

9.10. Site Appraisal Photographs

View ID: A01

Category: Site

Date: 31/03/2020 at 17:20

Weather: Clear sunny with areas of overcast

Location: Centre of site

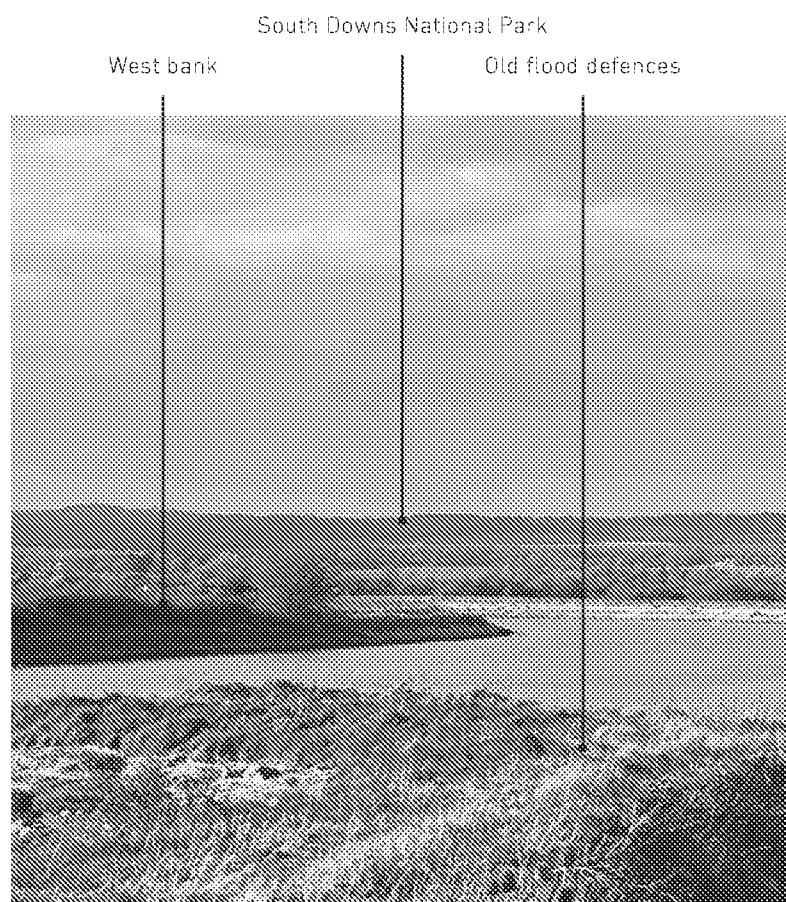
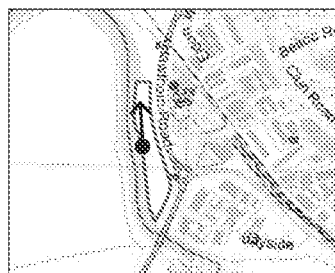
Proximity to site: N/A

Orientation: N

Elevation: 4.00m AOD

Latitude 50.814846 / Longitude -0.56008279

Nature of viewing experience: Static



View ID: A02

Category: Site

Date: 31/03/2020 at 17:20

Weather: Clear sunny with areas of overcast

Location: Centre of site

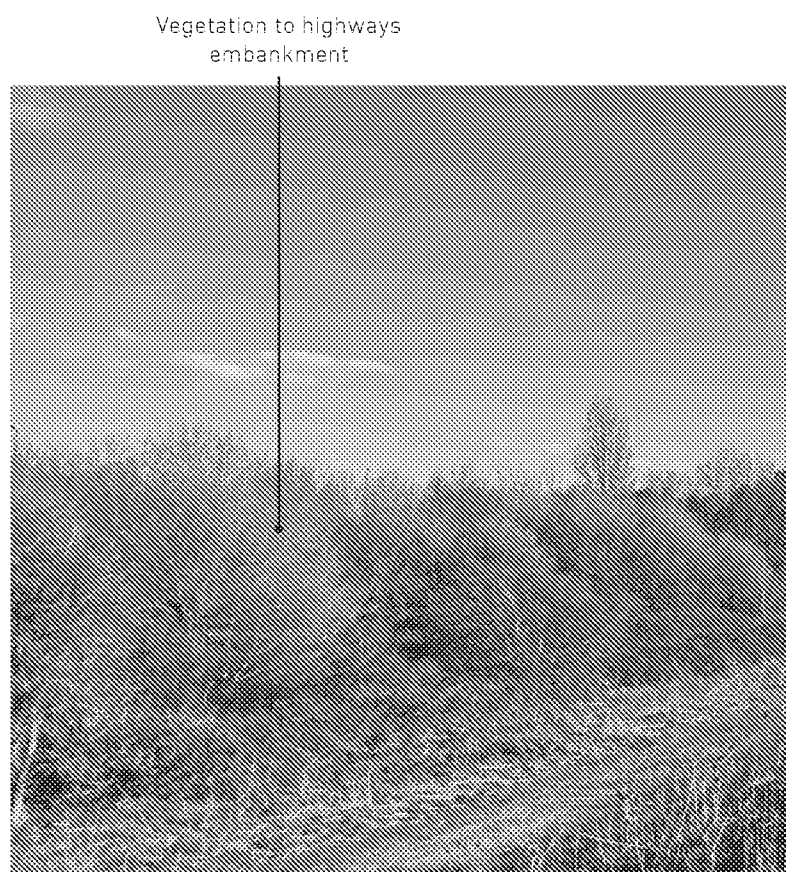
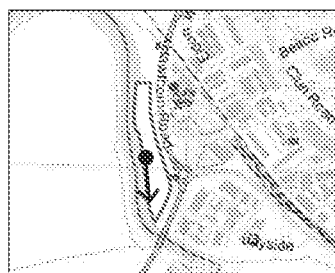
Proximity to site: N/A

Orientation: S

Elevation: 4.85m AOD

Latitude 50.814846 / Longitude -0.56008279

Nature of viewing experience: Static



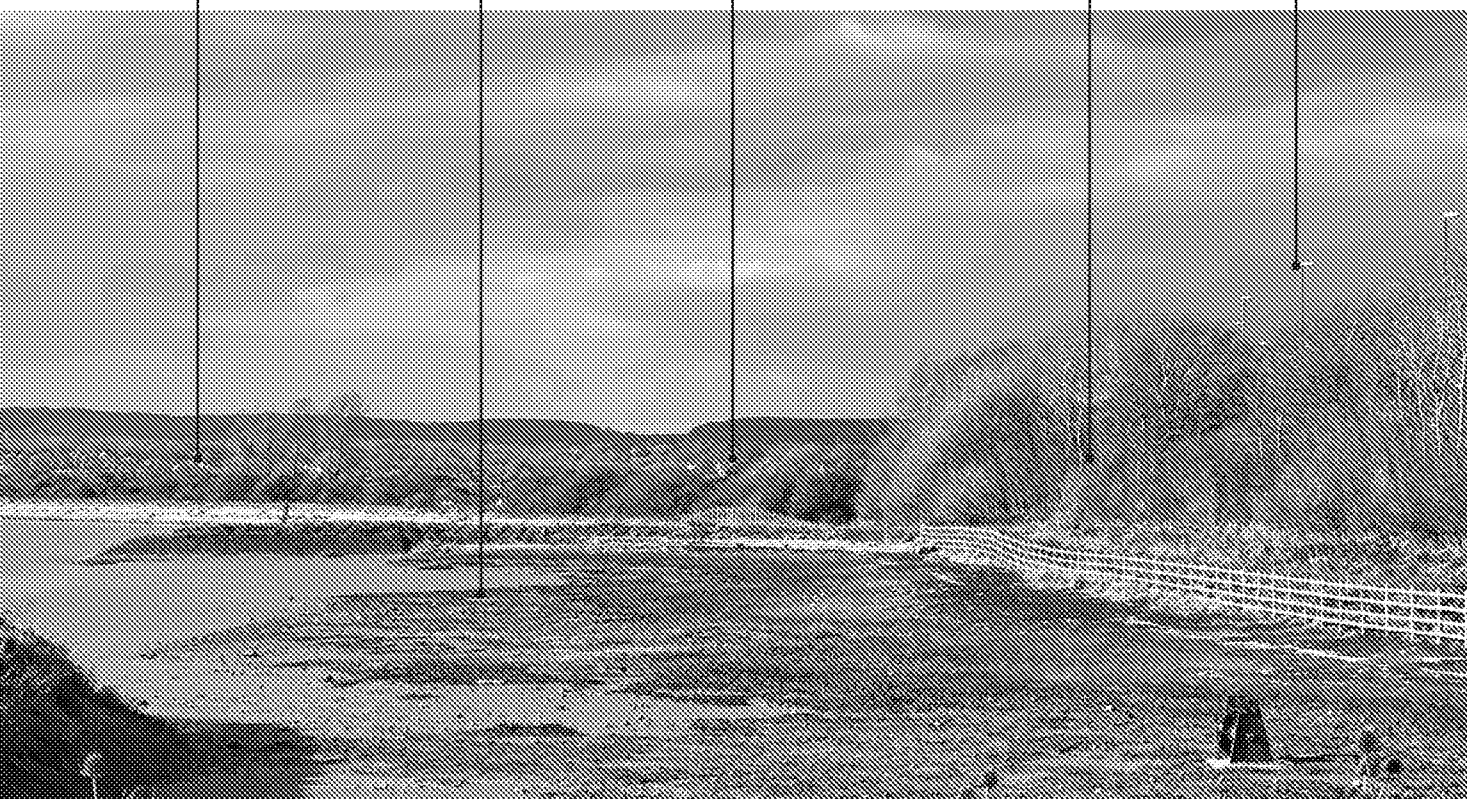
Arundel housing

Saltmarsh

Kingley Gate housing

Vegetation to highways
embankment

Lighting to A259 main road



Line of flood defences

Vegetation to highways
embankment

River Arun

A259 Clympwix Bridge
over River Arun

West Bank



View ID: A03

Category: Site

Date: 18/02/2019 at 09:30

Weather: Clear sunny

Location: Centre of site

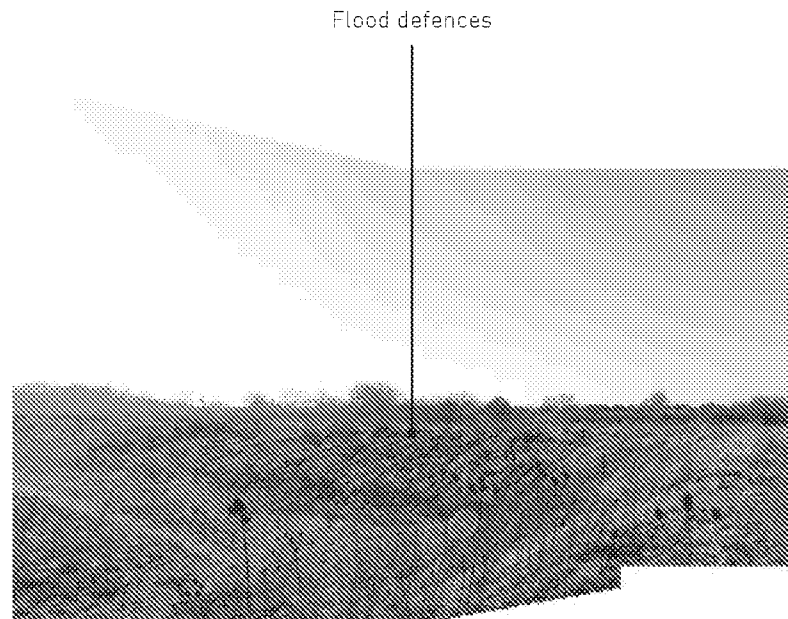
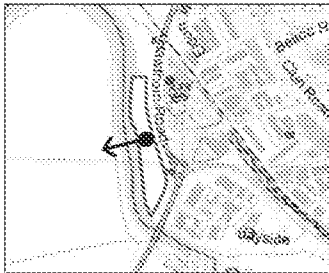
Proximity to site: N/A

Orientation: W

Elevation: 4.85mAOD

Latitude 50.814846 / Longitude -0.56008279

Nature of viewing experience: Static



View ID: A04

Category: Site

Date: 18/02/2019 at 09:30

Weather: Clear sunny

Location: Centre of site

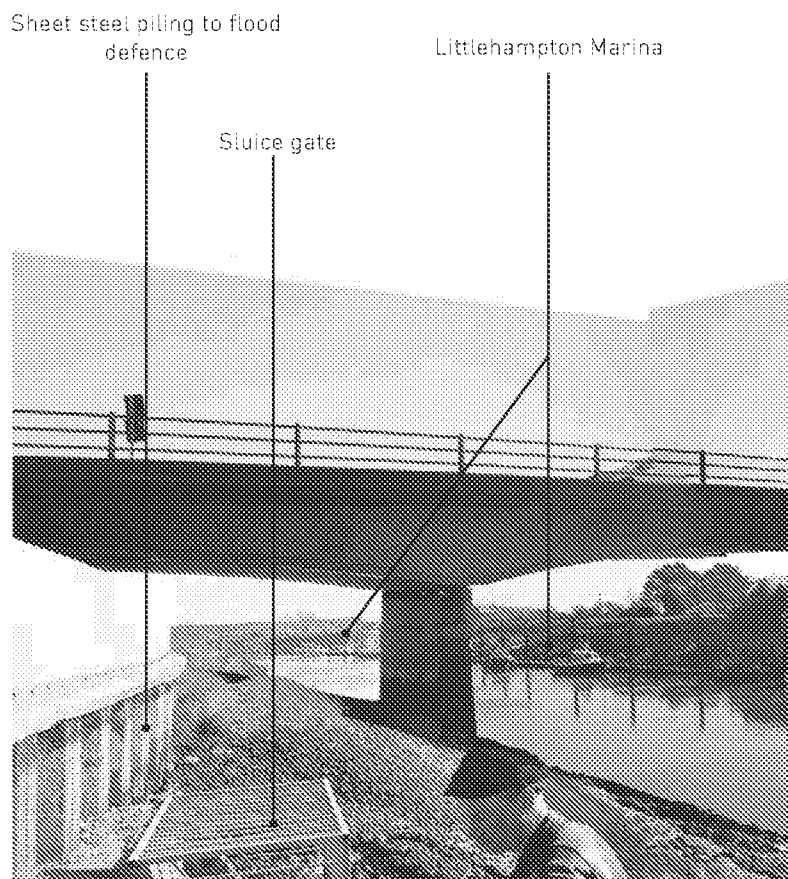
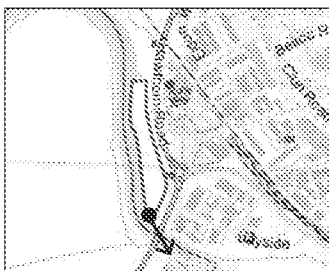
Proximity to site: N/A

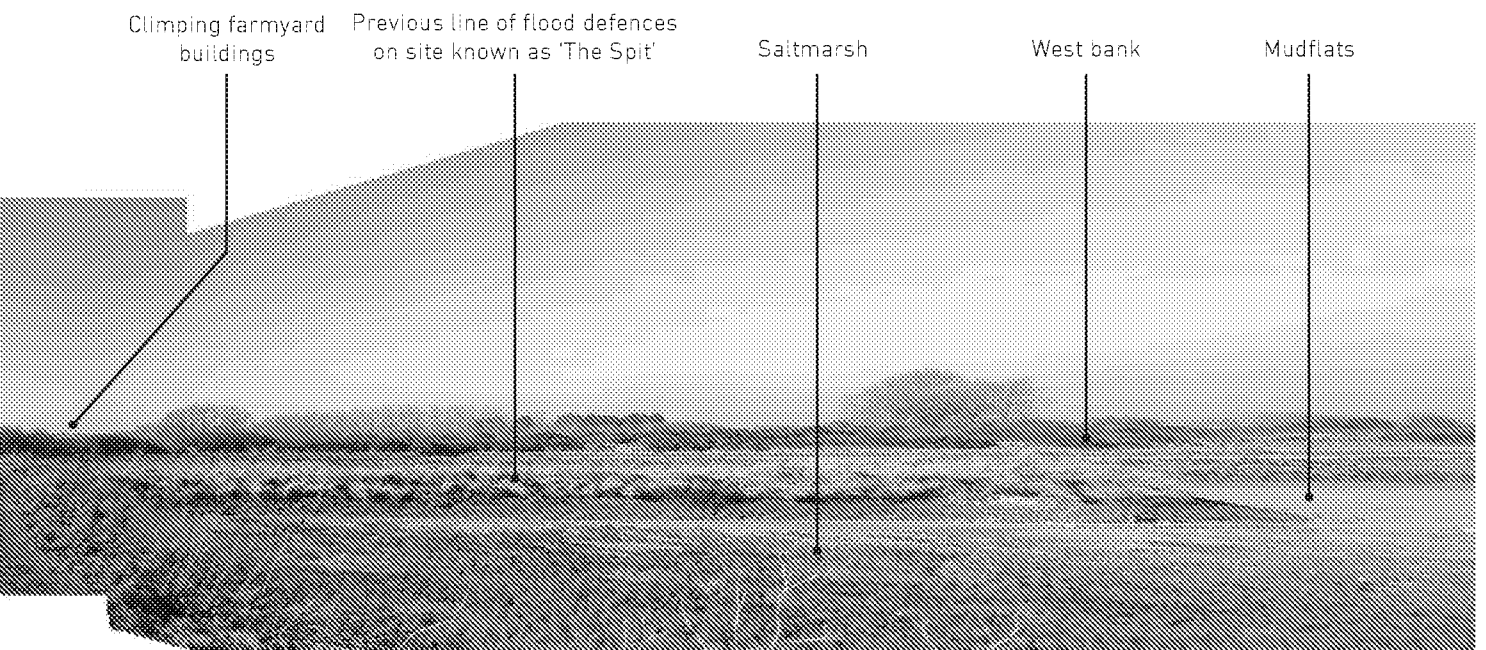
Orientation: SW

Elevation: 2.5mAOD

Latitude 50.812484 / Longitude -0.55976093

Nature of viewing experience: Static





9.11. Site Context Photographs

View ID: B01

Category: Short

Date: 27/03/2020 at 17:10

Weather: Clear sunny

Location: A259 Bridge over River Arun

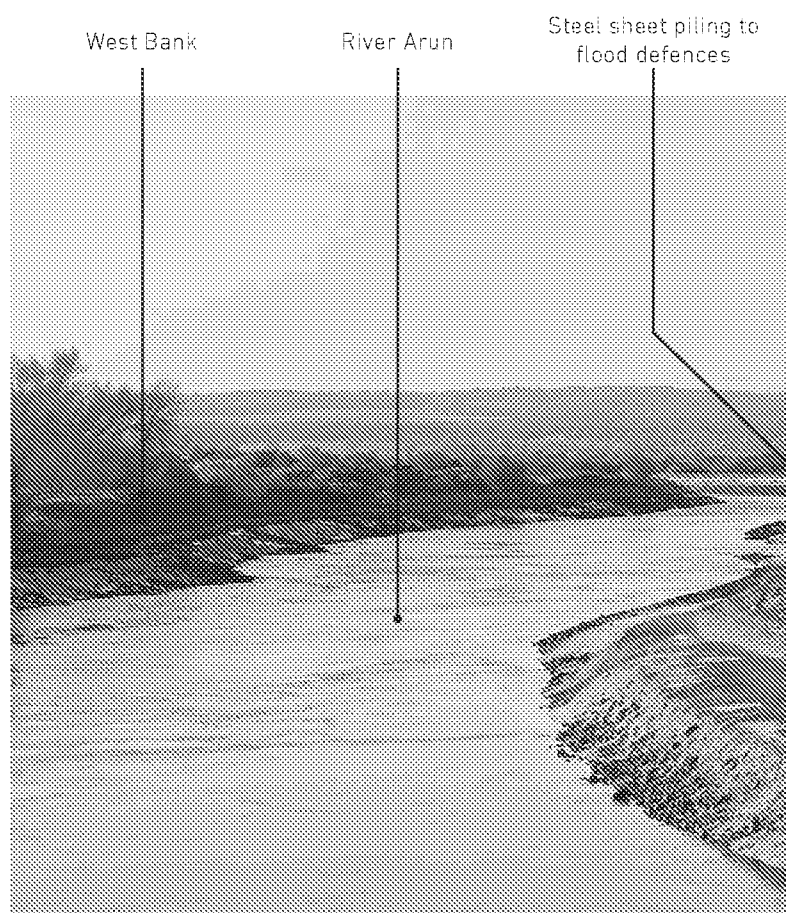
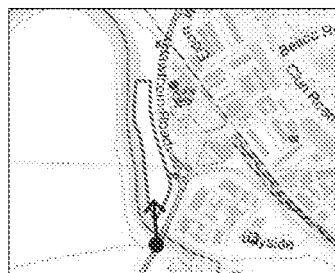
Proximity to site: Apx. 40m south of site

Orientation: N

Elevation:

Latitude 50.812050 / Longitude -0.55959463

Nature of viewing experience: Transient



View ID: B02

Category: Short

Date: 27/03/2020 at 17:10

Weather: Clear sunny

Location: Bridge road roundabout

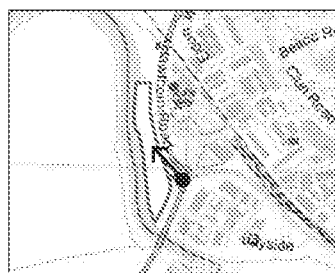
Proximity to site: Apx. 40m east of site

