

HANKINSON DUCKETT ASSOCIATES

Oving West Sussex Landscape Gap Assessment
for
Oving Parish Council

Rev A

September 2024

CONTENTS

1	**Introduction**	**page 3**
2	**Approach**	**page 3**
3	**Landscape Context**	**page 6**
	Figure 1: Study Area	*page 9*
	Figure 2: Baseline Data	*page 10*
	Figure 3: Existing Local Landscape Areas	*page 11*
4	**Structural Analysis and Assessment Parcels**	**page 12**
	Figure 4: Landscape Structural Analysis	*page 13*
	Figure 5: Assessment Parcels	*page 14*
5	**Assessment of Gap Function**	**page 15**
	Table 1: Assessment Parcel Summary	*page 16*
6	**Conclusion**	**page 17**
	Figure 6: Potential Gap Policy Areas	*page 18*

APPENDIX

A	**Assessment Sheets A-Z**	**page A1**

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1 INTRODUCTION

Settlement Gaps

1.1 The landscape between settlements often plays an important role in preventing coalescence of associated built up areas, thereby helping to maintain the separate identities of the individual settlements. Local 'Settlement Gap' policies identify areas of landscape which should be maintained free from significant new development in order to maintain those separate settlement identities.

1.2 Settlement Gap policy differs from Green Belt policy in that Settlement Gaps relate specifically to maintaining separation between individual settlements, including small nucleated villages similar to Oving, whereas Green Belt policy has broader purposes including preventing urban sprawl and encroachment into the countryside, and is usually more appropriate to areas surrounding towns and larger settlements.

1.3 Currently, the Chichester Local Plan has no specific Settlement Gap policies. However, the authority is in the process of adopting a new Local Plan for the period 2021-2039, and its proposed submission draft includes Policy NE3 'Landscape Gaps between settlements' which explains that *'In order to prevent coalescence of built-up areas, maintain the individual identity of settlements, actual or perceived, and ensure the integrity of predominantly open and undeveloped land between settlements is not undermined, the generally open and undeveloped nature of gaps between settlements will be protected'*. The policy also sets out that any 'gaps' will be defined in either a Site Allocations DPD or through neighbourhood plans.

Oving Neighbourhood Plan

1.4 Oving Parish is in the process of preparing a neighbourhood plan, progress of which has been influenced by Chichester District's production of its wider Local Plan. Oving Parish has commissioned Hankinson Duckett Associates (HDA) to undertake an assessment of the Parish's landscape as part of the evidence base to the neighbourhood plan in order to determine areas which may be suitable for Settlement Gap policy.

2 APPROACH

Guidance

2.1 Overarching government planning polices for England are set out within the National Planning Policy Framework (NPPF), revised in December 2023. The NPPF contains a whole chapter concerning Green Belt, but no direct advice on Settlement Gaps. However, there is significant precedence of 'gap' policy having been established by various Local Authorities over the last few decades. In December 2008, the Partners for Urban South Hampshire (PUSH) published 'Policy Framework for Gaps' which sets out criteria to guide establishment of Settlement Gaps within the south of Hampshire, which borders Chichester District to the west.

2.2 In 2019, a Landscape Gap Assessment was published as part of the evidence base for the emerging 2021-2039 Chichester Local Plan. The submission draft of the Local Plan states that the 2019 Landscape Gap Assessment *"explored areas that may be appropriate for local gaps in principle, but this list was not exhaustive and other relevant*

areas may be identified in due course..." The draft Local Plan goes on to explain that *"The study includes criteria for determining what constitutes the size of the gap necessary to prevent coalescence and maintain the separate identity of settlements".*

2.3 Criteria set out in the 2019 Chichester Landscape Gap Assessment builds on the criteria within the 2008 PUSH Policy Framework for Gaps, and consists of:

Core Criteria

- The designation is needed to retain the open nature and/or sense of separation between settlements.
- The land to be included within the gap performs an important role in defining the settlement character of the area and/or separating settlements at risk of coalescence.
- The Gap's boundaries should not preclude provision being made for the development proposed in the Chichester Local Plan Review, subsequent site allocations DPD or Parish Neighbourhood Plans.
- The Gap should include no more land than is necessary to prevent the coalescence of settlements having regard to maintaining their physical and visual separation.

