value.	The site is in a relatively rural area, detached from any significant settlement.	Northern part of the wider separation between Yapton and Ford Prison and industrial area.	The site is part of the rural continuum and makes a contribution in the form of the tree belts breaking up the coastal plain. It has visual connections to the landscape to the north.	The tree belts enclose 9b to the greater extent than 9a to the south. But there are some local views, including from local dwellings, mainly to the north. The gaps in the boundary vegetation allow occasional distant intervisibility within the South Downs National Park. The public right of way network runs adjacent to the site and through the site. There are open views from the footpaths to the west of Yapton and to the north of the site. The recent edge of Littlehampton is visible from Ford Road, across the River Arun, but limited intervisibility with this site is due to very tall poplars along the boundary with Ford Road. The Grade II listed building which is subdivided and named Atherington House/ Ford Place/Southdown House/ The Lodge has a view of the northern part of the site.	Limited containment to the north. Potential coalescence with existing employment land. The site would require a strong and well developed western and northern boundary to mitigate effects on views from Yapton and the views from the public rights of way network.	SUBSTANTIAL

Landscape Value:

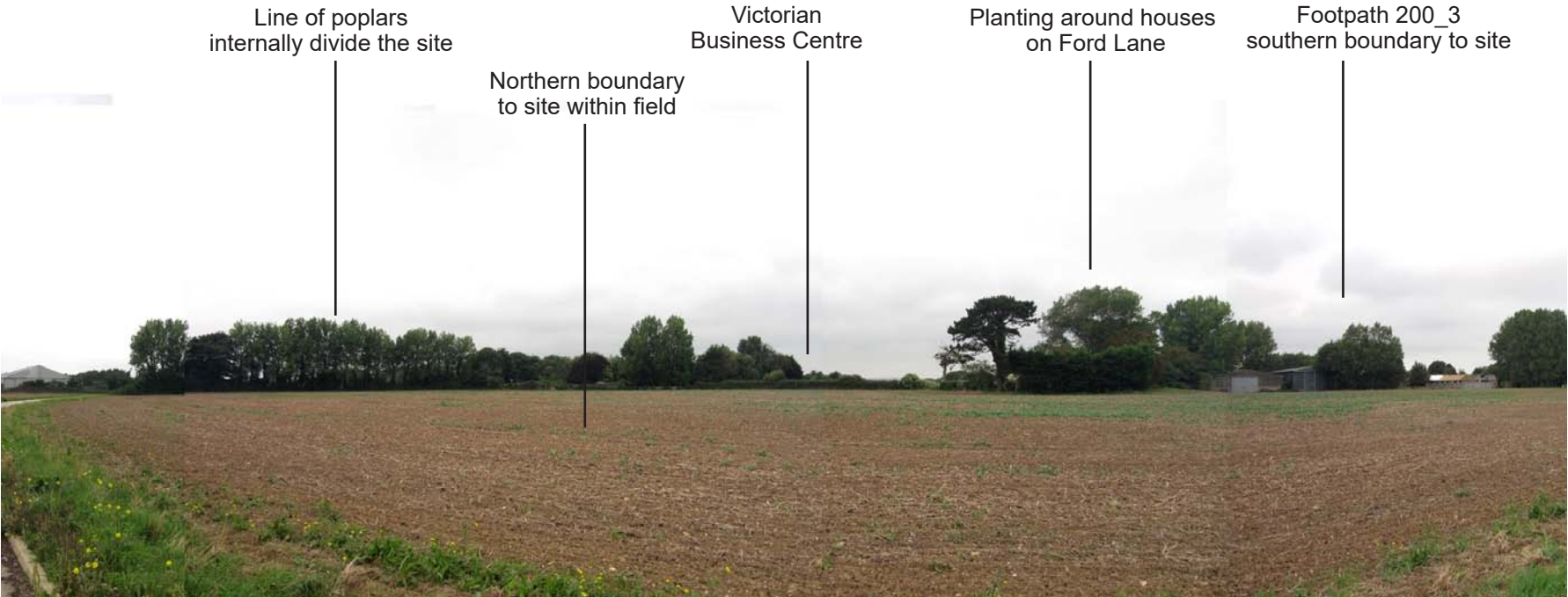
Landscape designations	Ecological and other designations (eg. heritage, flood zone etc)	Local distinctiveness	Any historic/cultural/ literary associations	Contribution to setting of 'outstanding assets'	Recreation and public access/ locally valued spaces	Perceptual aspects (eg. scenic quality, tranquillity, and remoteness)	Overall value judgement 01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major
1	1	2	2	2	3	2	13
None.	None.	The tall boundary tree belts are distinctive, but not uncharacteristic of the coastal plain.	Associated with former second world war airfield to the south. The line of the disused Portsmouth and Arundel Canal runs to the south of the site. The site is near to two listed buildings along Ford Lane.	Relatively distant from the National Park, without a significant contribution to its setting. The site makes a minor contribution to the rural setting of the Grade II listed manorial dovecote at Chruch Farm to the west. There is minor contribution to the National Park and Grade II listed house: Ford Place, Southdown House and The Lodge.	There are number of public rights of way across the site. The wider public right of way network to the west has open visual access to the site.	A mainly rural area, but nearby industrial buildings and incongruous tree belts limit scenic quality, tranquillity and remoteness. Yapton is visible but mostly sits unobtrusively within the landscape to the west. The views of the National Park to the north lend a scenic quality to the site.	SLIGHT