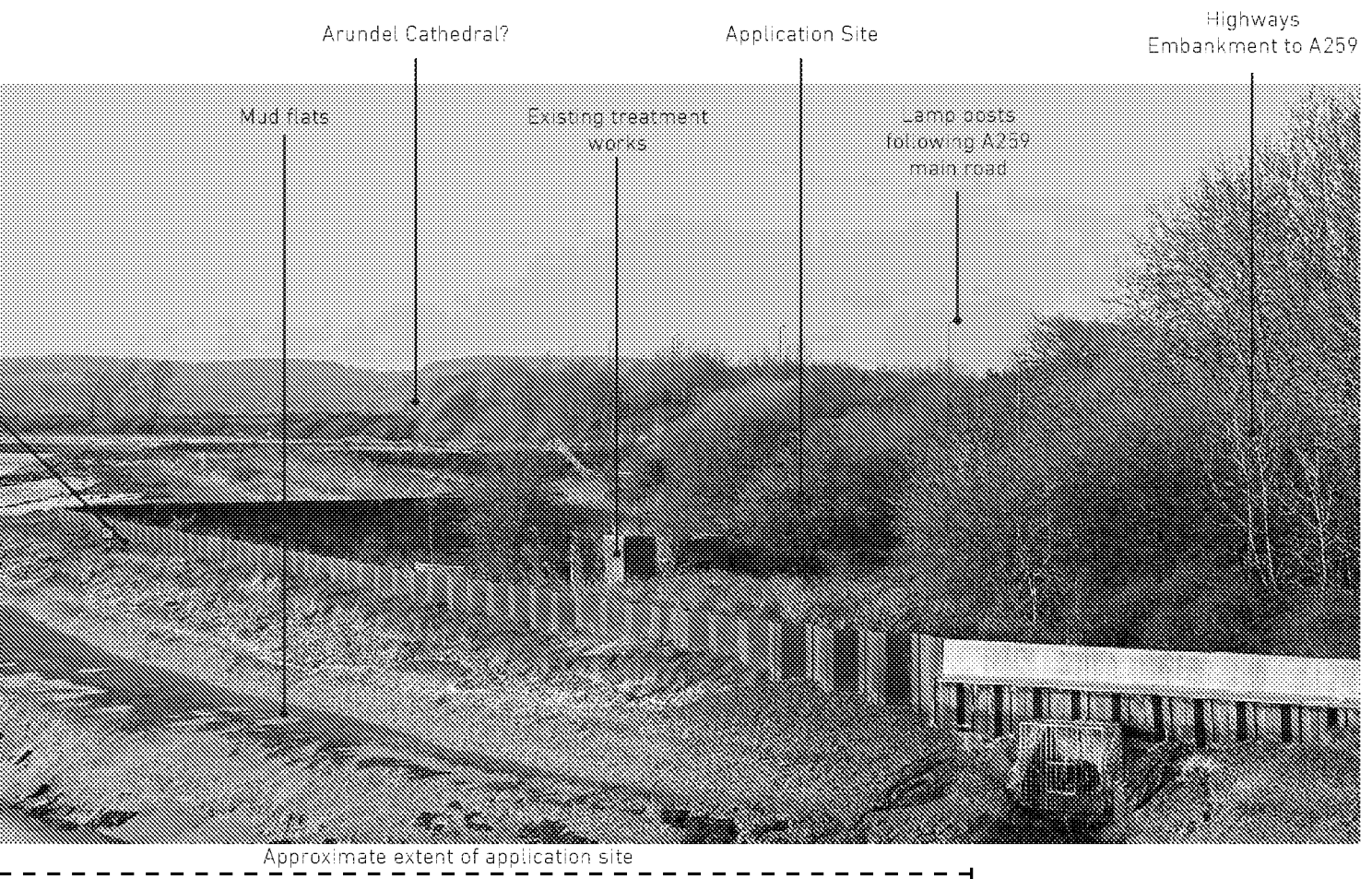
Orientation: NW

Elevation: 6.5m AOD

Latitude 50.813789 / Longitude -0.55870414

Nature of viewing experience: Transient





View ID: B03

Category: Short

Date: Unknown

Weather: Clear sunny

Location: PRoW Footpath along the west bank

Proximity to site: Apx. 85m west of site

Orientation: NE

Elevation:

Latitude 50.812413 / Longitude -0.56106448

Nature of viewing experience: Static

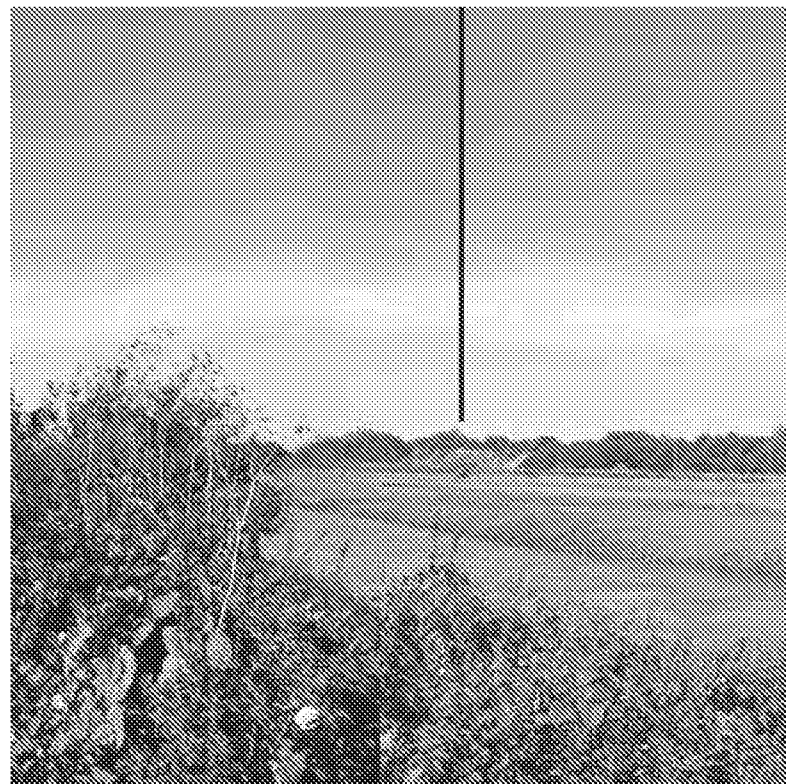
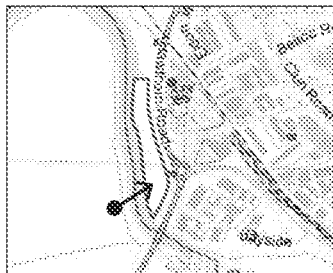


Image extracted from Landscape Capacity Study for Strategic Sites. To be updated prior to planning application.

Apx. extent of application site

Vegetation to highways
embankment

Clympwick Bridge to A259
main road



Approximate extent of application site

View ID: C01

Category: Short-Medium

Date: UNKNOWN

Weather: UNKNOWN

Location: Lineside Industrial Estate

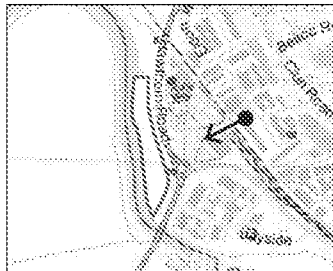
Proximity to site: Apx. 290m east of site

Orientation: W

Elevation: 1 - 2m AOD

Latitude 50.815372 / Longitude -0.555596

Nature of viewing experience: Static



Railway shed



Image to be updated prior to planning application.

View ID: C02

Category: Short-Medium

Date: UNKNOWN

Weather: UNKNOWN

Location: Bridge Road

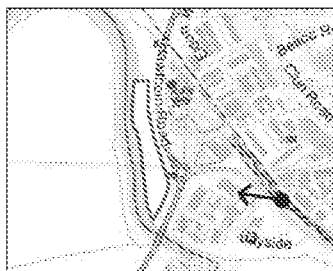
Proximity to site: Apx. 295m south east of site

Orientation: NW

Elevation: 2m AOD

Latitude 50.813390 / Longitude -0.554675

Nature of viewing experience: Transient



Entrance into the Riverside
Industrial Estate



Image to be updated prior to planning application.



View ID: C03

Category: Short-Medium

Date: 27/03/2020 at 16:50

Weather: Clear sunny

Location: Kingley Gate Housing Development

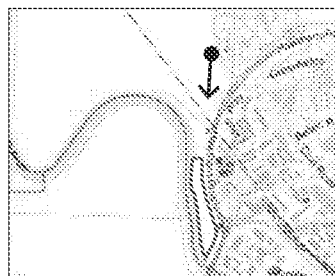
Proximity to site: Apx. 420m north of site

Orientation: SSW

Elevation: 4.3mAOD

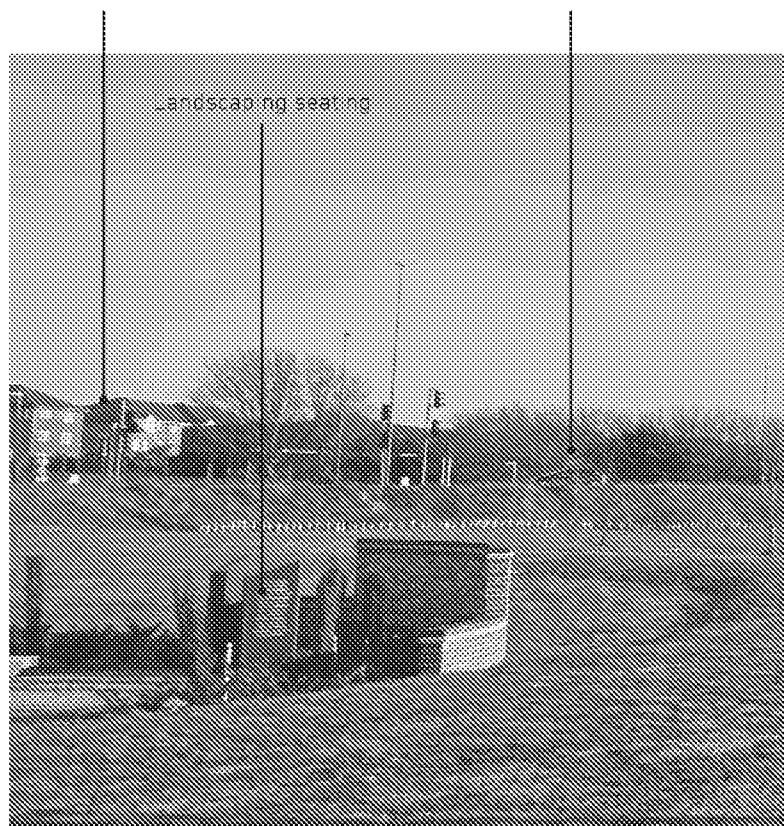
Latitude 50.820327 / Longitude -0.55882215

Nature of viewing experience: Static



Wick housing

A259 main road



View ID: C04

Category: Short-Medium

Date: 03/04/2020 at 15:15

Weather: Clear sunny with areas of overcast

Location: A259 main road west of site

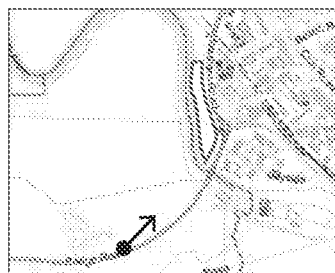
Proximity to site: Apx. 620m west of site

Orientation: NE

Elevation: 2.1mAOD

Latitude 50.808735 / Longitude -0.56575835

Nature of viewing experience: Transient



Climbing Caravan Park



Approximate extent of a

Recently planted trees

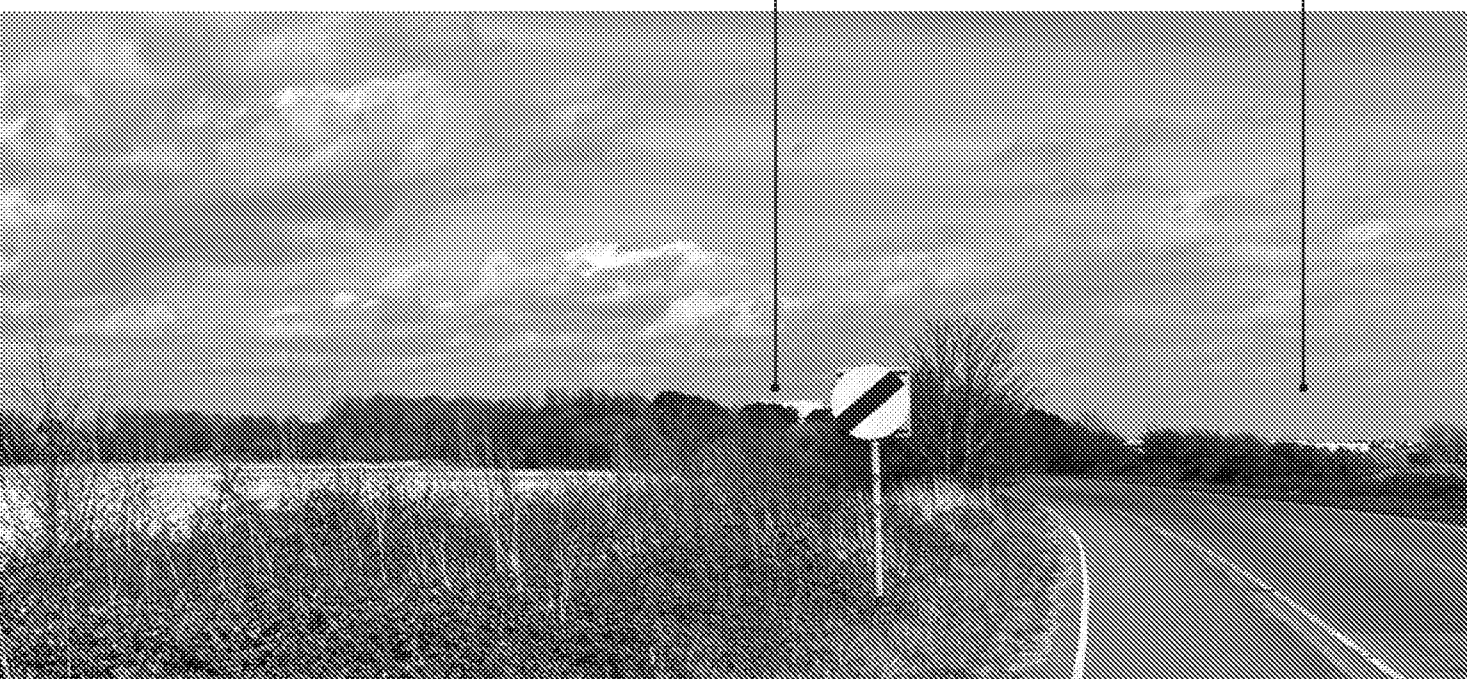
Vegetation to side of
farmland access road



Approximate extent of application site

Gas holder
estimated 45-50m tall

Littlehampton Marina
Buildings



Application site

View ID: C05

Category: Short-Medium

Date: 03/04/2020 at 15:00

Weather: Clear sunny with areas of overcast

Location: Arun View Inn, Pedestrian Bridge

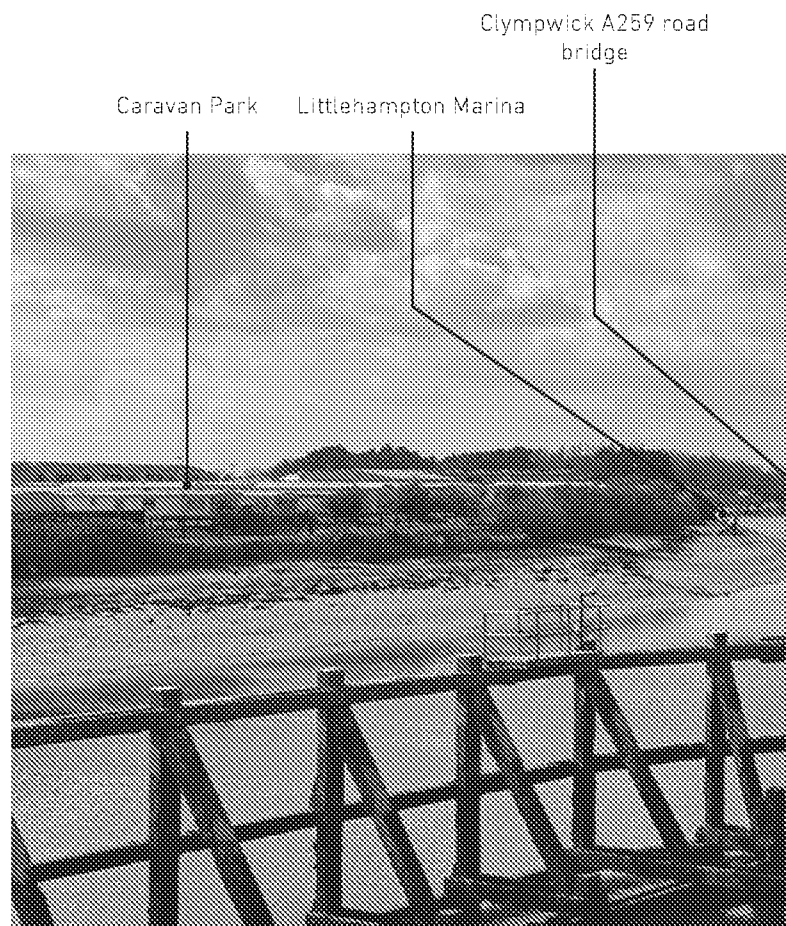
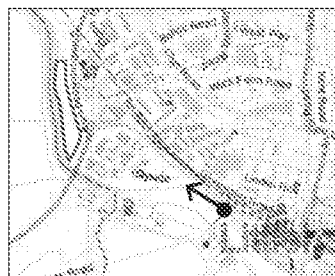
Proximity to site: Apx. 700m south east of the site

Orientation: NWW

Elevation: 4.1mAOD

Latitude 50.810421 / Longitude -0.54973483

Nature of viewing experience: Static



View ID: D01

Category: Medium

Date: 03/04/2020 at 16:05

Weather: Clear sunny with areas of overcast

Location: Golf course

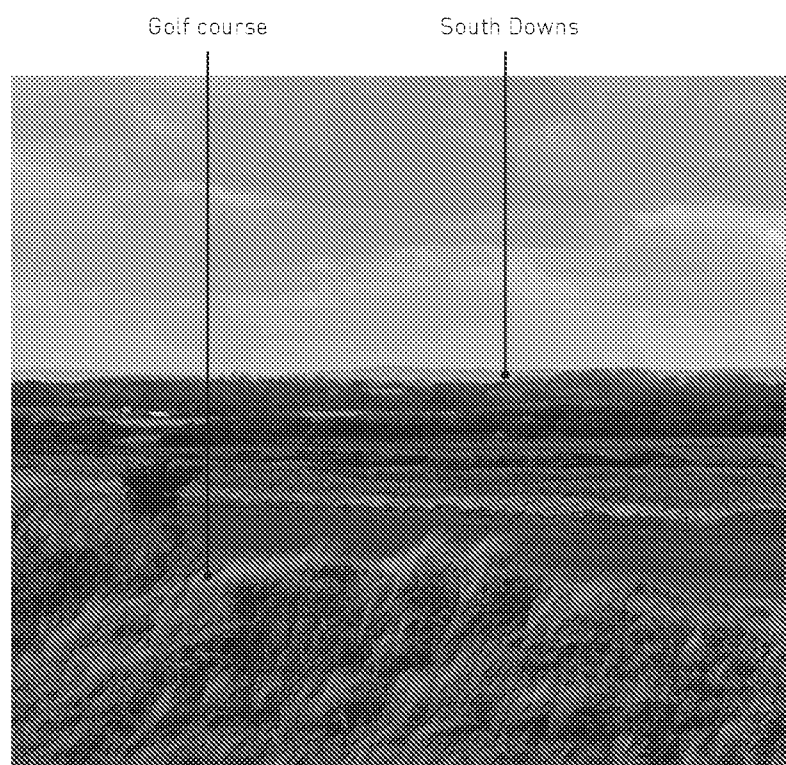
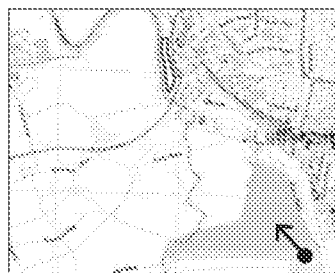
Proximity to site: Apx. 1.7km South east of site