Additional criteria

- The extent of a gap will be determined partly by the nature of the landscape of the gap e.g. existing openness and enclosure.
- When identifying boundaries of a gap physical features that are readily recognisable and likely to be permanent will be chosen where possible such as woodlands, hedgerows, tree belts, waterways, highways and railway lines.
- The important role a gap may play in the provision of green infrastructure and the opportunity to create new landscape features which contribute to green infrastructure and link with and relate to existing landscape features will be considered, this will also be a relevant consideration when deciding the extent of the boundaries.
- The perception of visual separation will be assessed which will include the experience from either side of the gap but also from more distant views, notably to and from the designated landscapes (SDNP and Chichester Harbour AONB) to ensure their protection.

Methodology

Baseline data and desk study

2.4 Data required for the study, including up to date mapping, aerial photography, designations, policy, development allocations, existing studies and physical features was obtained and collated.

2.5 Existing studies reviewed as part of this study included:

- Landscape Character Assessment of West Sussex, 2003.
- Chichester District Landscape Capacity Study Extension, October 2009.
- Chichester Landscape Capacity Study, March 2019.
- Landscape Gap Assessment for Chichester District Council, May 2019.
- South Downs National Park: View Characterisation and Analysis, November 2015.
- Oving Landscape Capacity Study, July 2021.
- Oving Design Guidelines and Codes, December 2021.

2.6 Overlays of all relevant baseline information were mapped using GIS software, to provide an overview of the Parish's landscape structure and aid both the desk study and field work. A structural analysis was carried out using a 'sieve-mapping' technique and refined through subsequent field assessment, identifying:

- Settlement pattern.
- Location/extent of landscape constraints and opportunities such as tree cover, watercourses, public rights of way.
- Key views, likely visual envelopes and intervisibility.
- Setting of 'outstanding assets' (e.g. National Park, conservation areas, listed buildings, landmark features etc).
- Development allocations and existing gap policy within the adjoining Arun District.

Field Study

2.7 Field survey was undertaken during February 2024 with leaf cover at a minimum. Field study involved travelling throughout the area recording variations in landscape character and making a working photographic record. Recorded information included local topography/landform, existing land uses and management pattern, vegetation structure and other landscape features, openness/enclosure, character of the built edge of settlements, key views, intervisibility between settlements, local landmarks and visual detractors, relationship with the National Park, the character of transport corridors, the sense of leaving/entering a place and other perceptual qualities such as tranquility and remoteness, as appropriate.

Assessment Parcels

2.8 Assessment parcels based on landscape character were identified at an appropriate scale for the areas surrounding Oving, through a review of previous published assessment work, desk study and field study including the structural analysis, to understand the localised variation in character within the study area, and to provide a framework for the following assessment.

Assessment

2.9 Drawing on work above, the landscape surrounding Oving was tested for the extent to which it fulfils the function of gap, that is, prevents coalescence and contributes to maintaining the separate identity of settlements. Each assessment parcel was considered in tabulated format against detailed assessment criteria related to four main categories:

- Location
- Settlement Identify and Pattern
- Landscape Character
- Views
- Boundary Defensibility

2.10 The detailed assessment criteria within each category incorporates all the elements considered within the descriptions and tables of the 2019 Chichester Landscape Gap Assessment and is set out in Appendix A.

2.11 Each assessment parcel is then considered against the overarching core criteria (see paragraph 2.3 above) for its suitability for inclusion within gap policy, between nearby settlements:

- Between Oving and Shopwyke
- Between Oving and Tangmere

And between settlements wider apart:

- Between Chichester and the Bersted area of Bognor Regis
- Between Oving and Bersted
- Between Oving and Runcton

2.12 Given their small size, hamlets and other small groups of dwellings such as Merston and Colworth, are not included as settlements within the gap assessment, but are referenced in the report as appropriate.

2.13 Each assessment parcel is classified as follows:

- Compartment essential to fulfilling gap function
- Compartment desirable to fulfilling gap function
- Compartment not required to fulfil gap function

3 LANDSCAPE CONTEXT

Chichester District

3.1 Chichester District lies towards the south coast of England within West Sussex. The District stretches from the Low Weald in the north, to the Coastal Plain in the south. The central portion of District includes part of the South Downs National Park (SDNP) which encompasses the east-west elevated downland, north facing scarp and southern dip slope of the iconic South Downs, plus large parts of the Greensand Hills and Weald to the north.