Photograph 48: View from public footpath to the north-east of the site, looking south towards the western boundary of the site.



Plan not to scale
See plan on page 94 for wider context and key to symbols



Photograph 49: Panorama west to east from Footpath 200_3

Landscape Sensitivity:

Inherent landscape quality (intactness and condition)					Ecological sensitivity					Inconsistency with existing settlement form/ pattern					Contribution to separation between settlements					Contribution to the setting of surrounding landscape/settlement					Views (visual sensitivity)					Potential for mitigation (inverse score i.e. high potential for mitigation = low sensitivity, therefore low score)					Overall sensitivity judgement 01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major				
	2					2							4				3			1							3								18				
Industrial/hard standing/ sewage works use, but with some significant tree belts and within an area classified as grade 1 agricultural land. The northern boundary is a physically undefined line through the fields. Around the site there are coniferous boundaries to properties to the north along Ford Lane, a low hedge along Ford Lane and a wooden fence along the access road to the south east. A tall line of poplars marks the westewrn boundary with 9b.					The hedgerows and lines of poplars may provide habitat connectivity to the north.					The site adjoins the existing industrial site to the east, but is separate from main areas of settlement.					Part of the separation between Yapton and Ford prison, which is effectively an extension of Climping.					Limited positive contribution, other than tree belts providing a backdrop in some views. The tree belt within the site is a visible feature in the landscape and makes a contribution to views from the wider landscape.					There are views of the structures within the site above or between vegetation, from vantage points locally, including from public rights of way through the site, but the site is not overly dominant in the wider landscape. There are localised views from housing on Rodney Crescent and filtered views from housing and businesses along Ford Lane into the northern part of the site. From the northern strip of field there are open views to the National Park to the north.					Tall trees already screen the majority of the site. These could be replaced over time with less incongruous species. There is a landscape structure which could be enhanced, however it would be necessary to create a boundary along the northern edge of the site in order to mitigate effects on views. This would take time to establish. The site is unrelated to existing settlement making it difficult to mitigate its isolated location.					MODERATE				

Landscape Value:

Landscape designations					Ecological and other designations (eg. heritage, flood zone etc)					Local distinctiveness					Any historic/cultural/ literary associations					Contribution to setting of 'outstanding assets'					Recreation and public access/ locally valued spaces					Perceptual aspects (eg. scenic quality, tranquillity, and remoteness)					Overall value judgement 01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major				
1					1					1						2				1							3				2				9				
None.					None.					Industrial/sewage works. The tall tree belt in the north of the site is a distinctive and visible feature in the landscape.					Associated with former second world war airfield to the south. The site is near to two listed buildings along Ford Lane. The line of the disused Portsmouth to Arundel Canal runs through the site.					Relatively distant from the National Park, without a significant contribution to its setting. There is minor contribution to the National Park.					Footpath 200_3 forms the southern boundary to the site but has open views. Footpath 366_1 runs through the site.					Land use of industrial/sewage works significantly reduces the sense of tranquillity and remoteness. The site is part of the wider rural landscape and there are some attractive visual links to the National Park to the north from the northern part of the site.					SLIGHT				