Orientation: NW

Elevation: 4.5mAOD

Latitude 50.800714 / Longitude -0.54443479

Nature of viewing experience: Static



Littlehampton
Welding

Aggregate works

Harbour Board Workshop

Arun View Inn



Approximate extent of application site

Buildings along the
west bank

Gas holder
estimated 45-50m tall

Riverside housing



Approximate extent of application site

View ID: D02

Category: Medium

Date: 03/04/2020 at 16:30

Weather: Clear sunny with areas of overcast

Location: Brookpits Lane, Atherington/Climping

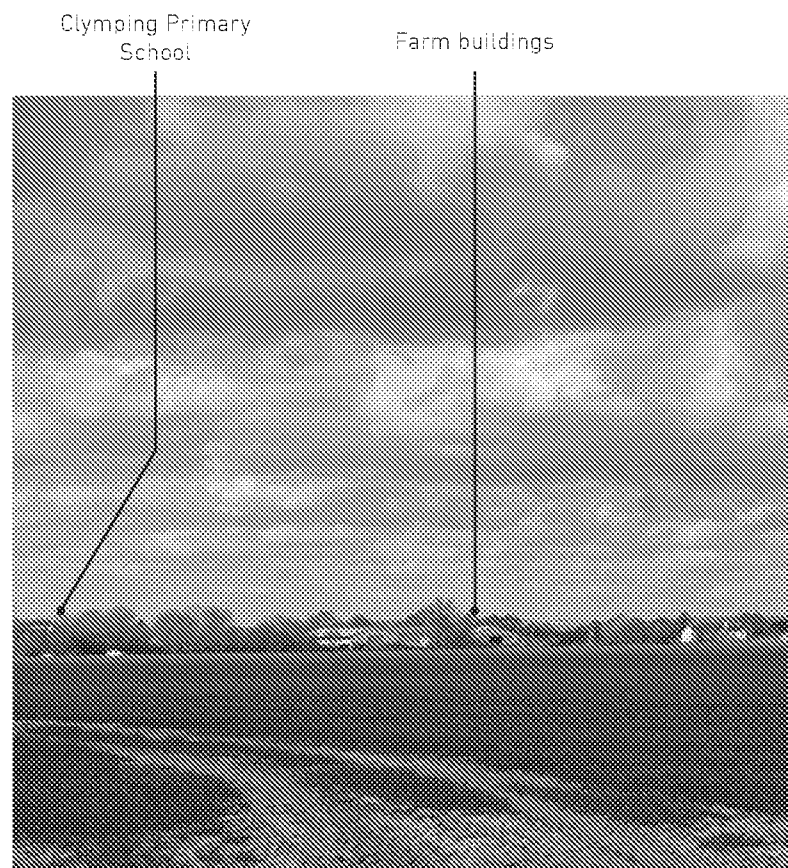
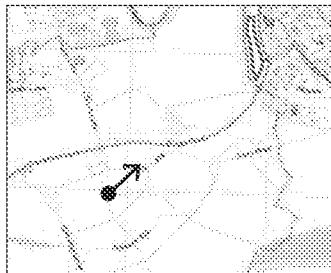
Proximity to site: Apx. 1.5km south west of site

Orientation: NE

Elevation: 4.6mAOD

Latitude 50.803731 / Longitude -0.57430387

Nature of viewing experience: Transient



View ID: D03

Category: Medium

Date: 31/03/2020 at 15:40

Weather: Clear sunny with areas of overcast

Location: Ford Road, Ford

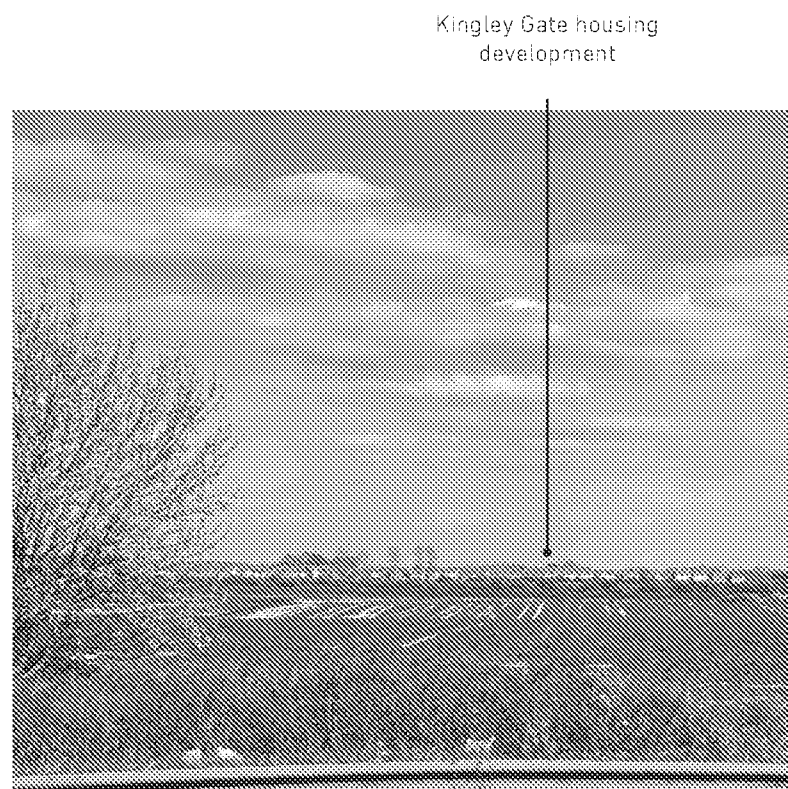
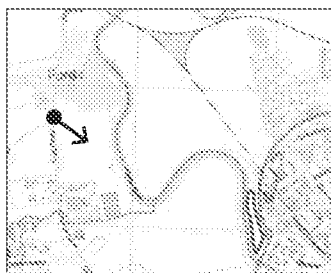
Proximity to site: Apx. 1.5km north west of site

Orientation: SE

Elevation: 5.1mAOD

Latitude 50.822858 / Longitude -0.58056951

Nature of viewing experience: Transient



Lower Dairy Barn

Gas holder
estimated 45-50m tall

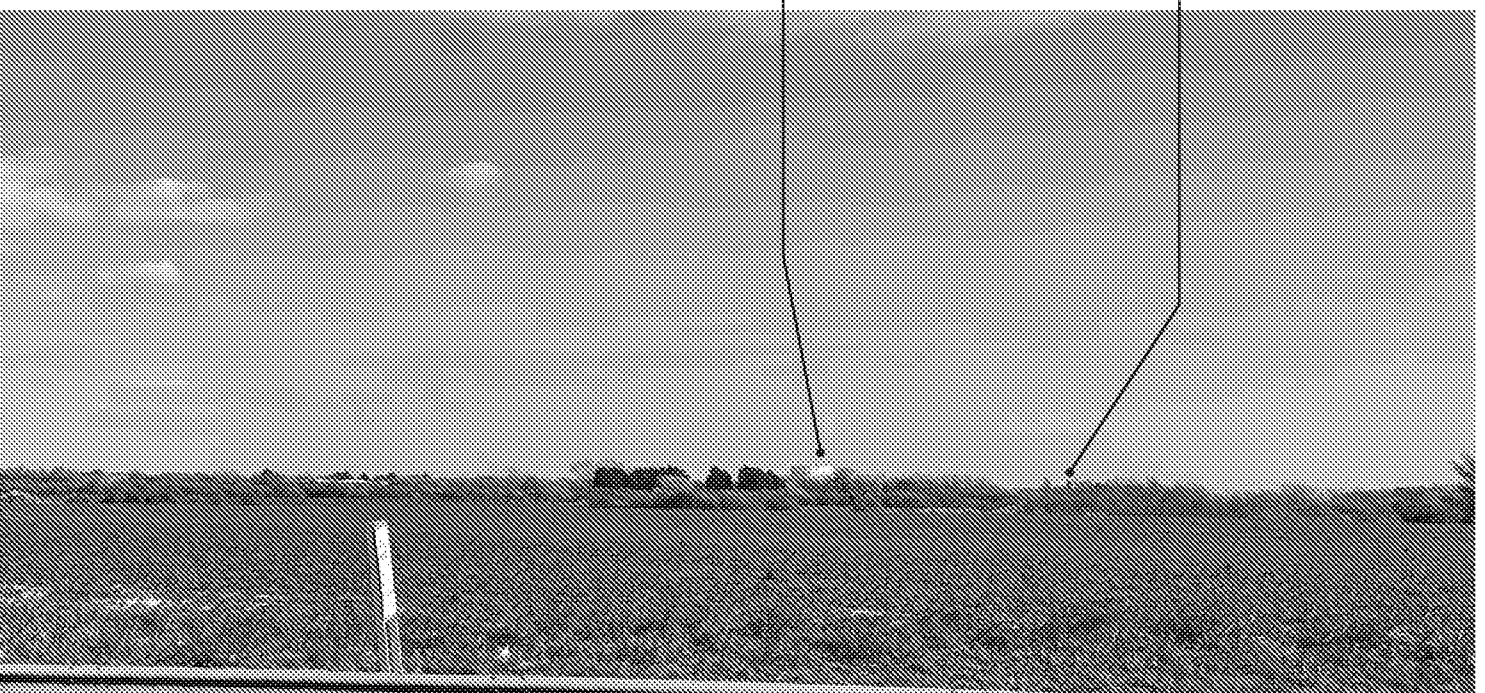
West bank Littlehampton
Marina buildings



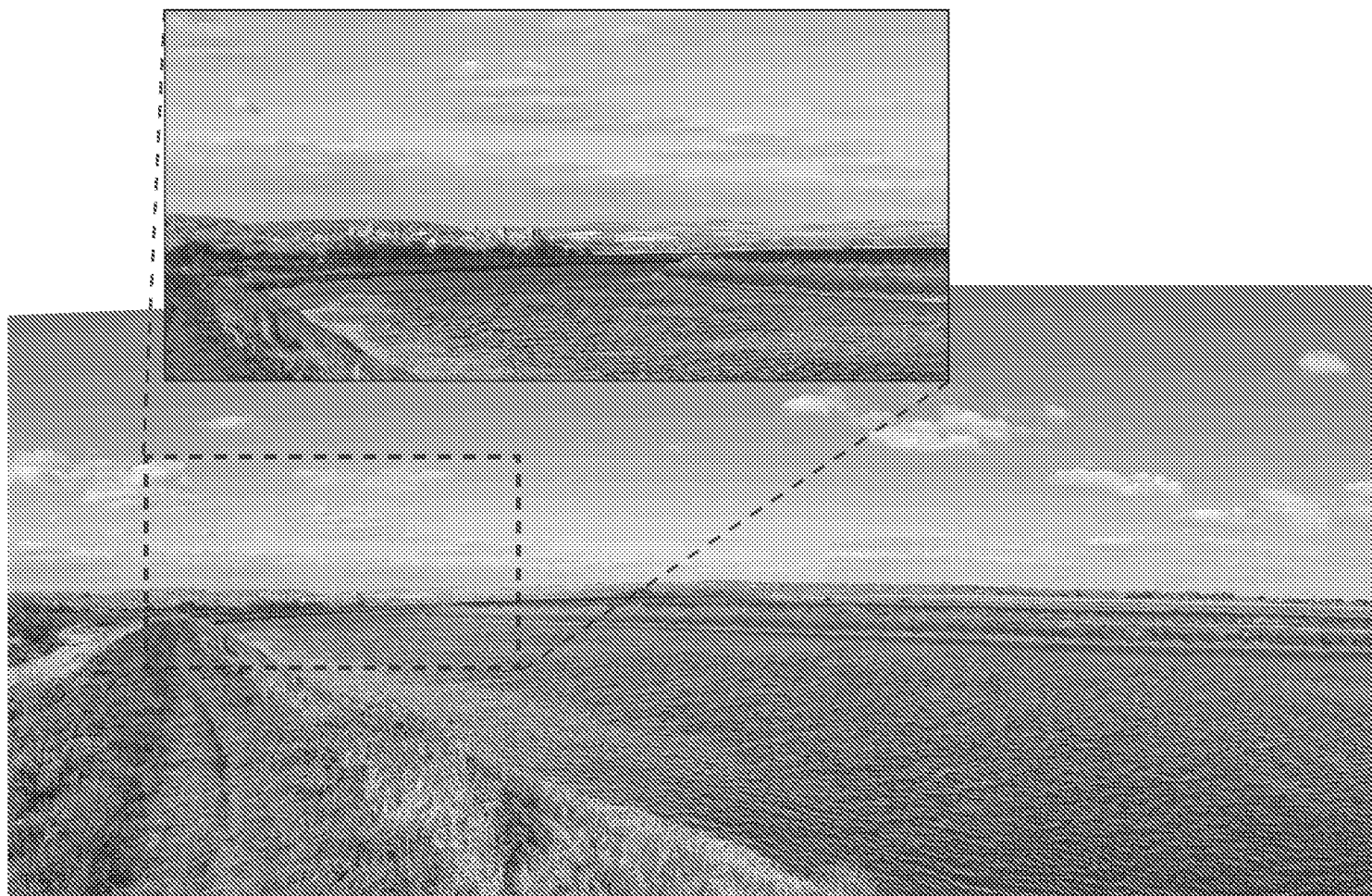
Approximate extent of application site

Gas holder
estimated 45-50m tall

Kingmere residential block along
waterfront - 13 storeys estimated
33m tall



Approximate extent of application site



View ID: E01

Category: Long

Date: 31/03/2020 at 16:20

Weather: Clear sunny

Location: Tortington

Proximity to site: Apx. 2.5km north of site

Orientation: Panoramic North to South East

Elevation: 1.45m AOD

Latitude 50.822858 / Longitude -0.58056951

Nature of viewing experience: Static

Brookfield Caravan
park

Kingmere residential block along
waterfront - 13 storeys estimated
33m tall



View ID: E02

Category: Long

Date: 31/03/2020 at 15:50

Weather: Clear Sunny

Location: Arundel

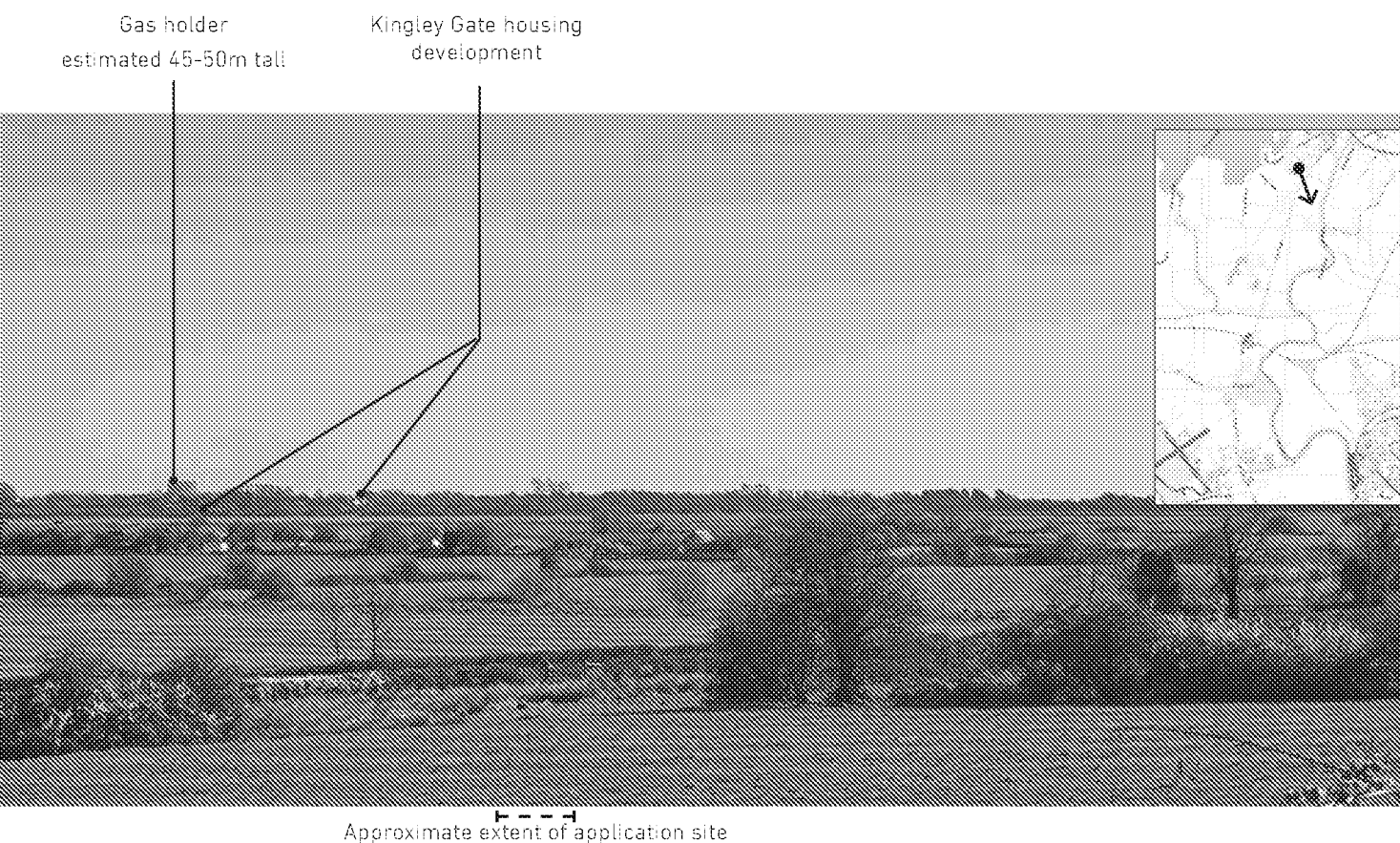
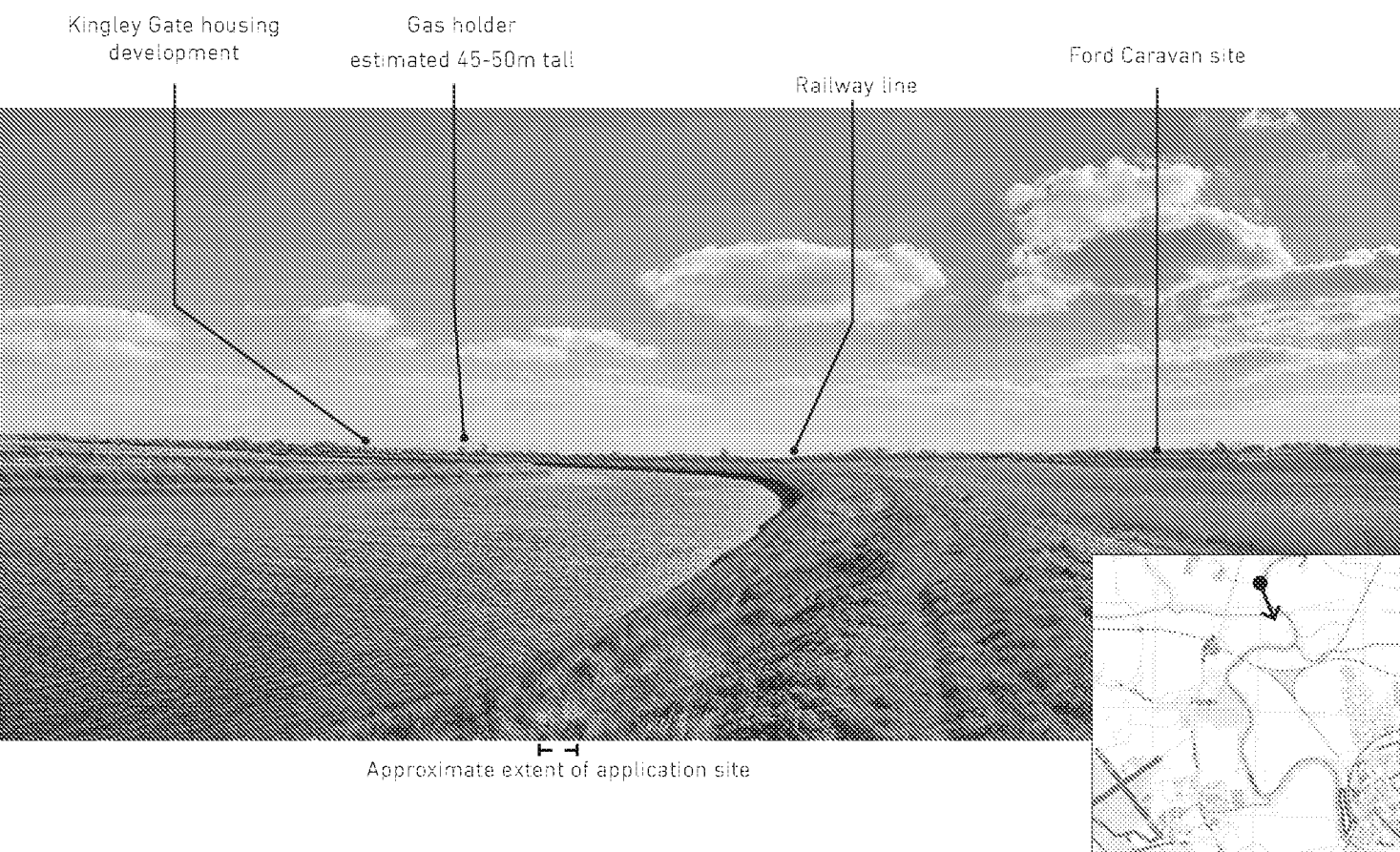
Proximity to site: Apx. 3.7km north of site

Orientation: S

Elevation: 11.0mAOD

Latitude 50.848074 / Longitude -0.56970119

Nature of viewing experience: Static



10 Appendices

10.1. Appendix 1: LVIA Methodology

10.1.1. Introduction

The Landscape Institute and the Institute of Environmental Management & Assessment's "Guidelines for Landscape and Visual Impact Assessment" Third Edition (GLVIA 3), 2013, Paragraph 1.1 states that:

"Landscape and Visual Assessment is a tool used to identify and assess the significance of and the effects of change resulting from development on both the landscape as an environmental resource in its own right and on people's views and visual amenity"

The methodology applied in carrying out the LVIA of the proposed development, Hampton Quay, has been informed from guidelines set out in the GLVIA 3rd edition and Natural England landscape character guidance. These are not a prescriptive set of rules and have therefore been adapted to suit the scale and type of project.

LVIA's are undertaken by professionals who are also involved in the design of the landscape and the preparation of subsequent management proposals. This can allow the assessment to proceed as an integral part of the overall scheme design. Judgements are based on training and experience, and supported by clear evidence and reasoned argument.

It is the purpose of the assessment to identify the potential for and assess the likely effects of change resulting from the development.

