

Figure 28 - Constraints Plan

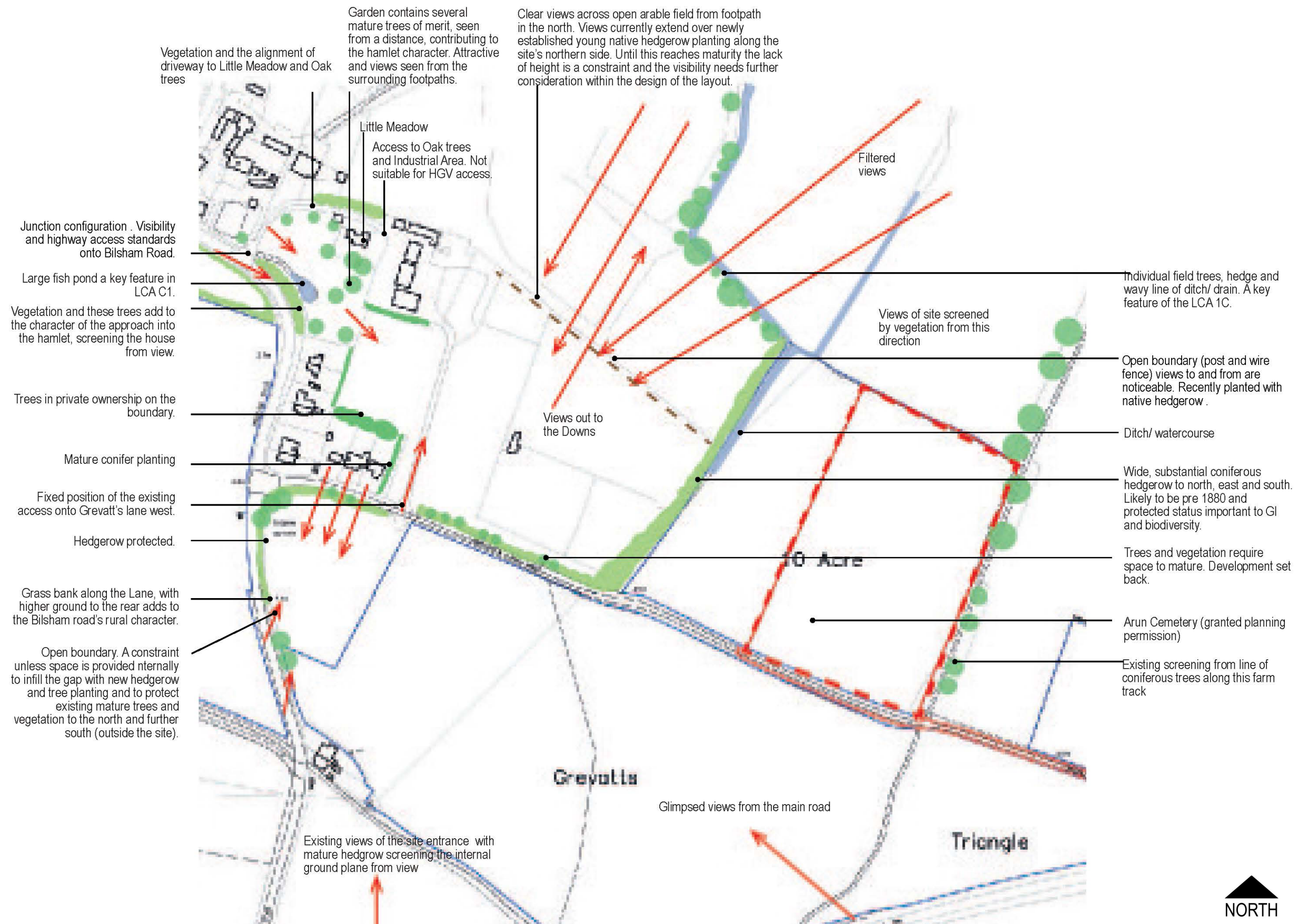
