

	Parish	District / Local	District / Local	Regional/ County	Regional/ County	
		paddocks, recreation, horticulture, and poultry farming. (LCA 20) Grazing for horses. (LCT 14)	Intensive arable farmland (LCT L1a) arable fields (cereals, oil seed rape etc) (LCT L1a)			paddock and arable field to residential development will have change the current land use on the edge of a historic hamlet. Land use as a landscape receptor will be taken forward for further assessment.
Vegetation		Boundary vegetation (often along drains) (LCA 20)	Vegetated field boundaries provide enclosure. (LCA 30) Well-developed structure of hedges, shaws, copses and woodland (LCT L1a)		A low density of hedgerows and hedgerow trees with occasional shelterbelts. Few trees or hedgerows, partly because of Dutch Elm Disease from the 1970s and the Great Storm of 1987. where they do exist, they form prominent features.	The smaller field at Bilsham Corner lies within the north-west corner of a much larger agricultural field – a field enclosed by hedgerow and mature trees (Unchanged field pattern since 1880) with the northern boundary defined by hedgerow and Grevatt's Lane West and its western boundary with hedgerow facing Bilsham Road B2132. The Ryebank Rife (watercourse) defines the southern boundary along with two ditches forms a wet boundary to the east. Continuous hedgerows enclose the larger land parcel. A deep hedgerow abuts Grevatt's Lane West. Hobbs Farm lies to the north. Rear garden boundaries of several properties and Bilsham Road B2132 define the site's western edge. A ditch (wet boundary feature) defines the eastern boundary. The hedgerows follow the historic field boundary pattern and over 140 years old. Hedgerow regulations may apply. Hedges enclosing the site are important in the setting and highly typical of LCA C1. Hedges and hedgerow trees as key GI Assets and landscape receptors will be taken forward for further assessment.
Settlements and roads		Stable buildings and feed/water troughs. (LCT 14)	Paddocks and pasture are prominent where area abuts Bilsham, Bilsham Road and Yapton. (LCA 30)	Settlement – hamlet – very rare Listed buildings along Bilsham Lane to the west (Key GI Asset)	Large farmsteads along roads, and on dead-end tracks. Scattered, historically nucleated villages with mixed building materials of flint, brick, half-timber and stone. Frequent urban fringe influences of horse paddocks, light industry, and disused airfields, with busy minor and major roads. The urban fringes associated with Bognor are particularly obvious, with sporadic urban development in suburban settlements of Tangmere, Barnham, Yapton, and Westergate.	Surrounded and includes relatively modern dwellings of little architectural merit. Constructed not in the vernacular style or Sussex materials.
Access and recreation	5 designated Local Green. Spaces which are of particular importance to the local community in Yapton village to the north of the site. King George V Playing Field, Main Road is the main recreation area in Yapton village. Tack Lee Road and			Footpaths crossing fields to the north (Key GI Asset). recreational route (cycle route) along Bilsham Road (Key GI Asset). recreational cycle route leaving Yapton along	Good coverage connecting Downs to the coast and running east west	No footpath or PRoW crosses the site. Footpath (PRoW) situated approx. 317m to the north of the larger parcel. Footpath (PRoW) situated approx. 331m to the south of land at Bilsham Corner.