The two components, Landscape and Visual, are separate assessments, and are linked procedures. The distinction is made between :

- Landscape - Landscape character and the elements and features that contributes to it (landscape receptors)
- Visual - People who experience views within the landscape (visual receptors)

An LVIA is also accompanied by sufficient illustrative material, including baseline mapping and photographs of the site from the wider context.

Typically there are four stages to an LVIA:

- Baseline studies
- Design
- Assessment of Landscape and Visual Effects
- Cumulative Assessment (should this be required)

10.1.2. Baseline Studies

The purpose of the baseline studies are to record the existing landscape features, characteristics, the way the landscape is experienced with potential visual receptors.

As part of the baseline studies, the following steps are typically taken:

- Identification of the study area. The extent of this is based on professional judgement and on the type of potential landscape receptors and the size and type of development.
- A desktop study of patterns and scale of

landform, land use and built development, relevant current planning policy, landscape designations and landscape character publications.

- Potential representative viewpoints within the study area identified
- Site visits

10.1.3.Design

LVIA's are undertaken by professionals who are also involved in the design of the landscape, site design, and the preparation of subsequent management proposals. The design and assessment stages are iterative, with stages overlapping in part.

Measures are embedded within the proposed scheme as a result of the desk based study LVIA fieldwork. These measures, are identified as 'Primary Measures' within the document.

Typical Primary Measures strategies include;

- Avoid or reduce impact by ensuring massing and form to be developed to fit into the existing baseline.
- Remediation of impact - Integrate the proposed development into the landscape by planting to soften and absorb.
- Compensation of impact - Replacing loss of trees/habitat on site.
- Enhancement - Creation of new landscape or habitat.

In circumstances where the design process can

not provide embed mitigation within the proposal, or the assessment is based on assumption of implementing a management plan these are known as 'Secondary Mitigation'.

These strategies include:

- Landscape and Biodiversity Management Strategy
- Habitat Monitoring Programme
- Construction and Environmental Management Plan
- Tree Protection in line with BS5837:2012 Trees in Relation to Design, Demolition and Construction
- A programme of appropriate monitoring may be agreed with the regulatory authority, so that compliance and effectiveness can be readily monitored and evaluated.

10.1.4.Planting Assumptions

In regard to assessing how the planting contributes to the proposed scheme an assumption based on average growth rate of 1000mm per 3 year, these are as follows:

Planting at Year 1:

- Light standard height 600-1500mm
- Heavy Standard height 3500 - 4500mm

Established heights of planting by year 15:

- Light standard height 5500 - 7000mm
- Heavy Standard height 8000 - 10000mm

10.1.5.Assessment of landscape effects

To assess the landscape effects an assessment is carried out on the sensitivity of the landscape receptor and the magnitude of the effect experienced as a result of the proposed scheme.

Paragraph 2.21 of the GLVIA states that the assessment of landscape effects involves:

“assessing effects on the landscape as a resource in its own right”

10.1.6. Sensitivity of Landscape Receptors

To determine the sensitivity of a landscape receptor an assessment of the value and susceptibility of the landscape receptor to the change proposed is undertaken using professional judgement.

10.1.7. Landscape Value

Landscapes and their character and features, can be designated at a range of levels – international, national, county and local level. See table opposite for these examples.

Box 5.1 in the GLVIA provides a range of factors that help in the identification of valued landscapes. These are the following:

- 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.
- Scenic Quality – The term used to describe landscapes that appeal primarily to the senses

(primarily but not wholly the visual senses).

- Rarity – The presence of rare elements or features 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 wildlife, earth science or archaeological or historical and cultural interest can add to the value of the 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 assets – 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.

The overall value for each landscape receptor is categorised as High, medium, Low or Very Low.

10.1.8. Landscape Susceptibility

Paragraph 5.40 within the GLVIA provides a

Landscape Value Designations Table

Level	Description	Typical scale of importance/rarity	Typical Examples
High	Features or areas likely to be of international or national importance, designated at national or international level.	International, National	World Heritage Site, National Park, AONB
Medium	Features or areas likely to be of county or borough importance, designated at county or borough level.	Regional, Local	AONB, SLA Conservation Area
Low	Features likely to be of importance to the local community but have little or no wider recognition of their value, and are not designated	Local	Undesignated but value perhaps expressed through non-official publications or demonstrable use.
Very Low	Features or areas with little or no evidence of being valued by the community, and are not designated.	Local	Areas identified for recovery

Landscape Susceptibility Table

Level	Description
High	The receptor is likely to have little scope to accommodate the type of change proposed without undue effects upon its overall integrity
Medium	The receptor is likely to have some scope to accommodate the type of change proposed without undue effects upon its overall integrity.
Low	The receptor is likely to be able to accommodate the type of change proposed with little or no effect upon its overall integrity.

definition in regard to landscape susceptibility to change:

"...the ability of the landscape receptor (whether it be the overall character or quality/condition of a particular landscape type or area, or an individual element and/or feature, or a particular aesthetic and perceptual aspect) to accommodate the proposed development without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies".

The assessment of landscape susceptibility takes into consideration the following criteria;

- Landform
- Pattern/Complexity
- Composition
- Landcover
- Relationship of a given landscape area to any existing settlements or developments

For example, a landscape or landscape feature with low susceptibility would have a high capacity to accommodate change and a landscape or landscape feature with high susceptibility would have a low capacity to accommodate change.

Once both the assessment of landscape value and susceptibility has been undertaken and combined, an assessment of landscape sensitivity is reached. Similarly defined as High, medium or Low.

10.1.9. Landscape Magnitude of Effect

This is informed by judgements about the size and

extent of the change brought about by the proposed scheme. In terms of:

- Existing landscape / landscape features
- Addition of new landscape elements / landscape features, it's duration and reversibility.

Landscape Sensitivity Criteria (Value + Susceptibility)

Level	Description
High	A landscape receptor of potentially international or national importance. The landscape features and character are the basis for designation and are likely to be largely intact and in a good condition with little scope to accommodate the type of change proposed without undue effects upon its overall integrity.
Medium	A landscape receptor that is potentially valued at a county level. The landscape may be in reasonably good condition with some scope to accommodate the type of change proposed without undue effects upon its overall integrity.
Low	A landscape receptor that may not be valued at a local level and may comprise a number of detracting elements. The landscape may be in a poor condition and can accommodate the type of change proposed with little or no effect upon its overall integrity.

Landscape Magnitude of Effect Criteria

Level	Description
Large	Total alteration to the existing landscape receptor; may affect an extensive area.
Medium	Partial alteration to the existing landscape receptor; may affect a wide area.
Small	Slight alteration to the existing landscape receptor; may affect a restricted area.
Very Small	Very light alteration to the existing landscape receptor; may affect a limited area.
None	No change to the existing landscape receptor.

10.1.10. Assessment of visual effects

Paragraph 2.21 of the GLVIA states that the assessment of visual effects involves:

“assessing effects on specific views and on the general visual amenity experienced by people”

To assess the visual effects, the sensitivity of the visual receptor and the magnitude of effect experiences as a result of the proposal is assessed.

10.1.11. Viewpoint selection

A selection of publicly accessible viewpoints is made to assess the effects on visual receptors.

These could include representative viewpoints, (for example, representing views of the users of a footpath) and specific viewpoints (for example, a key view from a specific visitor attraction).

The views should be categorised by their relationship to the application site and are labelled as such on the visual appraisal plan.

A - Views from within the site

B- Short range views

C- Short-medium range views

D- Medium range views

E - Long range views

The photographs have been captured with a 12MP standard / Ultra-Wide camera. Recording the data is in accordance with the 'Photography and Photomontage in landscape and visual impact assessment. Advice note 01/11' by the Landscape Institute.

10.1.12. Consideration of degree of visibility

In order to assist in the description and comparison of the effect on views, simplified categories were used which considered The nature of the view (degree of visibility of the Site):

- Open, partial or none, as described in the Site Appraisal section;
- The extent of the view that would be occupied by the development (degree of visual intrusion): Full, Partial, Glimpse etc;
- The proportion of the development or particular features that would be visible: Full, Most, Small Amount, None;
- The distance of the viewpoint from the development and whether the viewpoint would focus on the development due to proximity, or the development would form one element in a panoramic view;
- Whether the view is transient or one of a sequence of views, as from a moving vehicle or footpath.

10.1.13. Sensitivity of Visual Receptors

The sensitivity of a visual receptor is based on the combination of the value of the view and the susceptibility of the visual receptor to the proposed scheme, using professional judgement.

This is defined as High, Medium, and Low. Please see tables opposite for reference.

Visual Value Criteria

Level	Description
High	View from a location that is likely to be of national importance, either the designated or with national cultural associations, where the view obtained forms an important part of the experience.
Medium	View from a location that is likely to be of local importance, either designated or with local cultural associations, where the view obtained forms part of the experience.
Low	View from a location that is not a designated, with minimal or no cultural associations.

Visual Susceptibility Criteria

Level	Description
High	People at their place of residence; People engaged in outdoor recreation, including users of Public Rights of Way (PRoW), whose attention is likely to be focused on the landscape; and People travelling along recognised scenic routes or where their application of the view contributes to the amenity experience of their journey.
Medium	People engaged in outdoor sport and recreation, where their appreciation of their surroundings is incidental to their enjoyment; and People travelling on secondary roads or country lanes, rail or other transport routes.
Low	People travelling on major roads. People at their place of work.

Visual Sensitivity Criteria (Value + Susceptibility)

Level	Description
High	Typically a view from a location that is likely to be of national importance, where the view obtained forms an importance part of the experience. The receptor may be a person in their place of residence / engaged in outdoor recreation using local public rights of way.
Medium	Typically a view from a location that is likely to be of local importance. The receptor may be engaged in outdoor sport or travelling along secondary roads or country lanes.
Low	Typically a view from a location that has no cultural associations or designations. The receptor may be travelling along a major road or at their place of work.

10.1.14. Visual magnitude of effect

In the evaluation of the effects on views and visual amenity of the receptors identified, the magnitude of visual effect is typically described with reference to:

- The scale of change in the view with respect to the loss or addition of features in the view and changes in its composition.
- The duration and nature of the effect, whether temporary or permanent, intermittent or continuous
- The distance of the viewer from the proposed development
- The extent of the area over which the changes would be visible.

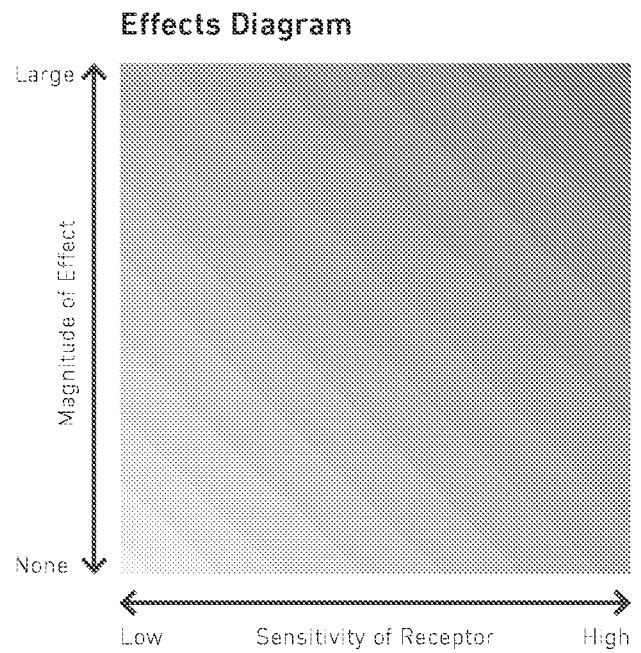
Visual Magnitude of Effect Criteria

Level	Description
Large	The proposals will cause a pronounced or complete change or contrast to the existing view, resulting in the loss or addition of features that will substantially alter the composition of the view.
Medium	The proposals will cause a noticeable change or contrast in the view, resulting from the loss or addition of features in the view and will noticeably alter the composition of the view.
Small	The proposals will cause an unobtrusive change or contrast in the view, which would not materially alter the composition of the view.
Very Small	The proposals will cause a barely perceptible change or contrast in the view, which would not materially alter the composition of the view.
None	No change discernible in the view.

10.1.15. Significance of Effects

In order to draw a conclusion on the significance of the landscape or visual effects, the combination of the sensitivity of receptors and magnitude of effects are considered for the proposal at construction, at year 1, and operation, at year 15.

The effects diagram illustrates the typical relationship between the magnitude of effect and the sensitivity of the receptor.



Landscape Effects Criteria

Level	Description
Major Beneficial	Alterations that result in a considerable / total and distinct improvement of the existing landscape resource. Valued characteristic features would be restored or reintroduced as part of the proposal.
Moderate Beneficial	Alterations that result in a partial improvement of the existing landscape resource. Valued characteristic features would be largely restored or reintroduced.
Minor Beneficial	Alterations that result in a slight improvement of the existing landscape resource. Characteristic features would be partially restored.
Negligible Beneficial	Alterations that result in a very slight improvement to the existing landscape resource, not uncharacteristic within the receiving landscape.
Neutral	No alteration to any of the components that contribute to the existing landscape resource.
Negligible Adverse	Alterations that result in a very slight deterioration to the existing landscape resource, not uncharacteristic within the receiving landscape.
Minor Adverse	Alterations that result in a slight deterioration of the existing landscape resource. Characteristic features would be partially lost.
Moderate Adverse	Alterations that result in a partial deterioration of the existing landscape resource. Valued characteristic features would be largely lost.
Major Adverse	Alterations that result in a considerable / total and distinct deterioration of the existing landscape resource. Valued characteristic features would be wholly lost.

Visual Effects Criteria

Level	Description
Major Beneficial	Alterations that typically result in a pronounced improvement in the existing view.
Moderate Beneficial	Alterations that typically result in a noticeable improvement in the existing view.
Minor Beneficial	Alterations that typically result in a limited improvement in the existing view.
Negligible Beneficial	Alterations that typically result in a barely perceptible improvement in the existing view.
Neutral	No change to the existing view.
Negligible Adverse	Alterations that typically result in a barely perceptible deterioration in the existing view.
Minor Adverse	Alterations that typically result in a limited deterioration in the existing view.
Moderate Adverse	Alterations that typically result in a noticeable deterioration in the existing view.
Major Adverse	Alterations that typically result in a pronounced deterioration in the existing view.

10.1.16. Landscape Effects Table

Landscape Features / Landscape Character Receptors	Sensitivity Value + Susceptibility (High/Medium/Low)	Commentary
National Character Area 126 - South Coast Plain	Medium The low lying area is characterised by its flat, coastal landscape with a distinctive shoreline. Areas of Outstanding Natural Beauty such as Chichester Harbour lie within the NCA and the foothills of the South Downs which fall within the South Downs National Park also lie along the northern boundary. (Value - Medium) (Susceptibility - Low)	The scale and extent of the proposal in relation to the character area is considered to be very small. The proposed development is located 15km to the east of AONB's high landscape value, on the edge of Littlehampton, and has been designed to relate to its urban-rural fringe location, such that there would be no change to the NCA. The proposal would also contribute positively to the economic characteristic of the NCA, i.e. recreational water activity.
West Sussex County Council (WSCC) Character Assessment Lower Arun Valley (SC10)	Medium <i>"Its extensive drained floodplain pastures merge with the Coastal Plain. Stretches of the tidal river are contained by high banks engineered to control flooding, with suburban and urban fringe development visible over a distance. The river reaches the sea at Littlehampton, flanked by wharves, jetties, moorings, a golf course and sand dunes".</i> (Value - Medium) (Susceptibility - Medium)	The scale and extent of the proposal in relation to that of the WSCC character area is considered to be very small. The site in context to the character area is located on the east periphery of the SC10 boundary, on the east bank of the River Arun where the Littlehampton settlement is concentrated. Accessibility to the site is currently restricted due to the A259 and little to no pedestrian access along the east bank of the River Arun. The proposed development would improve on existing public realm in Littlehampton and along the riverfront connecting to existing links running north up to Arundel contributing to the recreational value of the Lower Arun Valley.
Area J11d Landscape Capacity of Strategic Sites	Medium This is derived from the published Landscape Capacity of Strategic Sites document. Within this study, the site has been categorised as within area J11d and has been characterised as having 'Substantial' Landscape Sensitivity, 'Moderate' Landscape Value, and 'Low' Landscape Capacity. Whilst it is considered to be of substantial sensitivity in this study, it would not be designated at international or national level and will be offset by the added recreational value, therefore the value is medium. (Value - Medium) (Susceptibility - Medium)	It is considered that the proposed development will have a medium magnitude of effect on Area J11d. On the one hand, the site lies within the LEGA boundary and is considered as part of the economy of the town, while also providing an important contribution to the separation between L'hampton and Climping. The majority of the settlement lies on the east bank of the River and the proposed development could therefore act as an extension to this existing riverfront development providing additional recreation space and activity along the River Arun and potential future link up to future riverfront walk between L'hampton and Arundel.
Policy LAN DM2 The Setting of Arundel	Medium The setting is of conservation interest in regard to the overall landscape character, historical and cultural value. The scenic quality of the low lying land surrounding the valley of the River Arun is representative of the district and provides extensive views between Arundel and the coastline. (Value -Medium) (Susceptibility - Medium)	Part of the application site lies within the setting of Arundel, however, the concentration of the proposed development lies outside of this to the south. The site can not be viewed from Arundel neither can Arundel be viewed from the site, the proposal considered to have a very small magnitude of effect on the setting.

Value of receptor: High, Medium, Low and Very Low

Susceptibility of receptor: High, Medium and Low.

Sensitivity of receptor: High, Medium and Low

Magnitude of effect: Large, Medium, Small, Very Small and None

Significance of Effect: Major, Moderate, Minor, Negligible and Neutral

	Magnitude	Completion of proposed development Year 1	Completion of proposed development Year 15
		Significance of Effect	Significance of Effect
	Very Small	Neutral	Neutral
	Very Small	Neutral	Neutral
	Medium	Neutral	Neutral
	Very Small	Neutral	Neutral

Landscape Features / Landscape Character Receptors	Sensitivity Value + Susceptibility (High/Medium/Low)	Commentary
Policy SD SP2 Built-up Area Boundary	Low This has been determined through professional judgement and research into planning policy and character assessments. (Value - Low) (Susceptibility -Low)	The site lies outside of the built-up area boundary but is within the Littlehampton Economic Growth Area (LEGA) and therefore considered to be a part of the town. The location of the site is on the east bank of the River Arun, where characteristically the majority of the L'hampton settlement is located. The proposed developed could provide an opportunity to expand the harbour leisure economy already apparent in the town and extend riverfront access and recreation space for existing and future residents.
The River Arun	Medium This has been determined through professional judgement and research into character assessments. (Value - Medium) (Susceptibility - Low)	The magnitude of effect of the proposal in relation to the extent of river frontage, within the study area, is considered to be very small. The application site abuts the River Arun which includes areas of mudflats and coastal saltmarsh. To the north and south of the site the river has self-seeded trees and shrubs along it's bank. These areas of habitat contribute to the perceptual assets of the landscape receptor providing a scenic quality to the meandering River Arun. Opposite the site along the west bank was a landfill site which is now disused. The proposed development will provide riverfront access to existing and future residents of L'hampton while also expand on the harbour leisure economy providing new moorings in Littlehampton, and connecting to pedestrian and cycle ways along the Arundel to L'hampton green link. The proposal is therefore considered to have a beneficial effect providing important recreational value to the riverfront.
A259 main road	Low This has been determined through research of existing character assessments. The A259 main road is considered to have an adverse impact on the peacefulness and scenic quality of the area. (Value - Low) (Susceptibility -Low)	The magnitude of effect of the proposal in relation to the A259, within the study area, is considered to be small. The A259 has an adverse impact on the overall peacefulness and tranquillity of the surrounding area. However, it does provide a clear separation between the urban and the rural. The proposal would contribute to existing screening between the road, proposed public realm, and river to enhance the scenic quality of the approach into L'hampton. The buildings themselves will also provide an element of noise buffering away from the new public realm.
Priority habitat inventory- Coastal Saltmarsh . Along west boundary and in northern half of site.	High The UK BAP identifies a target of no further net loss of coastal saltmarsh. Additionally, this habitat provides an important feeding ground for wintering birds. (Value - High) (Susceptibility - High)	The proposed development aims to maintain and incorporate the existing saltmarsh habitats into the scheme. The habitat is seen as important for conservation, and perceptual assets of wildness and tranquillity providing opportunities for bird watching. It has also been considered as a unique element to the scheme as it is due to its rarity in the landscape. It is envisaged that the scheme will provide timber supports to aid in improving the stability of the saltmarsh. Additionally, a monitoring programme will be introduced for the first five years of the development. This will enable any losses or gains in the extent of habitat to be identified and the appropriate remedial action taken.

Value of receptor: High, Medium, Low and Very Low

Susceptibility of receptor: High, Medium and Low.