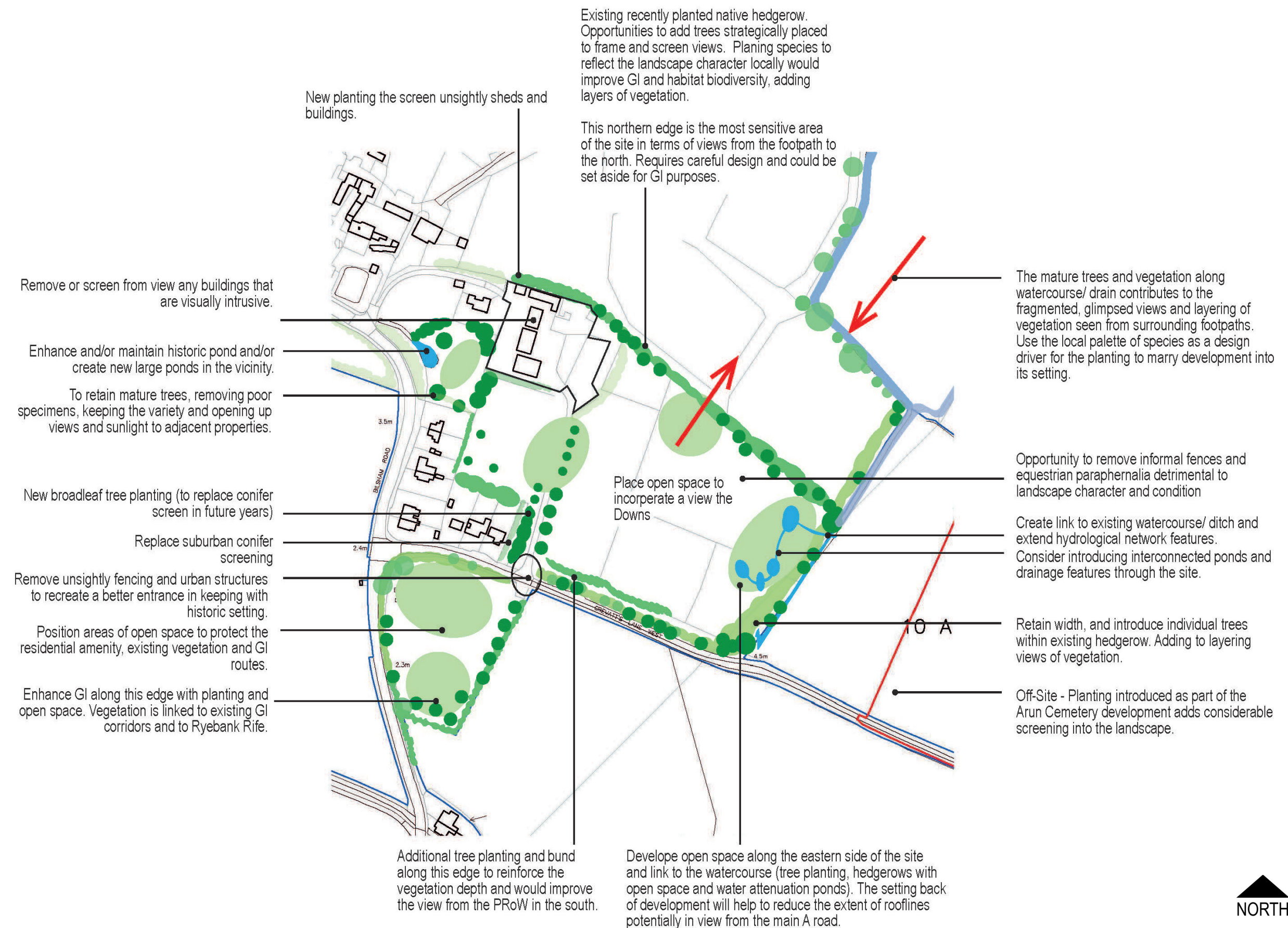