3.2 South of the downs is the broad sweep of the coastal plain, characterised by flat, open arable farmland with strong rectilinear field patterns. Development has expanded considerably on the coastal plain and within the District including the city of Chichester. There is a string of settlements along the A259 to the west of the city, dispersed villages, ribbon development along roads and occasional villages on the coastline. Large tracts of land are used for horticulture, including rows upon rows of poly tunnels and glasshouses. Solar farms are also a common feature. However, sections of the coastline remain free from significant development, with the channels and inlets to the west designated as the Chichester Harbour National landscape (formerly AONB). Within the wider undeveloped countryside, occasional historic settlements remain as small, nucleated villages, such as Oving.

3.3 Vantage points within the downs provide panoramic views across the coastal plain towards the coastline on the distant horizon. In clear conditions, the landscape between Chichester and Bognor Regis, and the landscape which surroundings Oving and separates it from nearby settlements, can be seen in the distance from both Halnaker Hill and The Trundle within the South Downs National Park.



View from The Trundle looking south towards Oving and the coast

Oving Parish (see figures 1 and 2)

3.4 The Parish of Oving sits on the low-lying subtle topography of the coastal plain, abutting the built up edge of Chichester to the west and the District boundary to the east. Several watercourses, including the Chichester Flood Relief Channel, connect with a network of ditches, draining south towards Pagham Rife and Aldingbourne Rife. The Parish is primarily rural, with large arable and pastoral fields, limited woodland and a hedgerow network of varying intactness generally giving the area an open feel with long views, particularly to the east. There is no Ancient Woodland within the Parish. Parts of the south-eastern portion of the Parish are used for horticulture, with the area dominated by rows of poly tunnels. A Horticultural Development Area (adopted Chichester District Policy 32) extends marginally into the south-west corner of the Parish.

3.5 The Parish has a relatively low density of public rights of way, and no named recreational paths, although there are some long routes, including east-west across the southern portion of the Parish.

3.6 The West Coastway Line railway crosses east-west through the middle of the Parish to the south of Oving, although there are no railway stations within the Parish, with a station at Drayton having closed in the 1930s. The A259 road crosses diagonally through the Parish, connecting Chichester in the north-west to Bognor Regis on the south coast, while the A27 dual carriageway runs along the north-west Parish boundary. A network of mainly rural lanes connects farmsteads, dispersed hamlets and villages.

3.7 Oving is a relatively small village within the northern portion of the Parish, surrounded by undeveloped fields. The historic western and central parts of the village are within

a Conservation Area, which includes a number of grade II listed buildings such as St Andrews Church. The nearest village to Oving, Tangmere, is located off the A27 within the neighbouring Parish of Tangmere to the north, and also includes a Conservation Area. Tangmere's grade I listed church is also known as St Andrews. The spires of the two churches help locate the villages within the wider landscape. Currently, at its nearest, the south-west edge of Tangmere is approximately 800m from the northern edge of Oving. However, fields to the west of Tangmere up to boundary with Oving Parish are allocated in the adopted Chichester Local Plan for mainly housing development as the Tangmere Strategic Development Location (Policy 18). Including approximately 1,300 homes, the development would bring the edge of Tangmere to within 500m of Oving.

3.8 Within Oving Parish and approximatively 1.2km to the west of Oving is Shopwyke, which includes significant recent housing development abutting the edge of Chichester, essentially forming an extension to the wider conurbation to the west, albeit on the opposite side of the A27. Settlement within the southern portion of the Parish is limited to hamlets such as Merston and other small groups of dwellings. Approximately 3km to the east of Oving, within the neighbouring District of Arun, Westergate has coalesced with several other villages including Woodgate, Eastergate and Barnham. The town of Bognor Regis, also within Arun, is approximately 3.5km to the south-east of Oving.