Sensitivity of receptor: High, Medium and Low

Magnitude of effect: Large, Medium, Small, Very Small and None

Significance of Effect: Major, Moderate, Minor, Negligible and Neutral

	Magnitude	Completion of proposed development Year 1	Completion of proposed development Year 15
		Significance of Effect	Significance of Effect
	Small - Medium	Minor Beneficial	Moderate Beneficial
	Very small	Negligible Beneficial	Minor Beneficial
	Small	Minor Beneficial	Minor Beneficial
	Medium	Minor Beneficial	Minor Beneficial

Landscape Features / Landscape Character Receptors	Sensitivity Value + Susceptibility (High/Medium/Low)	Commentary
Water bodies within the site	Medium This is derived from the EciA issued by Ecology Coop. <i>"A brackish-water ditch passes across this part of the site, originating from a culvert under the A259 and discharging through a tidal flap into the River Arun after passing two right angles. The water appears to be brackish and of poor quality; the channel contains substantial amounts of litter and debris and gives off a hydrocarbon type odour".</i> The scheme represents an opportunity to incorporate the retained stretches of drainage ditches in to the SuDS scheme. (Value - Medium) (Susceptibility - Medium)	The drainage ditches within the site are important in regard to conservation interests and perceptual assets i.e.banks and low water level for water voles with an importance of up to local level as well as shrubby habitat along its banks for breeding bird habitat. The drainage ditches are therefore to be retained where possible in the proposal. Additional mitigation measures are to be implemented which include: reprofiling, extending and widening existing drainage ditches as well as providing areas of retention ponds. A bio-swale along the main route of the proposal will provide additional water vole habitat and contribute to the scenic quality of the site with added recreational and educational value. Due to the intermittent presence of water voles, the site will be monitored prior to construction to determine whether measures for providing offsite compensatory habitat will be required. Should this be necessary, an off-site receptor site will be provided into which trapped water voles can be directly 'soft released' from the development site. Local investigations are ongoing to find a suitable receptor site.
Trees	Medium This has been derived from the Arboricultural Impact Assessment undertaken by Arbeco. The trees for removal are majority category C with 3 trees classed as category B. It has been considered, that without the appropriate mitigation, the removal of the catB trees is to represent a significant impact on public amenity. Therefore it is proposed to replace these trees at a 2:1 replacement ratio. (Value - Medium) (Susceptibility - Medium)	The proposed development will result in the loss of a small number of trees within the site and along the highways embankment. A 2:1 tree replacement ratio is proposed. At year 1 the proposed development would introduce new large tree planting south and eastern boundaries of the site. Shrub planting will be set in within the boundary with scattered smaller tree planting within the centre and along the line of flood defences. New trees will contribute to the overall scenic quality with perceptual assets of wildlife and tranquillity. By year 15, and with establishment of structural planting and individual trees, there would be an increase in the extent of tree coverage within the site. The proposal is considered to have a minor beneficial landscape effect.
The site	Low The site is considered to be in relatively good condition with localised areas of fly-tipping and litter within the drainage ditches. There is currently a public right of way located at the top of the site, however it is seen as a dangerous crossing point over the A259 road. The site is considered to accommodate change alongside an overall value of Low as it is deemed of Local value. This combination results in a low sensitivity. (Value - Low) (Susceptibility - Low-Medium)	At site specific level, the proposed development would result in an evident change in land use across half of the application site. The proposed development will replace unmanaged land with a managed landscape. It will increase public access to the site and river and improve connectivity with adjoining sites. It will also provide access to views of the Arun, Climping, and north towards Arundel and the South Downs National Park, from the riverside public realm. New planting and habitat will provide environmental and landscape enhancement. In addition, new connections will be provided for existing and future residents contributing to the recreational assets available in Littlehampton.

Value of receptor: High, Medium, Low and Very Low

Susceptibility of receptor: High, Medium and Low.

Sensitivity of receptor: High, Medium and Low

Magnitude of effect: Large, Medium, Small, Very Small and None

Significance of Effect: Major, Moderate, Minor, Negligible and Neutral

	Magnitude	Completion of proposed development Year 1	Completion of proposed development Year 15
		Significance of Effect	Significance of Effect
	Medium	Moderate Adverse	Neutral
	Small	Minor Adverse	Minor Beneficial
	Large	Moderate beneficial	Moderate-Major Beneficial

10.1.17. Visual Effects Table

Visual Receptor	Sensitivity Value + Susceptibility (High/Medium/Low)	Commentary
B01 Short	Low (Value : Medium - The setting of Arundel boundary is located in close proximity to the viewpoint) (Susceptibility : Low - Enjoyed via the river, the west bank and the Clympwick bridge)	The viewpoint has been taken from the A259 main road at a short distance of 40m from the southern boundary of the site and is usually viewed by people who are commuting/travelling. From this position there is an open view of the site. The smaller cafe building and three of the four apartment buildings will be viewed from here, with the closest apartment building viewed at the periphery. The development would form a partial degree of visual intrusion and forms part of a wider view north towards the south downs. A sympathetic planting and landscaping scheme will provide additional screening from the road and will improve the scenic quality of the site. Additional interest and activity along the riverfront will be provided within the mixed use development with recreation use and access to moorings and ferry services.
B02 Short	Low (Value -Low) (Susceptibility - Low)	From this viewpoint a partial view of the site can be seen at approx. 40m east of the site boundary. A clear view of the proposal will be viewed from here resulting in most of the proposal buildings being seen. This viewpoint is used by the transient passer-by in a vehicle, either using the A259 or driving onto the access road into the site. The massing has been designed to scale down the proposal as it approaches the centre of the site, and as you travel north on the A259 the proposal height decreases. Trees for screening will be planted along south and east boundary bordering the highways embankment to replace any felled trees.
B03 Short	Low (Value - Low) (Susceptibility - High)	From this view point there is an open panoramic view of the site and further south towards the Clympwick Bridge. The full development will be seen from here which will result in a partial degree of visual intrusion. The view is likely to be seen by walkers using the footpath along the embankment. The proposal will be viewed in the context of the panoramic view. The massing will step down towards the north, decreasing it's visual impact. The scheme would result in a loss of view of the vegetation along the A259, however it will provide additional planting within the site to provide additional habitat and soften the proposal. The mixed-use proposal will provide additional visual interest and activity along this stretch of the River Arun adding to the recreational value of the site while also improving the landscape quality of the banks and the existing saltmarsh. Additional planting along the main pedestrian and cycle route will add to the quality of this viewpoint.

Value of receptor: High, Medium, and Low.

Susceptibility of receptor: High, Medium and Low.

Sensitivity of receptor: High, Medium and Low

Magnitude of effect: Large, Medium, Small, Very Small and None

Significance of Effect: Major, Moderate, Minor, Negligible and Neutral

	Magnitude	Completion of proposed development Year 1	Completion of proposed development Year 15
		Significance of Effect	Significance of Effect
	Medium	Minor Beneficial	Minor Beneficial
	Medium	Minor Adverse	Minor Adverse
	Medium	Minor Beneficial	Moderate Beneficial

Visual Receptor	Sensitivity Value + Susceptibility (High/Medium/Low)	Commentary
C01 Short-Medium	Low The view has been classed as High Susceptibility due to it being taken along a PRoW and being used by pedestrians. The value, however, is low due to its location within an industrial site and overlooking a railway and car park beyond. The sensitivity has been classed as low due to the view being located close to the railway and having no cultural associations or designations (Value - Low) (Susceptibility - High)	The viewpoint is located apx 290m east of the site along a PRoW in the Lineside Industrial Estate running into the supermarket site. There is no view of the site from here due to the nearby railway, industrial buildings and vegetation inbetween this position and the site. It is, however, likely that there will be a small degree of visual intrusion of a small part of the development, in particular the roof tops of the southern apartment building. The value of the view is low due to being located within an Industrial Estate with steel fencing and looking over a Railway. It has therefore been considered that the significance of effect will remain neutral.
C02 Short-Medium	Low (Value - Low) (Susceptibility - Low)	The viewpoint is located apx 295m south east of the site along Bridge Road adjacent to the railway line. This is a one of the main roads running into Littlehampton. There is no view of the site from this location due to the industrial buildings and vegetation located between the viewpoint and the site. It is likely, however, that there will be a small degree of visual intrusion by a small amount of the development, in particular, the rooftops of the southern apartment building.
C03 Short-Medium	Low (Value - Low) (Susceptibility - Medium)	The proposed development would not be visible from this location.
C04 Short-Medium	Low (Value - Low) (Susceptibility - Low)	The proposed development would not be visible from this location.
C05 Short-Medium	Medium The viewpoint is taken from the Littlehampton pedestrian bridge with a view upstream of the River Arun. This is likely to be viewed from people's residences along the riverfront and people enjoying the local scenery. Downstream of this view point is the river road conservation area contributing to the historical conservation interest along the riverfront. (Value - Medium) (Susceptibility - High)	The viewpoint is located approx 700m downstream of the boundary. The River Arun contributes to historical and wildlife conservation interests where small areas of mudflats are apparent. In addition, the River Arun provides a reference back to the particular events in Littlehampton's history of it's port, shipbuilding and movement towards the harbour leisure economy. A small proportion of the southern apartment block may be visible, creating a small visual intrusion into this expansive view. This gives an indication of the new activity and use on the River Arun and is considered to have a negligible adverse to neutral significance of effect.

Value of receptor: High, Medium, and Low.

Susceptibility of receptor: High, Medium and Low.

Sensitivity of receptor: High, Medium and Low

Magnitude of effect: Large, Medium, Small, Very Small and None

Significance of Effect: Major, Moderate, Minor, Negligible and Neutral

	Magnitude	Completion of proposed development Year 1	Completion of proposed development Year 15
		Significance of Effect	Significance of Effect
	Very Small	Neutral	Neutral
	Very Small	Neutral	Minor Beneficial
	None	Neutral	Neutral
	None	Neutral	Neutral
	Very Small	Negligible Adverse	Neutral

Visual Receptor	Sensitivity Value + Susceptibility (High/Medium/Low)	Commentary
D01 Medium	Medium (Value - Medium) (Susceptibility - High)	The panoramic viewpoint is located 1.7km south east of the site and is likely to be enjoyed by people using the PRoW towards Climping Beach and using the golf course. The low lying land and the vegetation on the edge of the golf course means that a filtered view towards the site. It is likely that glimpses of the proposal will be seen from this viewpoint through the vegetation. Particular features which may be visible are the rooftops of two apartment buildings located in the southern corner of the site. This would cause a very small degree of visual intrusion from this viewpoint.
D02 Medium	Medium (Value - Low) (Susceptibility -Medium)	The proposed development would not be visible from this location.
D03 Medium	Medium It is likely those who use this viewpoint are either transient, passing by car, are at their place of residence, or engaged in outdoor recreation. (Value - Low) (Susceptibility -High)	The panoramic viewpoint is approx 1.5km north west of the site. The low lying land is characteristic of the area and vegetation to field boundaries, along roads, ditches and the railway provides a filtered view towards the site. A glimpse of the development may be viewed from here and will cause a very small amount of visual intrusion. Particular features which may be visible are the rooftops of two of the apartment buildings. New planting will provide screening and a green backdrop to the scheme.

	Magnitude	Completion of proposed development Year 1	Completion of proposed development Year 15
		Significance of Effect	Significance of Effect
	Very Small	Neutral	Neutral
	None	Neutral	Neutral
	Very Small	Negligible Adverse	Neutral

Visual Receptor	Sensitivity Value + Susceptibility (High/Medium/Low)	Commentary
E01 Long	High This viewpoint is located within the Setting of Arundel. The low lying land, the vegetation and the meandering River Arun contributes to the setting and its historical and cultural conservation interest. It is likely that those experiencing the site are engaged in outdoor recreation, using public rights of way and travelling along scenic routes. Value - High) (Susceptibility - High)	The site is approximately 2.5km from this viewpoint location which provides no view into the site from here due to the filtering provided by vegetation to field boundaries, along drainage ditches, roads and the railway. The low lying nature of the land provides long range views towards Littlehampton. It is considered that the viewpoint provides historical and cultural conservation interest due to the nearby settlement of Arundel. Additionally, the meandering River Arun and its banks contribute to the scenic quality of the setting of Arundel as well as important recreational value for walkers and cyclists. Due to the nature of the proposal massing it is likely that a very small proportion of the rooftops would be viewed from here. Glimpses of the vegetation surrounding the proposal will also be retained. It is considered that the proposal will make up a very small amount of the panoramic view therefore there is a negligible adverse to neutral effect on the this viewpoint.
E02 Long	High This viewpoint is located within the Setting of Arundel. The low lying land, the vegetation and the meandering River Arun contributes to the setting and its historical and cultural conservation interest. It is likely that those experiencing the site are engaged in outdoor recreation, using public rights of way and travelling along scenic routes. (Value - High) (Susceptibility - High)	The location of the viewpoint is within the Setting of Arundel approx 3.7km north of the site and therefore contributes to the historical and cultural conservation interests of the area. Due to the elevated viewpoint, the view towards Littlehampton is greater, although vegetation still filters the view meaning there is no view into the site from here. The low lying topography together with the vegetation and expanse of arable land contributes to the Setting of Arundel. It is considered that a small proportion of the development will be viewed from this location, and will mainly be the roof elements of two of the apartment buildings on site. New planting to the south and east boundary of the site will enhance the backdrop of the proposal.

Value of receptor: High, Medium, and Low.

Susceptibility of receptor: High, Medium and Low.

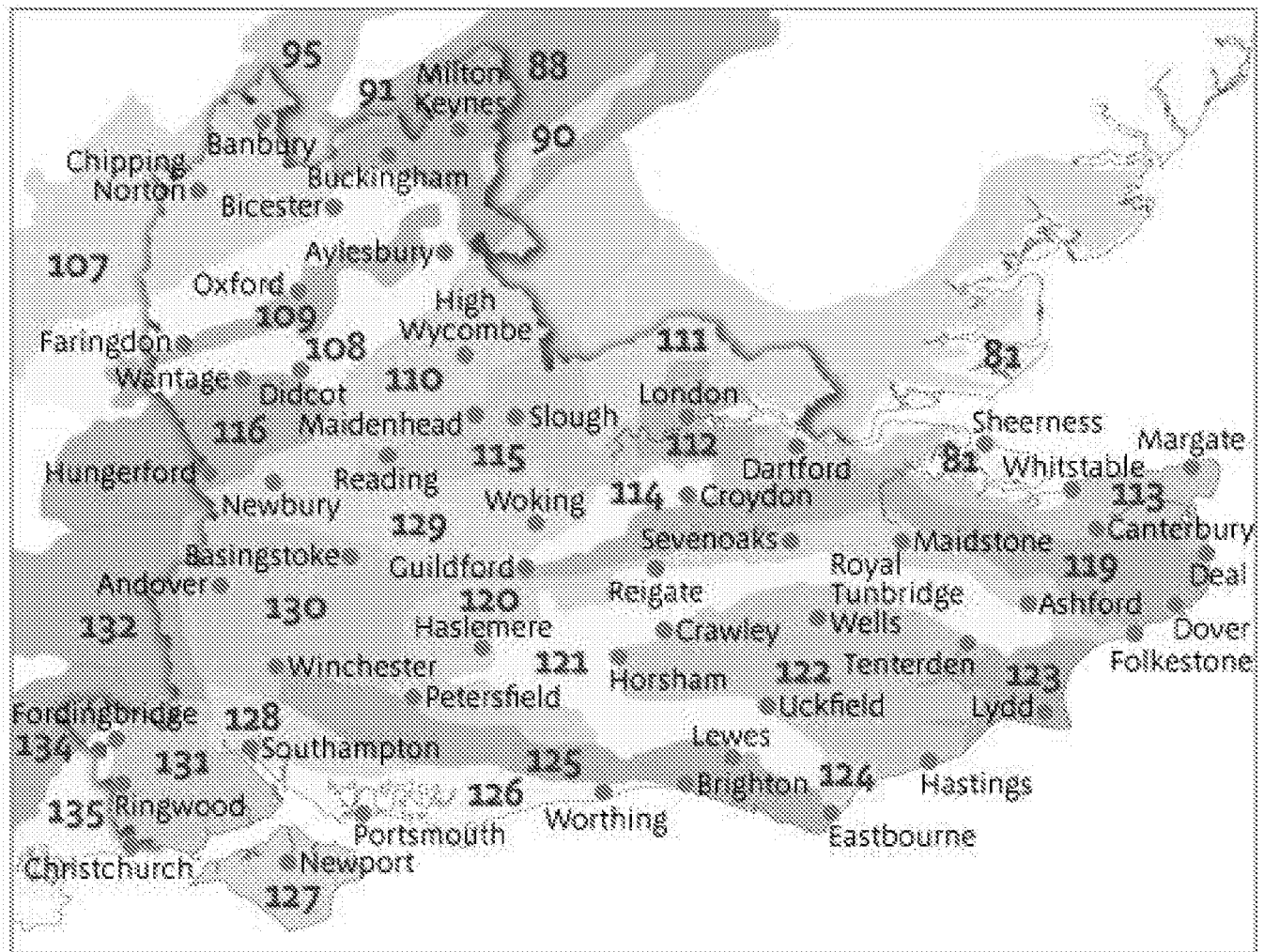
Sensitivity of receptor: High, Medium and Low

Magnitude of effect: Large, Medium, Small, Very Small and None

Significance of Effect: Major, Moderate, Minor, Negligible and Neutral

	Magnitude	Completion of proposed development Year 1	Completion of proposed development Year 15
		Significance of Effect	Significance of Effect
	Very Small	Minor beneficial	Minor beneficial
	Very Small	Negligible Adverse	Neutral

10.2. National Character Area





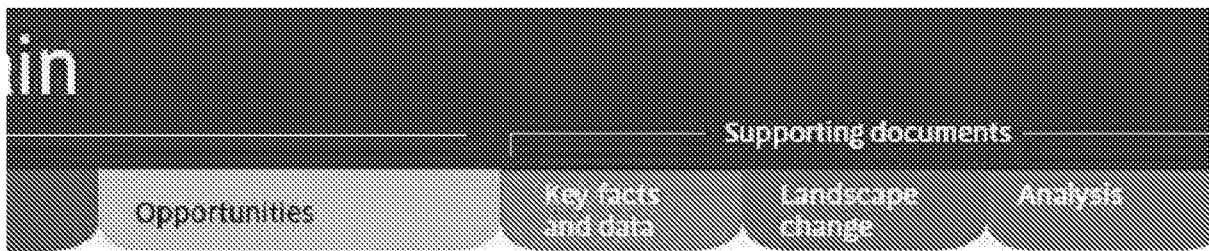
Summary

The South Coast Plain National Character Area (NCA) is a flat, coastal landscape with an intricately indented shoreline lying between the dip slope of the South Downs and South Hampshire Lowlands and the waters of the English Channel, Solent and part of Southampton Water. The coastline includes several major inlets which have particularly distinctive local landscapes and intertidal habitats of international environmental importance for wildfowl and waders. Chichester Harbour Area of Outstanding Natural Beauty lies within the NCA and the foothills of the South Downs, along the northern boundary, fall within the South Downs National Park.

Some three per cent of the area is designated as a Site of Special Scientific Interest, and there are four Special Protection Areas, two Special Areas of Conservation and four Ramsar sites: Chichester and Langstone Harbour, Pagham Harbour, The Solent and Southampton Water and Portsmouth Harbour.

The harbours and the Manhood Peninsula, a small triangular peninsula south of Chichester, are the last relatively undeveloped stretches of coastline within the NCA. Elsewhere, there is significant urban development, with settlements along the coast dominated by the Portsmouth conurbation, trunk roads, suburban villages and an extensive string of seaside towns between Brighton and Southampton. Modern marinas and boatyards have also added to the harbour landscape. Although heavily developed and highly populated, there is a feeling of openness, particularly where sea views reveal wide expanses of sea and sky, with the Isle of Wight forming a backdrop in the west of the area. Long, linear shingle beaches and more locally, sand dunes, are important coastal features.

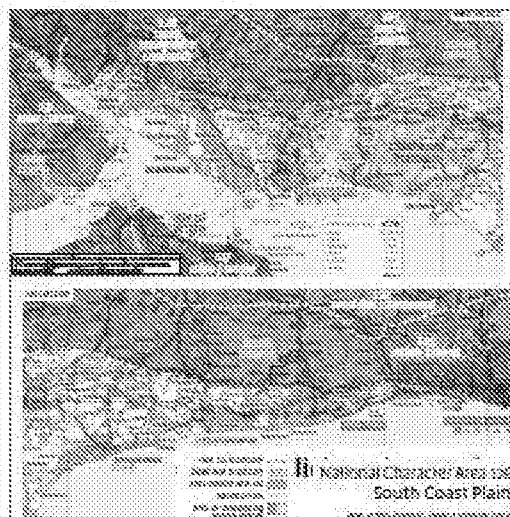
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The area is generally very low lying and heavily defended against flooding and erosion with various schemes in place, including the country's first managed realignment on the open coast at Medmerry.

The economy is intricately linked to marine and recreational activities such as sailing, boat-building, fishing, heritage sites and recreational sports. Other commercial interests are mainly concentrated in the large urban centres such as Portsmouth and Gosport. The area also supports intensive arable farming and horticulture. Demand for residential and commercial property is ever increasing due to the NCA's attractive nature and strategic location for national and international trade.

Future management of this NCA requires balancing the needs of often competing interests. Protection against flooding remains a priority to encourage growth and allow internationally important habitats and species to flourish, while also maintaining the productive landscape and historic and geological features of the area.