Figure 29 - Landscape Opportunities (GI Strategy) Plan



Appendix 3: Landscape Baseline Table

		Parish	District / Local	District / Local	Regional/ County	Regional/ County	
		Yapton Neighbourhood Development Plan 2014-2029 (2014)	LCA 20 Flansham/ Middleton Fringe Coastal Plain Falls within the County LCA - C1 Chichester to Shoreham Coastal Plain. Contains Local Landscape Character Type LCT 14 Small land parcel at Bilsham Corner lies within LCA 20 Flansham/Middleton Fringe Coastal Plain and LCT L1(a)) large scale enclosed arable farmland. Land surrounding the site beyond to the east is identified as L2 Medium/small-scale arable and to the north L3 Coastal plain enclosed pasture. Arun LVA (2006), Arun District Council	LCA 30 Bilsham Coastal Plain Falls within the County LCA – C 1 Chichester to Shoreham Coastal Plain. Contains Local Landscape Character Type LCT L1a. Large land parcel lies within LCA 30 Bilsham Coastal plain and LCT L14 Paddock. Arun LVA (2006), Arun District Council. The Arun Landscape Capacity Study refers to the same boundaries, indicating both areas LCA 20 and LCA 30 as 'low/medium landscape capacity'.	Sussex Historic Landscape Character. And WSCC Green Infrastructure Plan (2012)	Regional Character Area: South Coast Plain, County Landscape Character Type: C Lower Coastal Plain Containing County Landscape Character Area: C1 Chichester to Shoreham Coastal Plain. WSCC Landscape Character Assessment (date) West Sussex County Council. Both land parcels lie within County Landscape Character Area: C1 Chichester to Shoreham Coastal Plain	terra firma observations (most detailed characteristics) with brief analysis against key landscape characteristics (highlighted in bold).
Geology / topography / soils	Include any sensitivities	Figures indicate Agricultural Land Classification Smaller land parcel at Bilsham Corner – Grade 1 Excellent quality agricultural land Larger land parcel Grade 2 very good quality agricultural land with minor limitations which affect crop yield, cultivations or harvesting. Paragraph 143 of the NPPF refers to the importance of "safeguarding the long-term potential of best and most versatile agricultural land".		Marine loam clay surrounds Bilsham and abuts southern edge of Yapton. (LCA 30) Relatively flat or gently undulating landform (LCT L1a)		A mainly flat, low lying topography Overall high-quality agricultural land	The field at Bilsham Corner. This smaller parcel of land lies between 2-4m AOD, is generally flat at approx. 4m AOD. The larger parcel of land. The land falls gently from north to south. approx.6-4m AOD (straddling the 5m AOD contour. The high quality agricultural (marine loam) soils across both land parcels and the flat topography are important landscape receptors. Both receptors will be taken forward for further assessment.
Hydrology				Typically found on upper coastal plain, at the foot of the downlands (LCT L1a)	Ryebank Rife / water course to the south linked to the extensive strategic gap along the River Arun. This has both biodiversity value and regulatory and cultural value in maintaining the riparian character (Key GI Asset)	A landscape crossed by meandering rifes and straight drainage ditch systems, with associated unimproved grassland and edged by reed beds. Large gravel pit lakes around the edge of Chichester.	The larger land parcel contains a meandering rifes and straight drainage ditches. Highly typical of LCA C1. Both parcels of land are prone to waterlogged ground The systems of ditches linked to the Rifes and River system are important in the setting and highly typical of LCA C1. Hydrology features e.g., ditch along the large land parcel's eastern boundary and ground water levels as landscape receptors will be taken forward for further assessment
Land use			Mixture of arable and pasture with some fields adjacent to Flansham and north Middleton used as	Mixture of arable, pasture and paddocks (LCA 30)	Informal Fields cape – enclosed - common	Large-scale arable farming and market gardening. Extensive farms with both traditional and modern farm buildings and silos. Clusters of glasshouses.	Flat, gently undulating grazing pasture. Typical of LCT L1(a). Common in terms of HLC and intensively grazed with little biodiversity benefit. The alteration from open