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	Foundry Road is large, grassed area of open ground fronting onto residential properties. Bilsham Road the land at Bilsham Road (both north and south of Loveys Road) is used as a play and recreation area by residents. Cinders Lane Allotments. All LGS are considered important and that all are protected from development.			Bilsham Road joins Sustrans Route 2 that follows the line of the A259 Grevatt's Lane.		Views from PRoW and Bilsham Road cycle route (Key GI Asset) will be taken forward for further assessment.
History (HLC, time-depth perception)				WWII connection Disused airfield at Yapton.	Area settled and resources exploited from prehistoric times onwards. Few visible prehistoric monuments apart from crop marks. Important medieval churches with spires which distinguish this otherwise flat landscape. Large regular fields, mostly the product of Parliamentary enclosure. Remains of the line of the Arundel to Chichester Canal. This formed part of an important late 18th century barge route. Disused airfields, such as at Tangmere and Yapton.	Limited on the site. Hedgerow over 150 years old and mature field trees add to a sense of time-depth and well-settled quality. Occasional wavy boundary and stream indicates earlier system and element of time-depth. Regimented drainage ditches and Rifes reflect a later period of man's ability to drain the land and cultivate. The site is devoid of historical features. Only perceived qualities that contribute to the perception of time-depth will be taken forward for further assessment .
Tranquillity / sounds / colour / touch				Green Infrastructure Study 2012, Arun District Council Figure 3.5 Sense of place identifies the site lies in a moderate to higher level of tranquillity with lower levels of tranquillity to the north and south associated with larger settlements of Yapton and Middleton-on-Sea		Affected by the employment area and daily HGV noise and movements. Tranquillity is much lower on the edge of hamlet and becomes higher within farmland. Tranquillity as a landscape receptor will be taken forward for further assessment.
Scale						Small to medium scale fields; feels reduced by enclosure and vertical screening.
Pattern		Patchwork wrapped around Flansham and north Middleton. (LCA 20) Mixture of arable and pasture of varying field sizes. (LCA 20)	Relatively large fields (LCT L1a)	Field pattern largely unchanged since 1880, apart from the removal of a hedgerow sub-dividing the field at Bilsham Corner. The main A258 introduced after the 1950's, otherwise the rural lane and road network remains intact since 1880 and possibly much earlier.	Fragmented hedgerow and hedgerow tree pattern.	Yapton Tithe map of 1839 would add further information to the changes pre mid 1800's. Settlement and field pattern will be taken forward as landscape receptors for further assessment.
Openness / enclosure		Boundary vegetation (often along drains) providing enclosure. (LCA 20)	Open			Larger land parcel feels enclosed. Smaller land parcel much more open and views out.
Cultural connections / memories			Th study indicated a low finding for cultural connections	WWII with Canadian troops stationed at Bilsham and Yapton. Personal accounts from resident (Yapton Local history group) states	Connection with Chichester Cathedral	Possibility of aircraft and WWII remains in fields under the surface. May require further investigation and desk-top review for unexploded ordnance.

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				accidents involving planes brought down in the surrounding fields.		
Scenic Quality / views and sensitivities		Well-developed structure of hedges, shaws, copses and woodland which break up views across it and give a sense of large-scale enclosure. (LCT L1a)			Long views to Arundel, the South Downs and to the distinctive spire of Chichester Cathedral (not found). The relatively open character of much of the area allows long views so that village church towers are important landmarks in views.	Selective view in from the north and east. Less typical of the long distant views that are a feature of the wider C1 landscape character. From the surrounding footpaths the well-developed structure of hedges, shaws, copses and woodland which break up views and give a sense of large-scale enclosure. (LCT L1a) are very noticeable. Views across the Landscape Character Area: C1 Chichester to Shoreham Coastal Plain will be taken forward for further assessment.
Valued / positive attributes?						Hedgerows and vegetation around the perimeter. Proximity to the hamlet and PRoW for accessing the countryside
Negative attributes?		Considerable urban influence. (LCT 20) Fields sub-divided using temporary fencing (e.g., post and white tape). (LCT 14)		Green Infrastructure Study 2012, Arun District Council Figure 3.9 GI Issues illustrates the site lies in an area highlighted for its 'strategic and local gaps' between the settlements of Yapton and Middleton-on-Sea, stating in note 1. Highlighting this is an 'Area of Poor Landscape Quality' including loss of treescape, scrub growth and pony paddocks.	Semi-natural habitats are scarce due to intensive arable agriculture. Fragmentation and loss of hedgerows and connections between hedgerow and woodland. Loss of floodplain and wet woodland due to changes in agricultural drainage practices. Loss of mature elm trees in the 1970's and 1980's due to Dutch Elm disease and the loss of tree and hedgerow cover from agricultural intensification since World War II. Farm diversification and garden centres leading to introduction of signs and fencing. Introduction of large-scale industrial buildings and derelict glasshouses with distribution sheds. Replacement of mature treescape. Industry in the countryside associated with horticulture and light industry, resulting in large clusters of glasshouses and industrial buildings. Loss of archaeological remains to ploughing. Development on settlement edges Yapton, leading to the loss of distinction between different settlements due to urban expansion and changes in transport infrastructure.	Unightly suburban materials at the entrance (gate pillars and sheeting and c/b fencing) and conifer hedging used to screen the adjacent properties from vehicles entering the Employment Area crossing the site. Equestrian paraphernalia Vehicle storage and industrial barns an eyesore. Inappropriate colour applied to buildings stands out in views from the PRoW. Opportunity to improve the quality and remove intrusive and negative elements from view. Scope to improve the negative attributes stated in the Landscape Character Area: C1 Chichester to Shoreham Coastal Plain and LCA 20
Biodiversity					Low lying species-rich grasslands adjacent to the rifes, artificial water bodies of Chichester canal (SNCI) and gravel pits together with remnant semi-natural broadleaved woodlands form pockets of high nature conservation importance. Occasional species-rich meadows along rifes Occasional village ponds and greens provide local havens for wildlife.	Limited to hedgerows, trees, and pond. Opportunity to improve.