Click map to enlarge; click again to reduce



Description

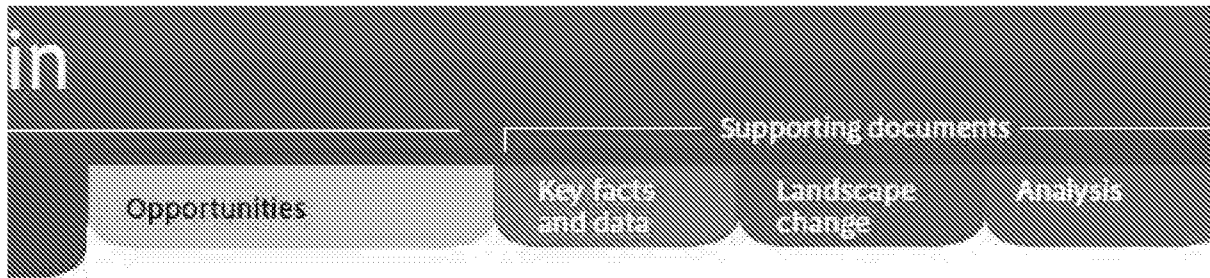
Physical and functional links to other National Character Areas

The South Coast Plain National Character Area (NCA) is a narrow strip running along the Hampshire and Sussex coast from the edge of Southampton in the west to Brighton and Hove in the east. The South Hampshire Lowlands NCA rises gently in the north until Portsmouth, after which the higher South Downs NCA forms the backdrop along the remaining northern boundary. The underlying geology is part of the Hampshire Basin which stretches to Dorset and the northern half of the Isle of Wight, within the chalk borders of the Purbeck Hills, Cranborne Chase, South Downs and Salisbury Plain.

The Arun, Adur, Hamble and Meon rivers drain south from the higher ground of the Downs, through this NCA to the coast, along with other smaller streams and rifes. Public water supply relies on surface water abstractions and groundwater from the Lower Greensand aquifer and the Worthing and Chichester chalk blocks. The Solent and Southampton Water Special Protection Area (SPA) and Solent Maritime Special Area of Conservation (SAC) connect this coastline with the South Hampshire Lowlands NCA and New Forest NCA in the west and the Isle of Wight, to which it is also connected by Solent and Isle of Wight Lagoons SAC.

In the west, there are views to the Isle of Wight across the Solent and to the New Forest NCA across Southampton Water. East-west trunk roads define the northern boundary; the M27 starts at Portsmouth and runs west to the New

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Forest NCA and the A27 runs east to Brighton and Hastings. The A3(M) cuts north through the Downs, linking this NCA with Surrey and London. The West Coastway Line railway runs between Southampton and Brighton and the port of Portsmouth provides international links.

The Manhood Peninsula is a small triangular peninsula south of Chichester and remote from the rest of the NCA. Its southern headland, Selsey Bill, is a prominent coastal deposition feature, which projects out into the Solent well beyond the line of the rest of the coast. It is one of the last, and largest, relatively undeveloped stretches of coastline between Newhaven and Southampton.

Distinct areas

- Manhood Peninsula

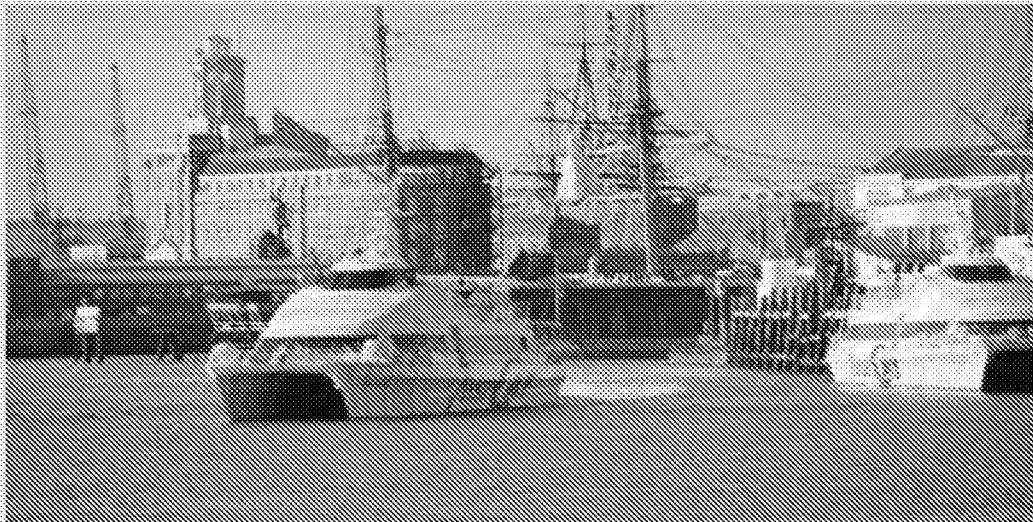


Key characteristics

- The plain slopes gently southwards towards the coast. From the coastal plain edge there are long views towards the sea and the Isle of Wight beyond.
- The underlying geology of flinty marine and valley gravels extends several miles inland to the dip slope of the South Downs and the South Hampshire Lowlands. This gives rise to deep and well-drained high-quality soils.
- In places, streams and rivers flow south from the higher land of the Downs to the sea.
- Coastal inlets and 'harbours' contain a diverse landscape of narrow tidal creeks, mudflats, shingle beaches, dunes, grazing marshes and paddocks. These include the internationally important Chichester, Langstone, Portsmouth and Pagham harbours, the Hamble Estuary and the recent coastal realignment site at Medmerry between Chichester Harbour and Selsey.
- There are stretches of farmed land between developed areas, often with large arable fields defined by low hedges or ditches.
- There are isolated remnants of coastal heath in the west.
- Sand dune grasses and intertidal marsh communities are characteristic of the coastline, while small areas of species-rich meadow remain inland.
- The coastline provides feeding grounds for internationally protected populations of overwintering waders and wildfowl and is also extensively used for recreation.

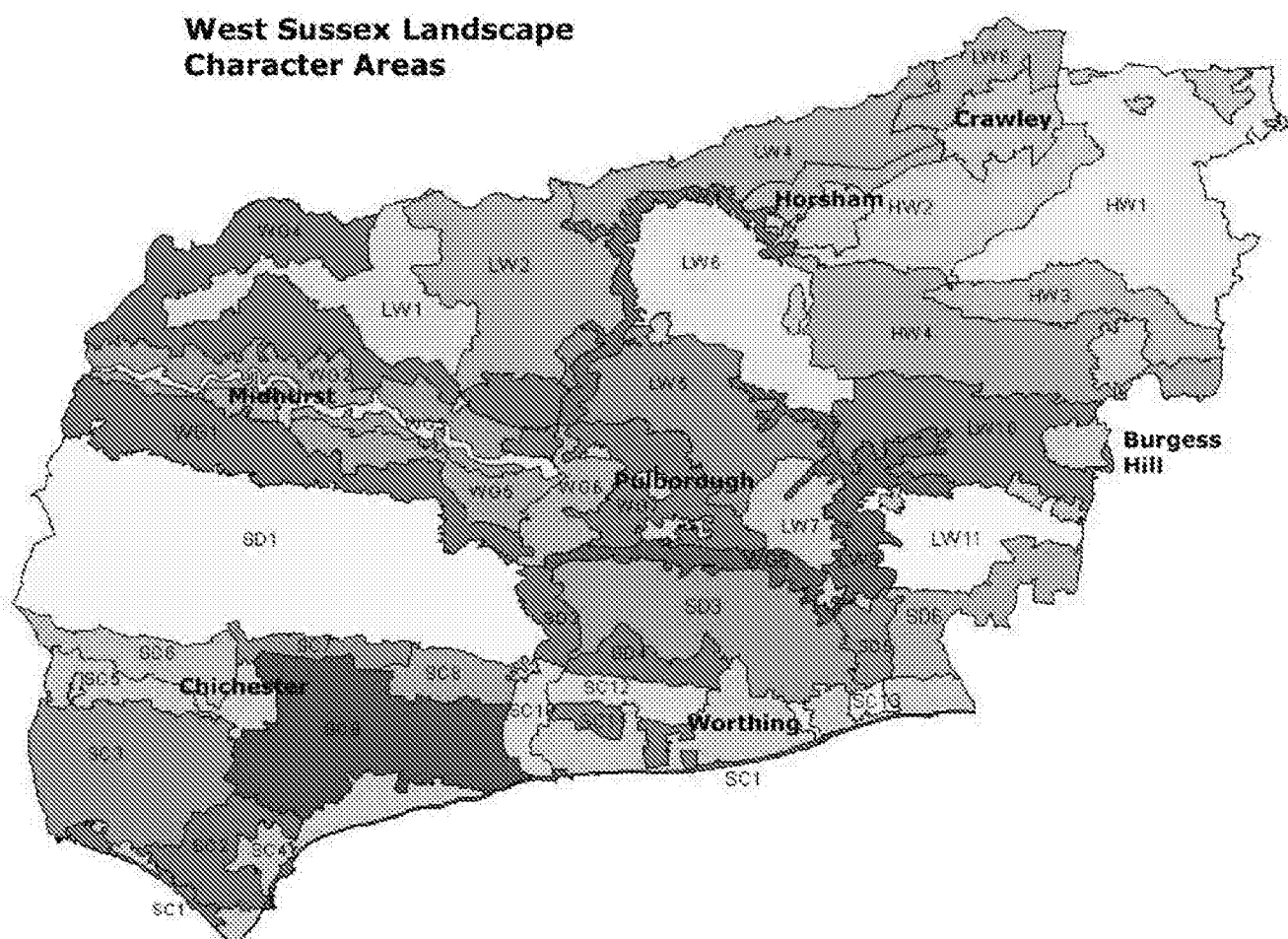
Toggle full screen

- Along the exposed, open coastal plain and shoreline, tree cover is limited to isolated wind-sculpted woodlands and shelterbelts.
- The area has significant urban development, with settlements along the coastline dominated by the Portsmouth conurbation, suburban villages and seaside towns including Bognor Regis, Littlehampton and Worthing linked by major road and rail systems.
- Historic fortifications along the coast include the Roman fort at Portchester and 19th-century defences and later naval installations built to protect the Portsmouth naval dockyard.



Catamaran departing Portsmouth Harbour.

10.3. County Landscape Character Areas



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SD4	Angmering Park
SC12	Angmering Upper Coastal Plain
WG6	Arun Wildbrooks
SC6	Ashlings Upper Coastal Plain
	Bushy 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	Hastaker 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	Sternington 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

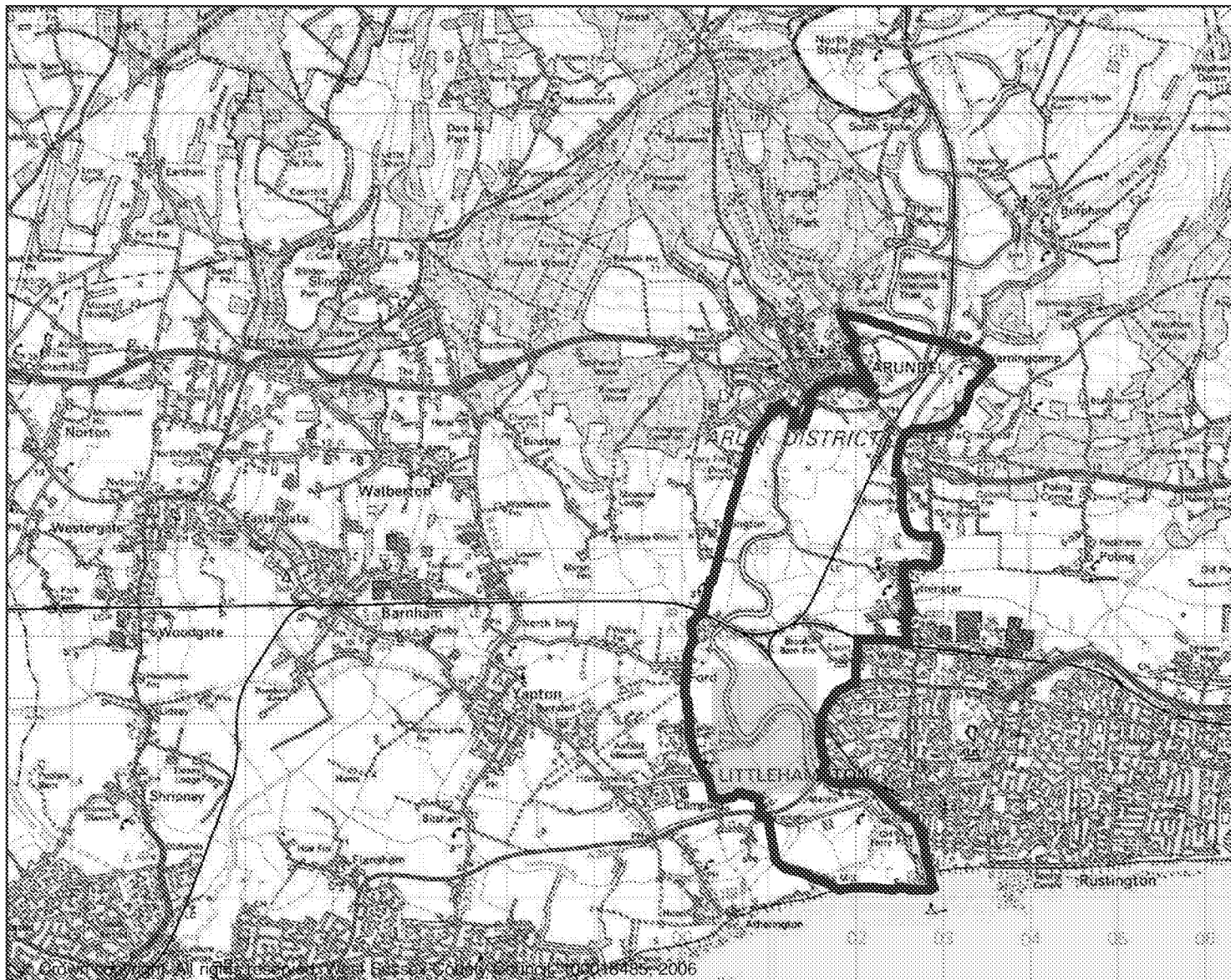
10.4. WSCC Landscape Character Area SC10

Overall Character

The Lower Arun Valley character area, SC10, extends from where the river leaves the downland at Arundel floodplain pastures merge with the Coastal Plain. Stretches of the tidal river are contained by high banks with suburban and urban fringe development visible over a distance. The river reaches the sea at Littlehampton jetties, moorings, a golf course and sand dunes.

Key Characteristics

- Extensive areas of drained pasture and floodplain.
- Wide wandering river course throughout, with meanders increasing in size to the south. Tidal character up to Pallington Lock.
- Meandering river fed by rifes and dykes with adjacent reed beds.
- Stretches of engineered concrete river banks.
- Very shallow valley sides, consisting of slightly undulating farmland or the urban edge of the coastal development, in particular Littlehampton.
- Little riverside vegetation.
- Intrusive surrounding suburban activities.
- Prominent railway on embankment.
- Extensive high level views onto the area.
- Key close dramatic views of Arundel (cas clustered hillside housing) from the south.
- Seaward views from elevated positions.
- Long views of river valley towards the CL



THE WEST SUSSEX LANDSCAPE
Land Management Guidelines

Sheet SC10

Lower Arun Valley

South Coast Plain

The area covered by the Sheet derives from:

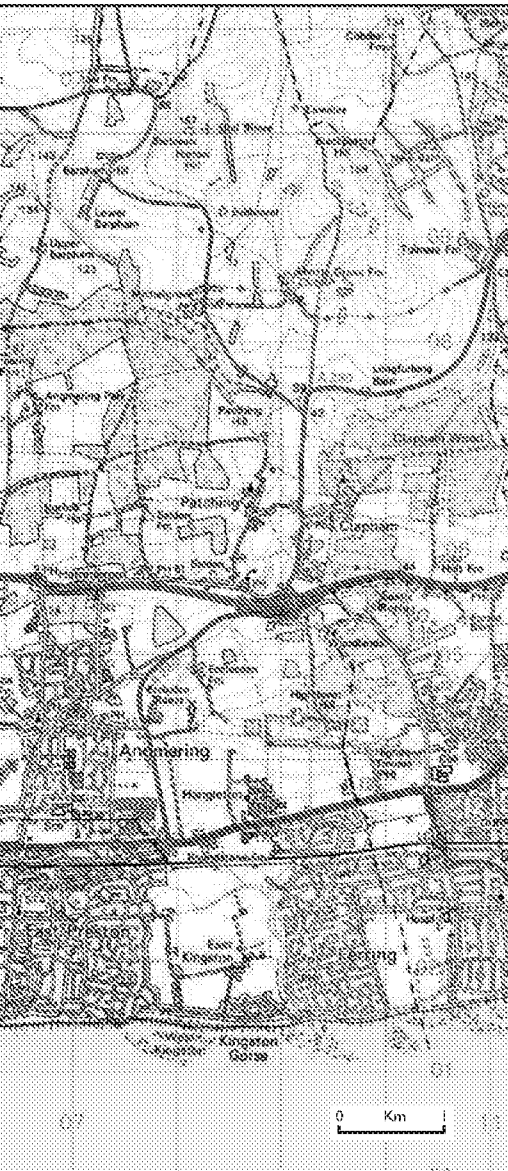
The Arun Valley (O2) Landscape Character Area, as defined in the unpublished **West Sussex Landscape Character Assessment** (November 2003).

The Arun is the major river of the County. It extends from the vicinity of Horsham to the sea at Littlehampton. The river cuts across the *Low Weald*, *Wealden Greensand*, the *South Downs* and the *Coastal Plain Regional Character Areas*, giving rise to strong variations in valley side landform and tree cover. This is the basis for the division of the four *Land Management Guideline Sheets* SC10, WG6, SD2, and LW3.

ndel; its extensive drained
s engineered to control flooding,
hampton, flanked by wharves,

tie, Roman Catholic cathedral, parish church,

halk Downs and Arundel from the south.



SC10

Historic Features

- Remains of former medieval settlement at Church Farm, Climping.
- Augustinian Priors at Tortington and Pynham outside Arundel historic water meadows, with associated earthworks.
- Water meadows, with associated earthworks mostly lost to the plough.

Biodiversity

- Rich marginal vegetation along the riverbanks and floodplain ditches.
- Low lying grassland important for wintering birds and breeding waders.
- Climping sand dune system.

Change - Key Issues

- Development pressures at Littlehampton.
- Loss of some pasture and remaining wetland areas on floodplain due to drainage schemes.
- Introduction of further concreted sections on river banks for flood protection.
- Road improvements, particularly along the A27 trunk road.
- Changes in farm practice from permanent pasture to silage or arable.

Landscape and Visual Sensitivities

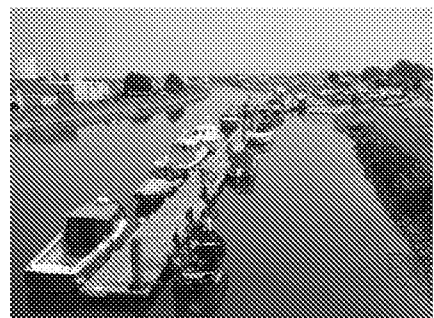
This valley and floodplain is unique in the context of the Lower Coastal Plain. It forms a visual and physical link between the Chalk Downs and the sea.

Key sensitivities are to:

- Loss of pastoral character of the valley.
- Any large scale housing/commercial development.
- Change to open character.
- Loss of long views to Arundel and the Downs.
- Change in important views including those of settlements and landmarks.
- Loss of wetland areas.
- Change to river banks and drainage by unsympathetic reprofiling or flood protection measures.



View to the Downs



Littlehampton Development

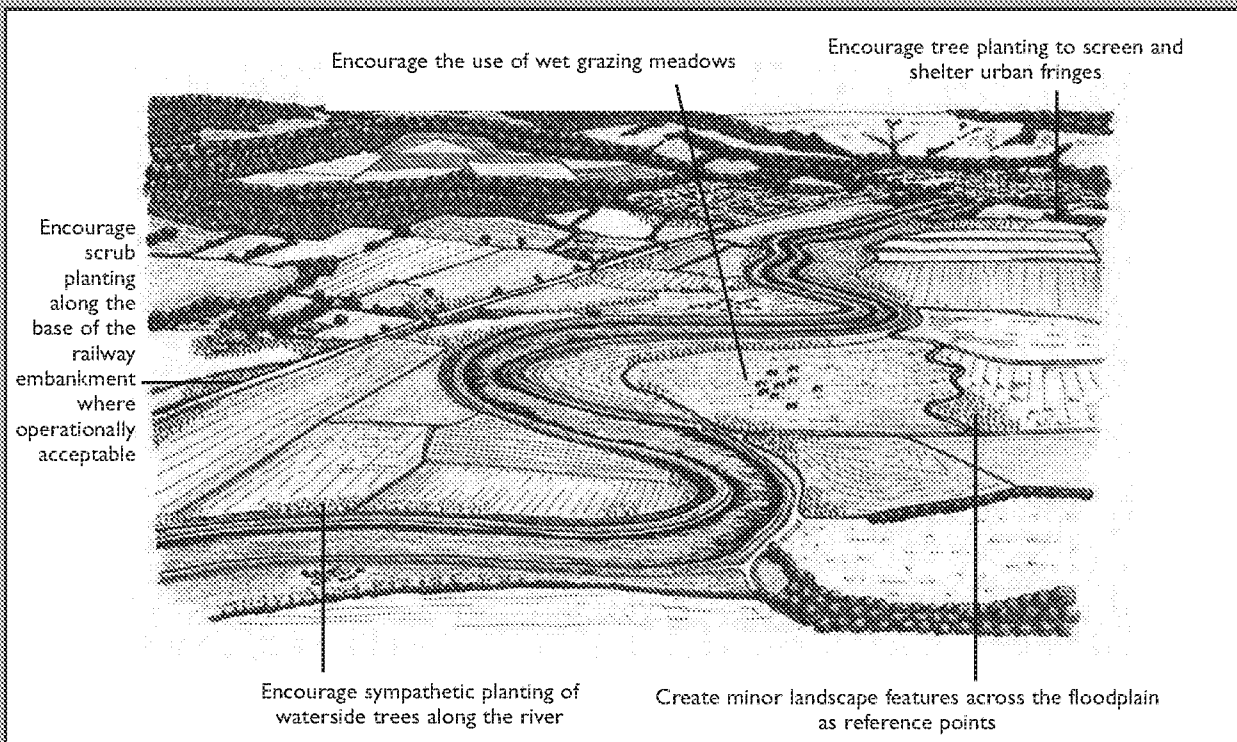


Little vegetation alongside the meandering river



Long views towards Arundel

Land Management Guidelines



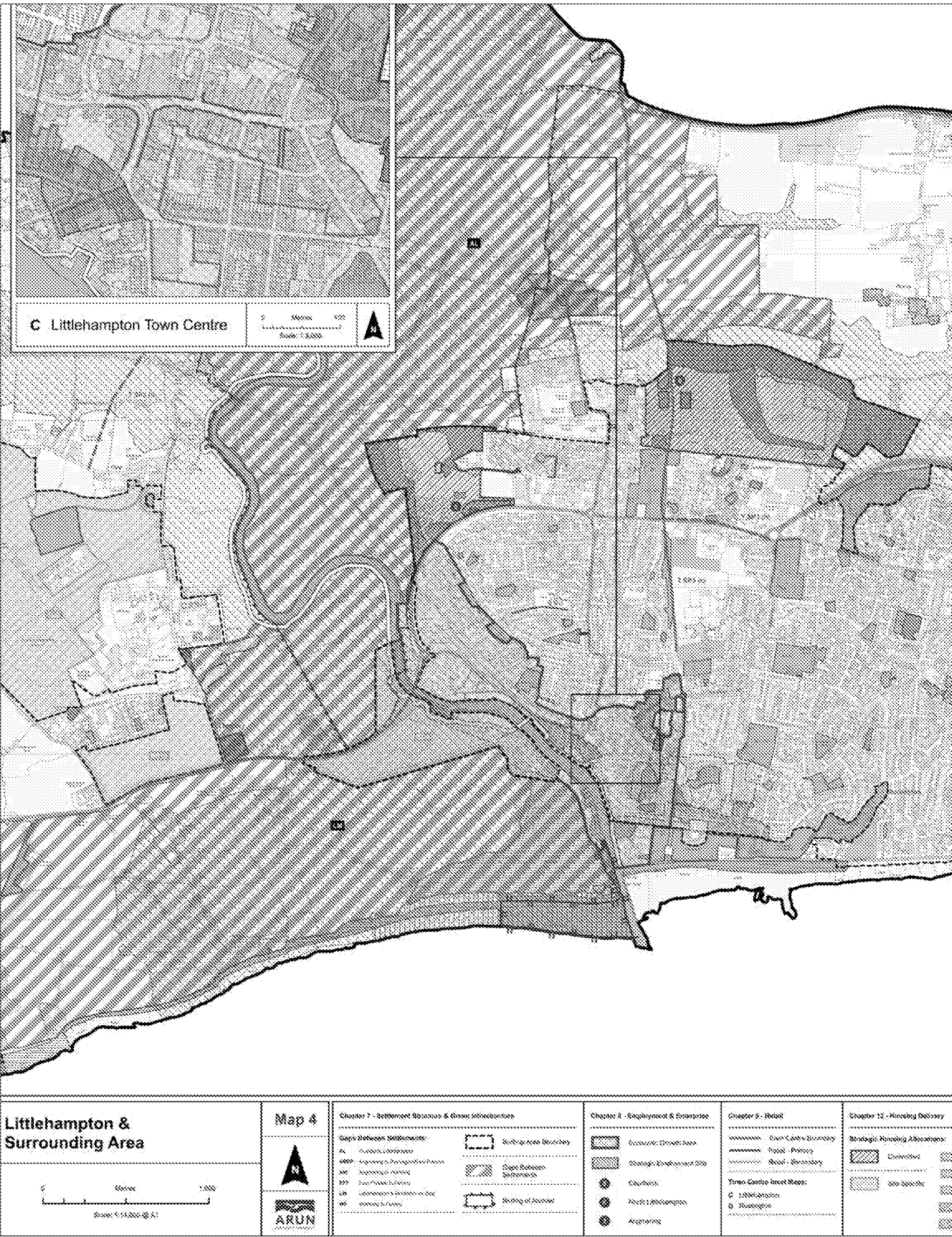
Conserve and maintain key views across valley.

- Conserve and maintain existing floodplain habitats and encourage the use of wet grazing meadows.
- Ensure the open nature and characteristic vegetation of the valley are considered in any future development, especially the landscape treatment of any A27 improvements.
- Encourage creation of lakes and ponds along rivers to increase visual and wildlife value.
- Encourage tree planting to screen and shelter urban fringes.
- Encourage the planting of waterside trees to increase the visual quality of the river alignment and enhance habitat diversity.
- Encourage tree group planting on higher ground and along the edges of roads whilst maintaining views across the area.
- Create minor landscape features through the establishment of planted areas up to half a hectare on the floodplain.
- Promote sympathetic management of river valley edge.
- Encourage and promote grassland and wetland management schemes for the benefit of nature conservation and increased biodiversity through Stewardship schemes.

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.

10.5. ADC - Planning Policy Map



10.6. ADC - Links to GI





Arun Green Infrastructure Study

Access links and access to recreation/recreational open space

- Arun boundary
- South Downs National Park Boundary
- Aringmering Park
- Section 15 Land
- Walking and cycling routes**
 - National trails
 - Public Rights of Way
 - Cycle routes
- Open spaces by type**
 - Parks and gardens
 - Allotments, community gardens and city farms
 - Beach
 - Cemeteries and churchyards
 - Children and young people
 - Civic Spaces
 - Natural and semi-natural urban greenspaces
 - Outdoor sports facilities
- Rivers and canals**
 - River
 - Canal
- Barriers to access**
 - Motorway
 - A-road
 - B-road
 - Rail
- Open space and recreation**
 - Open access land
 - Local nature reserves
 - Registered common land

Map Scale @ A3:1:100,000



Source: Arun DC, Natural England, Ordnance Survey, Sussex

(112 IDN 616/9-01, 000 3/3 Access links and access to recreation; RevC: 01/05/2011)

10.7. ADC - GI network map

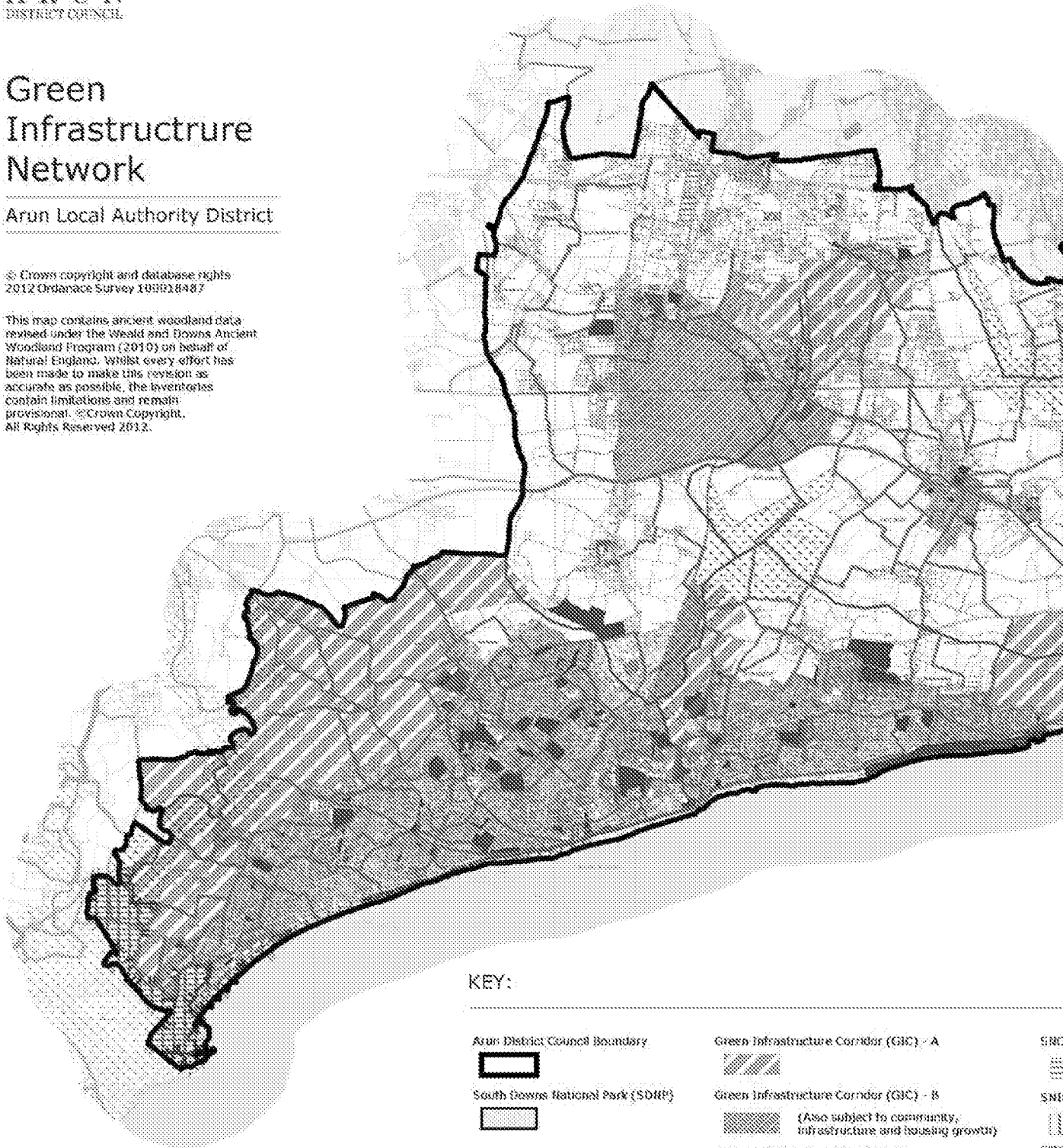


Green Infrastructrure Network

Arun Local Authority District

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This map contains ancient woodland data
revised under the Weald and Downs Ancient
Woodland Program (2010) on behalf of
Natural England. Whilst every effort has
been made to make this revision as
accurate as possible, the inventories
contain limitations and remain
provisional. ©Crown Copyright.
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KEY:

Arun District Council Boundary



South Downs National Park (SDNP)



Green Infrastructure Corridor (GIC) - A



Green Infrastructure Corridor (GIC) - B

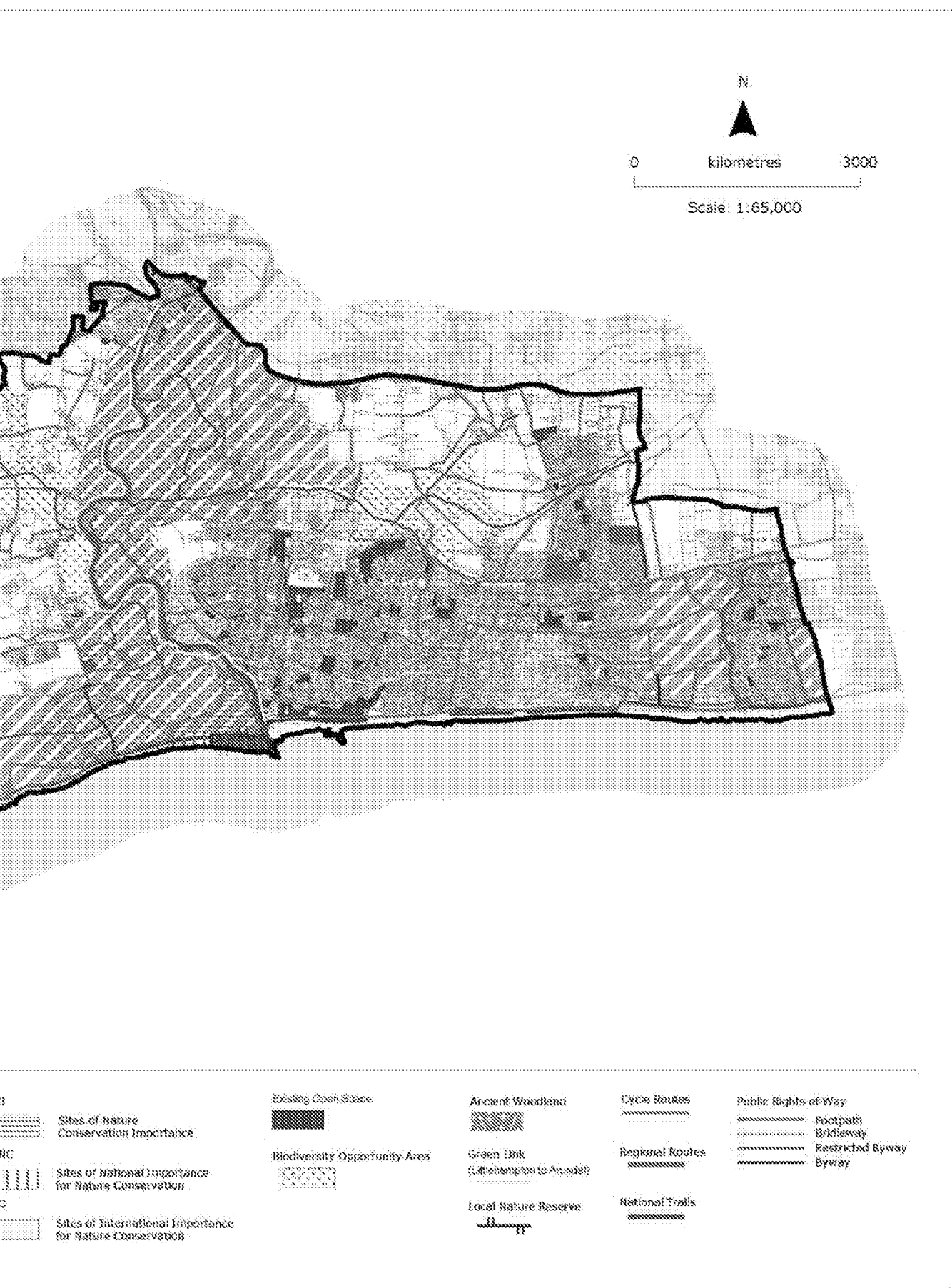


(Also subject to community,
infrastructure and housing growth)

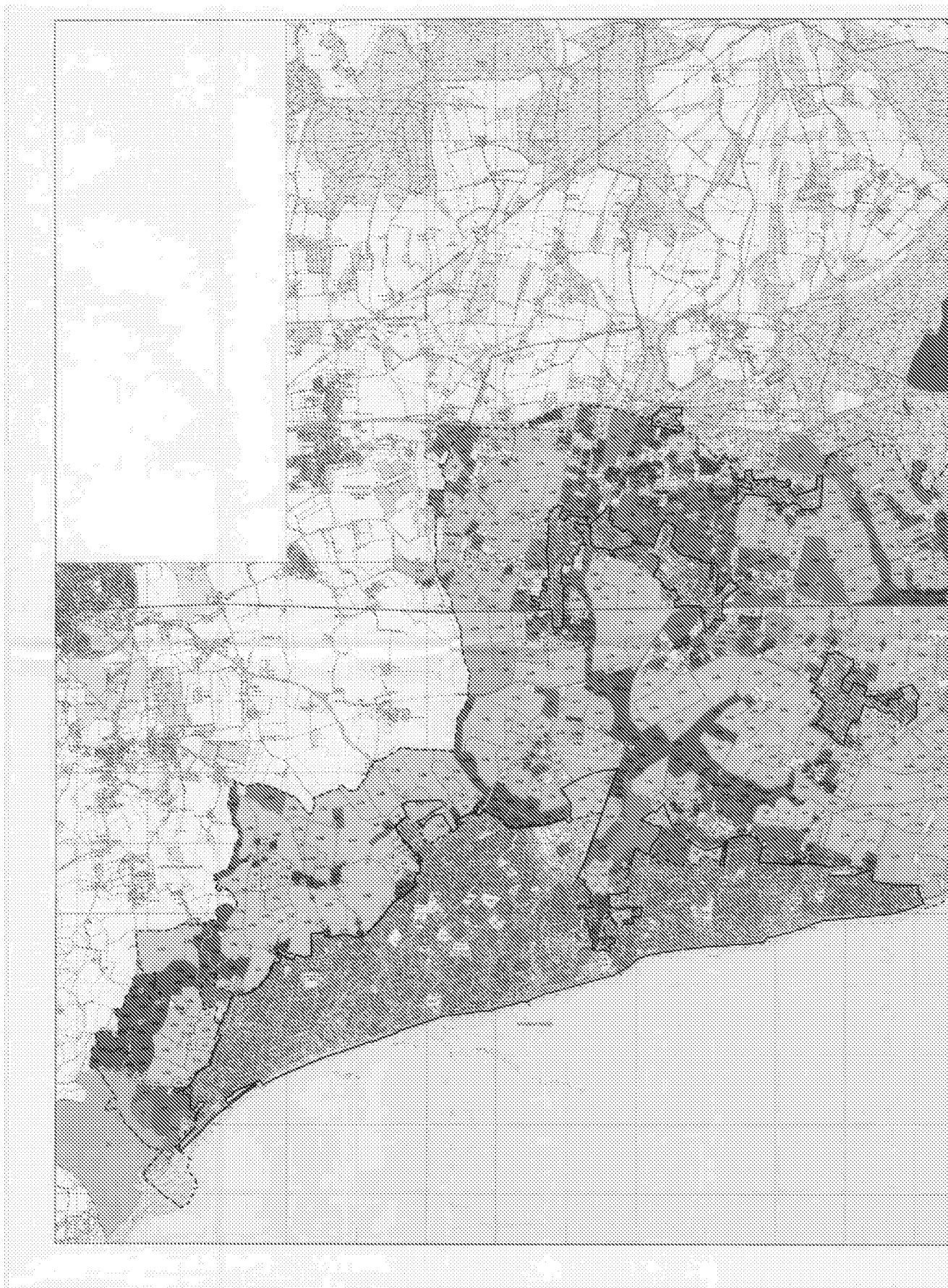
Green Infrastructure Corridor - C



(Employment and
Education Promotion Only)



10.8. Arun District Landscape Character Map





Legend

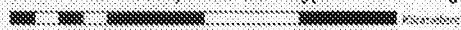
- Arun district boundary
- - - - - Study Area
- Settlement boundaries
- Survey sheet points
- Photograph locations

Landscape Character Types:

- | | |
|---|--|
| S1 Churchyard/Cemetery | L2 Medium to small-scale arable |
| C1 Tidal mudflats and saltmarsh | L3 Coastal Plain enclosed pasture |
| C1 Inland lagoon | M1 Mobile home / caravan park |
| D1 Deepened valley | P1 Pastoral and estate farmland |
| D2 Enclosed downland with strong structures | Q1 Quarry / landfill site |
| L1a Urban housing | T1 Amenity / recreation |
| L1b Play facilities and low tech glass houses | T3 Airfield / military land |
| R1 Watercourse | U1 Utilities |
| L14 Pasture | V1 Downland valley floor |
| L15 Potentially prominent land | V2 Open valley floor |
| L16 Thicket | V4 Narrow, pronounced valley |
| L1a Large scale enclosed arable farmland | V5a Medium to large-scale rife landscape |
| L1b Large scale open arable | V5b Shallow, minor valley |

PROJECT: Arun LVA DRAWING: Landscape Character Types DATE: August 2006

SCALE: 1:30,000 at A3



10.9. Arun Landscape Study

Littlehampton

1 Settlement Analysis

- 1.1 Littlehampton is located towards the south-east of the district, approximately 4km to the south-east of Arundel. The National Park is within 3km to the north.
- 1.2 Littlehampton is situated on a low coastal plateau, on the western side of the Arun valley, between Bognor Regis to the west and Ferring to the east. The conurbation extends eastwards along the coast to include Rustington and Kingston. Ribbon development along the coast extends further east to join with Ferring, but the main areas of Kingston and Ferring inland remaining separate.
- 1.3 To the north, Black Ditch rife separates the coastal plateau from the southern limits of the upper coastal plain and the South Downs beyond. To the west, Littlehampton has encroached from the railway into the flood zone adjacent to the River Arun. Development along the western edge of the town contrasts with the rural valley floor and undeveloped coast line which separates Littlehampton from Bognor Regis to the west.

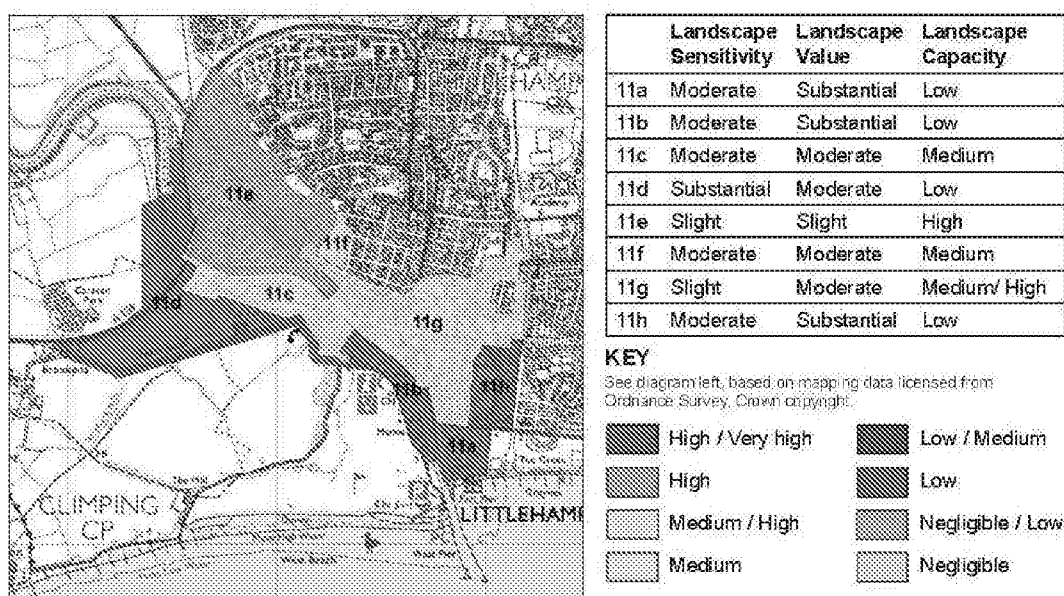
2 Site Assessment

- 2.1 The site occupies a large area across the western part of Littlehampton, including parts of the town itself, along the western edge of the River Arun and a large area to the west of the River Arun.
- 2.2 The site has a varied character, and has been divided into eight areas - 11a, 11b, 11c, 11d, 11e, 11f, 11g and 11h.
- 2.3 Area 11a is adjacent to the coast and includes the harbour park recreational area. 11b and 11c are on the opposite, western, side of the River Arun separated from the main area of Littlehampton and include varying amounts of marine infrastructure. 11d is adjacent to the river and includes part of the river bank, and arable fields one of which is divided by the Ryebank Rife and includes fields which are not part of the riverine landscape. It is adjacent to the marina and associated riverside uses. 11e consists of industrial estates either side of the railway to the north of the town centre. 11f mostly consists of a well managed recreation area between a residential area and industrial area within Littlehampton. Area 11g is the commercial/retail and residential centre of Littlehampton, and 11h covers a distinctive residential area of Littlehampton which includes a church and significant areas of highly valued public open space. It has been recognised for its character by two local Area of Special Character designations.
- 2.4 The eight 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 11a, 11b, 11d and 11h have substantial landscape value and are judged to have low

landscape capacity, making them unsuitable for significant development in landscape terms. Area 11c contains existing industrial development and is judged to have a medium landscape capacity for housing development, meaning it could accommodate some limited development provided the identified constraints are taken into account, in particular the flood zone, and the areas contribution



to the setting of the Arun valley landscape to the west. 11c is well managed recreation ground which has an additional function as a buffer between industrial and residential areas of Littlehampton. It is judged to have a moderate sensitivity and value and a medium landscape capacity for housing development, meaning it could accommodate some limited development provided identified constraints are taken into account, in particular the flood zone, and the role in separation between areas.

- 3.4 Areas 11e and 11g consist entirely of existing development and are judged to have medium/high or high landscape capacity, meaning they could accommodate redevelopment without a detrimental effect on the landscape, provided the identified constraints are taken into account, such as the flood zone and the setting to the Arun valley to the west.

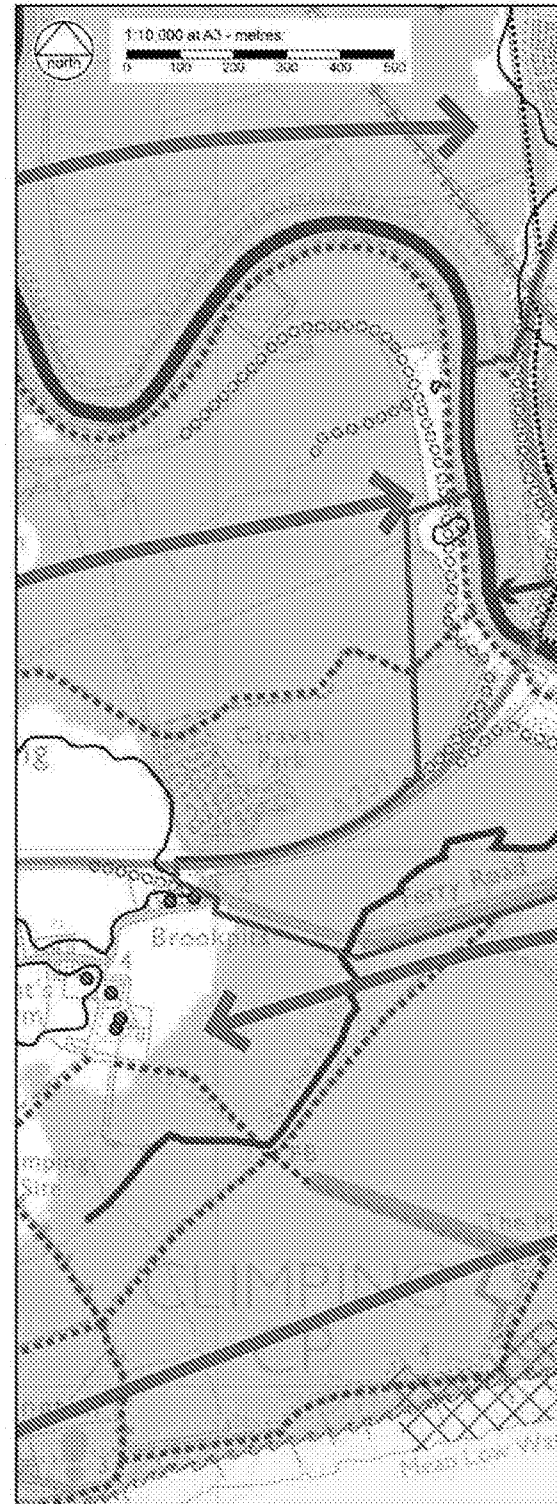
4 Green Infrastructure

- 4.1 Any development along the western edge of Littlehampton should carefully consider the setting to the Arun valley to the west, with an appropriate open space and planting strategy to enhance the existing landscape structure and the landscape character of the river mouth and lower reaches of the River Arun. The landscape strategy should also limit visual impact on the landscape to the south, west, and north towards Arundel and the South Downs.

J Littlehampton

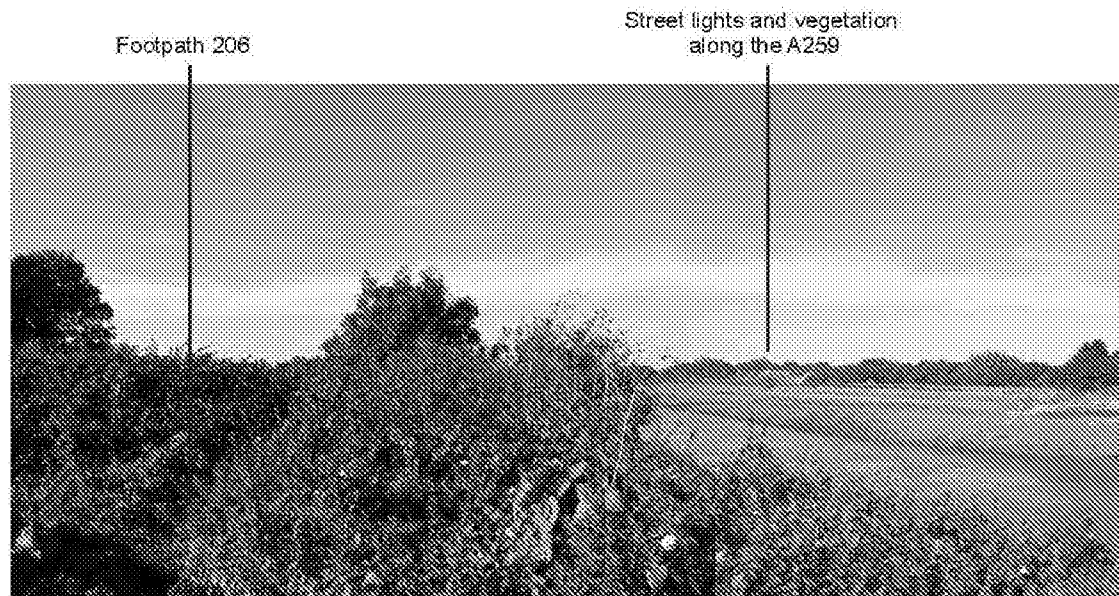
KEY

	Sites
	Contours
	Ridges
	Valleys
	Prominent slopes
	Coastal Plain / Downs Transition
	Upper Coastal Plain
	Significant water courses / rivers
	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

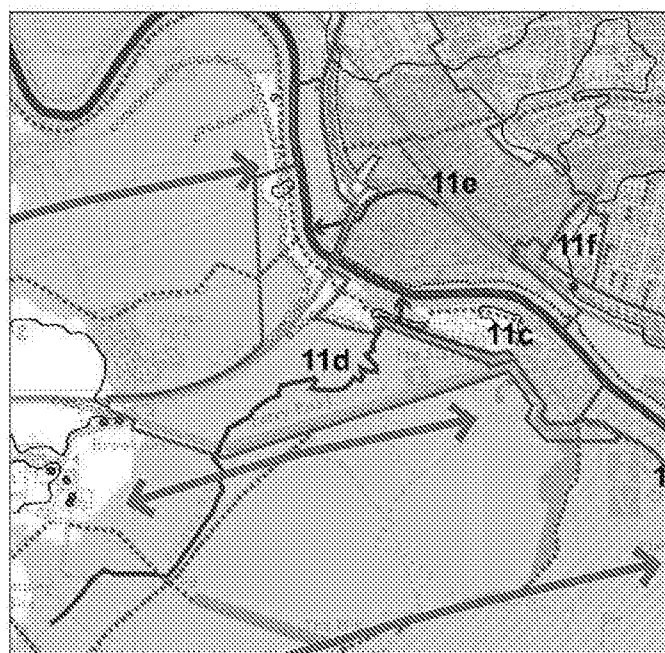




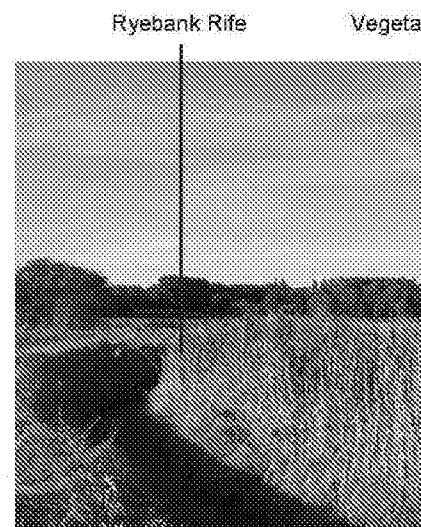
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Photograph 55: View of eastern bank of the site



Plan not to scale



Photograph 56: View east towards Littlehampton

Site along the eastern bank

A259 bridge across Arun



tion along A259

Gas holder on
Harwood Road

Littlehampton
Marina

Ferry Road to the south



Littlehampton Marina from within site

Landscape Sensitivity:

Inherent landscape quality (intactness and condition)	Ecological sensitivity	Inconsistency with existing settlement form/ pattern	Contribution to separation between settlements
3	3	5	4
The majority of the site sits between Ferry Road and the A259 to the west of Littlehampton but also includes a section of land to the north of the A259. The site includes two arable fields and areas of river bank to the east and west of the River Arun. The section of the site to the north of the A259 has an undefined western boundary through the field. To the north the boundary is formed along the public right of way and the A259 and Littlehampton Marina form part of the eastern boundary. There are various treed and hedgerow boundaries, along the river bank, roads and margins. The southern part of the site includes the Ryebank Rife with occasional trees along it. All Grade 4 Agricultural Land.	The site abuts and includes a part of the River Arun which has trees, self-seeded grasses and shrubs along the bank. The Ryebank Rife flows through the site and joins the River Arun to the east. Part of the site includes a disused landfill site.	The site is mostly to the west of the River Arun. Littlehampton is located on the eastern bank with Littlehampton Marina, static caravans and associated businesses located to the west. Residential development of this site would not be consistent with the existing pattern of settlement.	The site is a substantial part of the separation between Littlehampton and Climping.

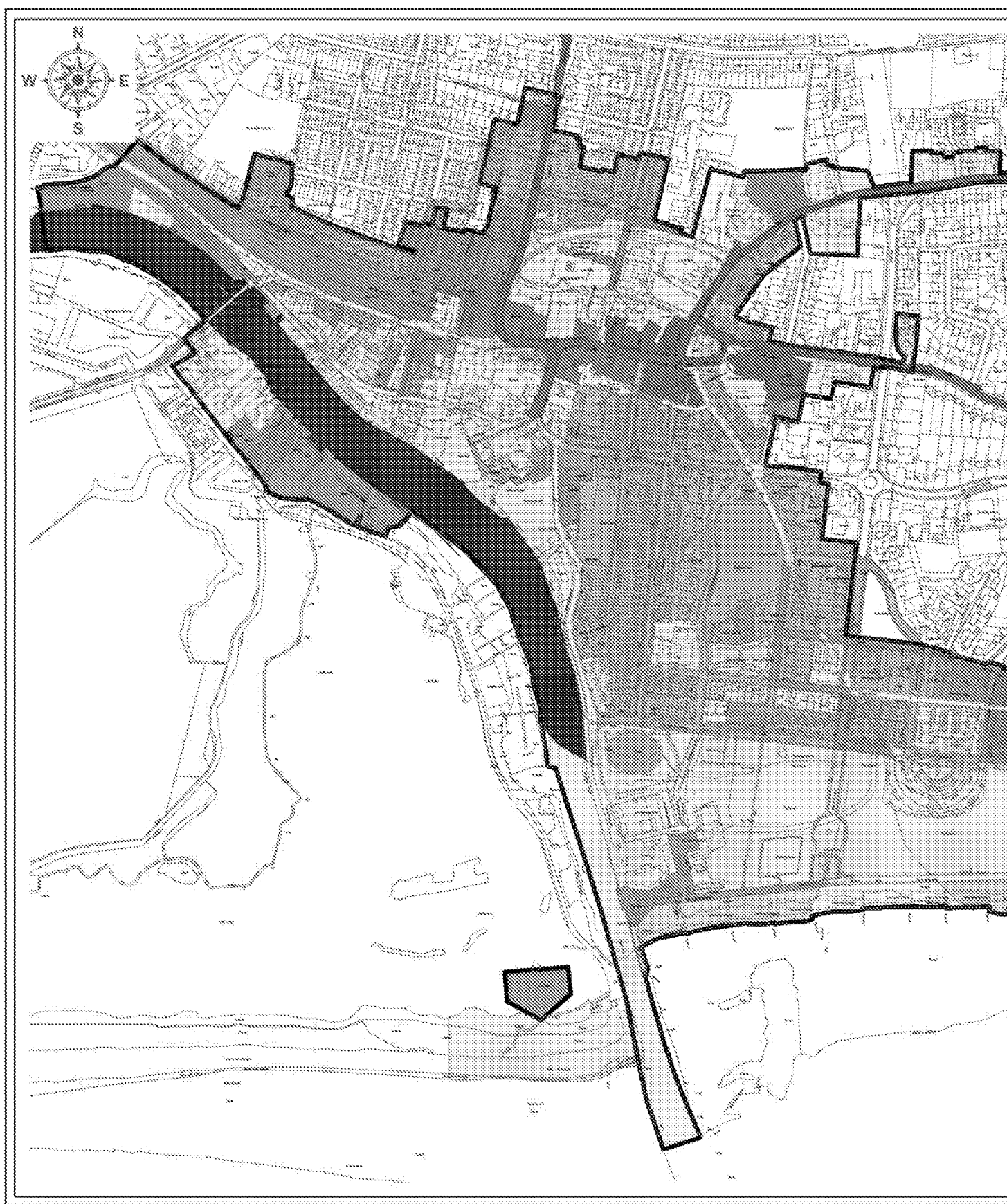
Landscape Value:

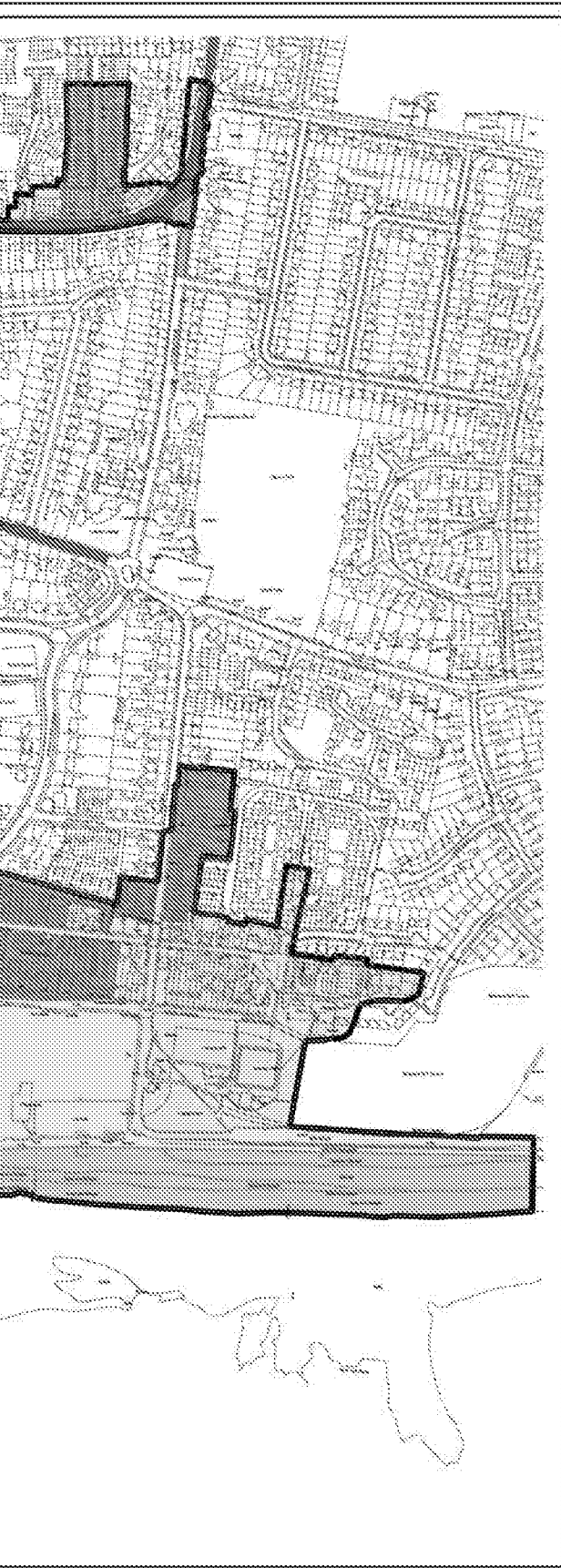
Landscape designations	Ecological and other designations (eg. heritage, flood zone etc)	Local distinctiveness	Any historic/cultural/ literary associations
1	4	3	3
None.	The site includes a small area of Nature Conservation Interest to the south west and includes Ryebank Rife. The majority of the site is in flood zone. Climping Beach SSSI is located to the south but not adjacent.	The meandering rife through the arable field to the south of the A259 is a distinctive feature of the landscape. Visual links to Arundel Cathedral and the National Park from the northern parts of the site are distinctive. There are distinctive tidal river landscapes along the river Arun. The site forms part of the open rural approach to Littlehampton.	The site has historic links to the docks and businesses connected to Littlehampton fishing port. The RNL station adjacent to the site has been the home to the nationally known Blue Peter Lifeboats since 1967.

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	4	5	27
The site is part of the rural continuum to the west of Littlehampton. Much of the site is visible and it forms part of the rural approach to Littlehampton from the east and part of the green edge to Littlehampton along the A259 to the north east. The river banks form part of the setting to the River Arun within the northern part of the site.	There are a number of public footpaths within the site and a long distance cycle route along Ferry Road. The site is visible from the A259, and Ferry Road and there are some localised views from the marina and footbridge to Littlehampton. There are localised views from Climping Park Mobile Home park to the west and open views across fields to the west. The parts of the site which are next to the River Arun have long distant views out to the north including of Arundel Cathedral and the National Park.	The existing development along the western banks of the Arun are restricted to riverside uses. Extension into the wider countryside would be inconsistent with the existing settlement pattern. If the site were developed there is limited landscape structure on which to build. It would be necessary to protect the amenity of the public rights of way through the site.	SUBSTANTIAL

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
3	4	3	21
There is a minor contribution to the National Park and Arundel to the north. There is a contribution to the setting of the River Arun.	There is public access along the public rights of way network and the long distance cycle route 2 along Ferry Road which is adjacent to the site. There are recreational uses of the golf course, nature reserve and marina which are all adjacent to the site. The riverside footpaths link to good quality riverside walks to the north and south.	There is a scenic quality to the landscape along the River Arun and areas to the south of the marina. The A259 has an adverse impact on the peacefulness of the area.	MODERATE

10.10. Historical and urban character assessment





Sussex EUS



LITTLEHAMPTON MAP 10

Historic Character
Type areas showing
principal period from
which present
character is derived

KEY

Littlehampton EUS PERIOD

- 1
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12
- 13
- 14
- 15

EUS research and mapping:
Dr Roland B Harris BA DPhil MIFA
April 2009

SCALE 1:6,000

0 30 60 120 180 240 Meters

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Council, West Sussex County Council, and
Brighton & Hove City Council.

Period	Date
Period 1	300 BC-AD 43
Period 2	43-459
Period 3	459-841
Period 4	841-1066
Period 5	1066-1485
Period 6	1485-1549
Period 7	1549-1603
Period 8	1603-1660
Period 9	1660-1689
Period 10	1689-1759
Period 11	1759-1841
Period 12	1841-1945
Period 13	1945-1961
Period 14	1961-1981
Period 15	1981-present

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Stolon Studio Ltd
Unit G, Willow House
Dragonfly Place
London SE4 2FJ

020 3355 9533

mail@stolon.co.uk
www.stolon.co.uk