Oving Landscape Character Areas (see figure 3)

3.9 The Chichester District Landscape Capacity Study Extension (October 2009) established local landscape character areas covering the majority of Oving Parish and adjoining areas:

- 122: Tangmere Western Upper Coastal Plain
- 123: Tangmere South and Eastern Edge
- 124: Tangmere Former Airfield
- 127: Oving Eastern Upper Coastal Plain
- 128: Oving Western Coastal Plain
- 129: Drayton Eastern Coastal Plain
- 132: Merston Eastern Coastal Plain

3.10 These local landscape character areas were used again as the basis for the Chichester Landscape Capacity Study in March 2019, albeit adjusted to take account of the Horticultural Development Areas and housing allocations, and with some additional areas. The Oving Landscape Capacity Study (July 2021) then added a further three areas not previously covered by the two capacity studies. The boundaries and descriptions of these local areas, in combination with up-to-date desk study and field work where used as the framework for establishing the more detailed assessment parcels to follow.

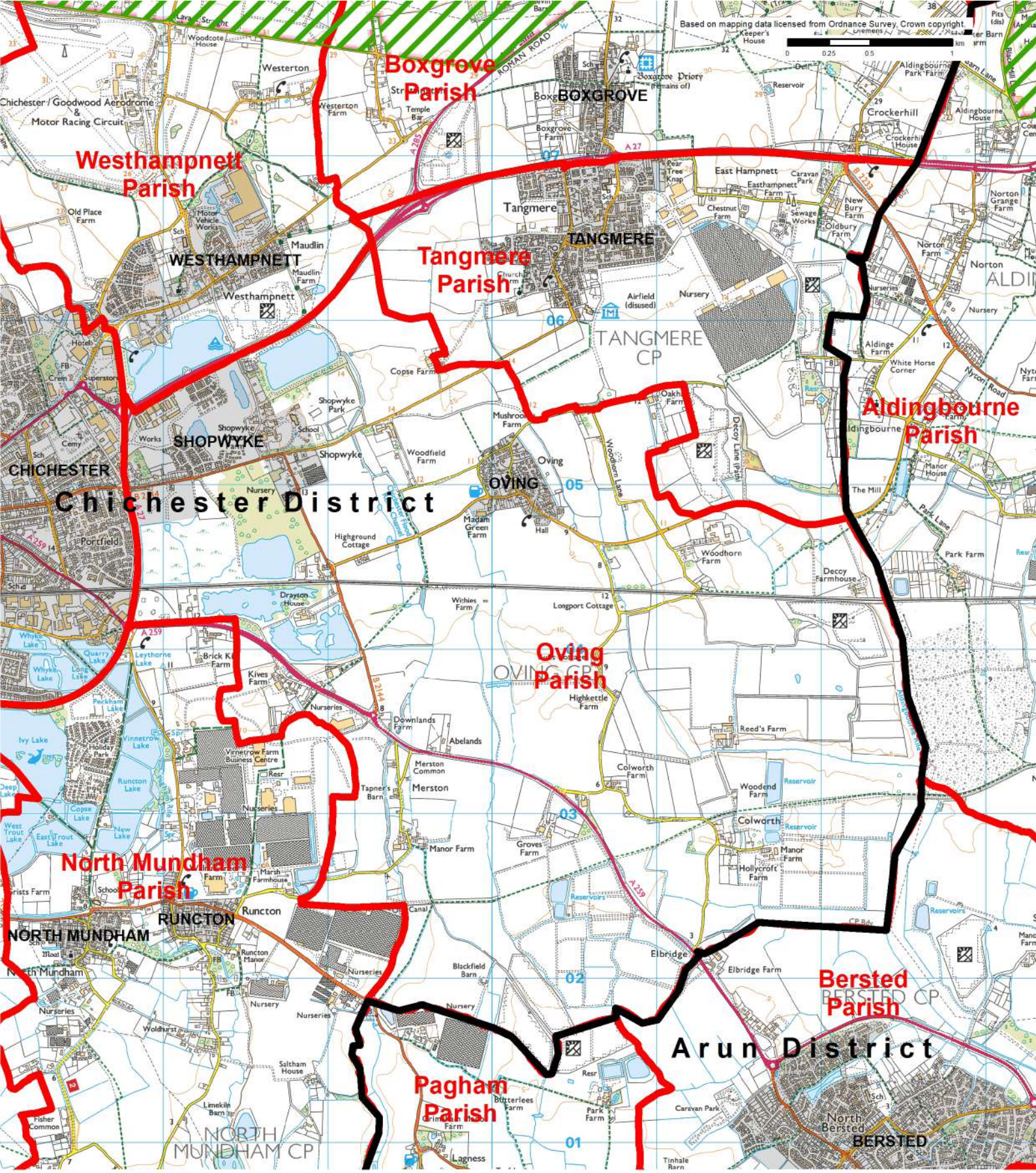
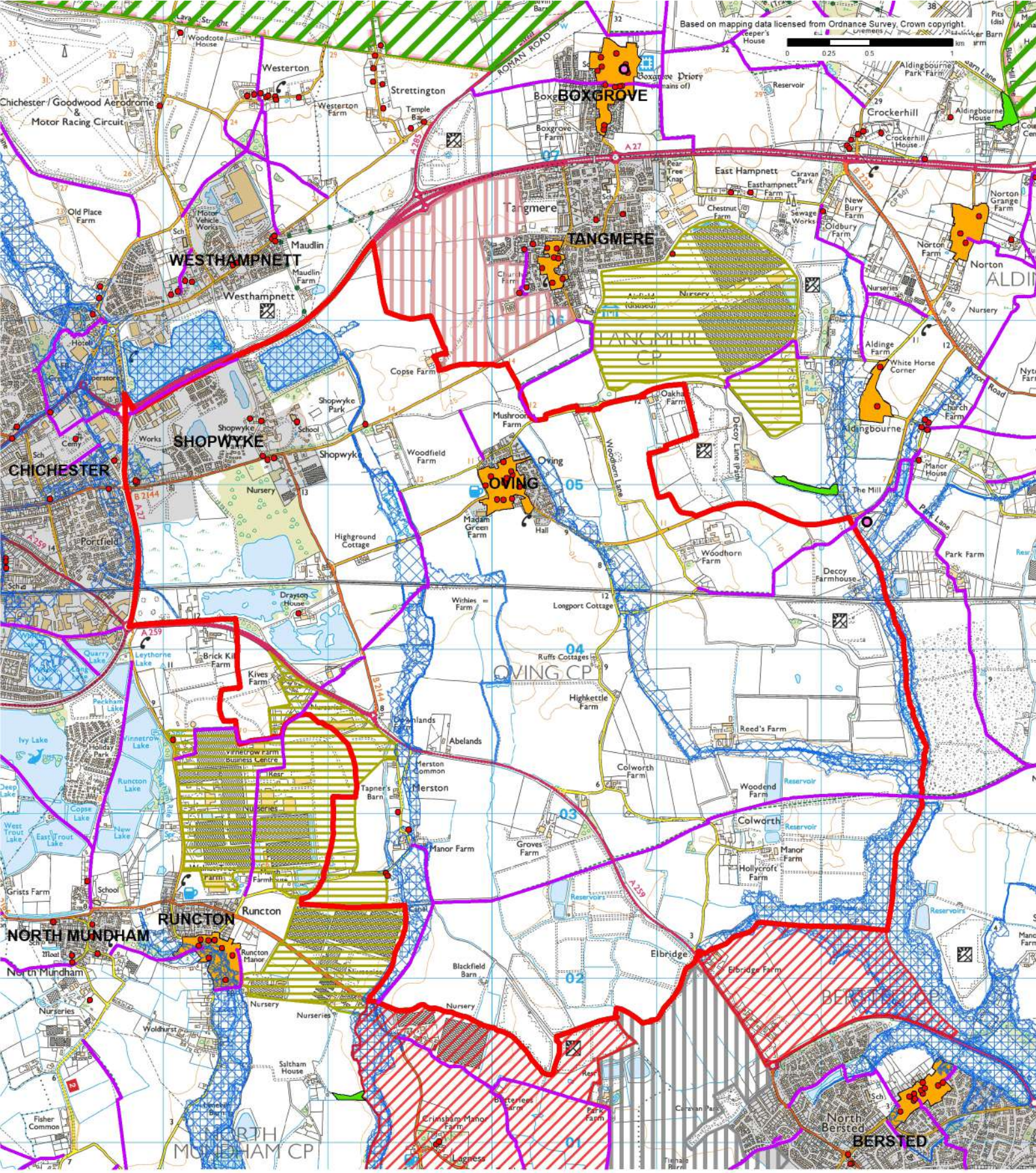


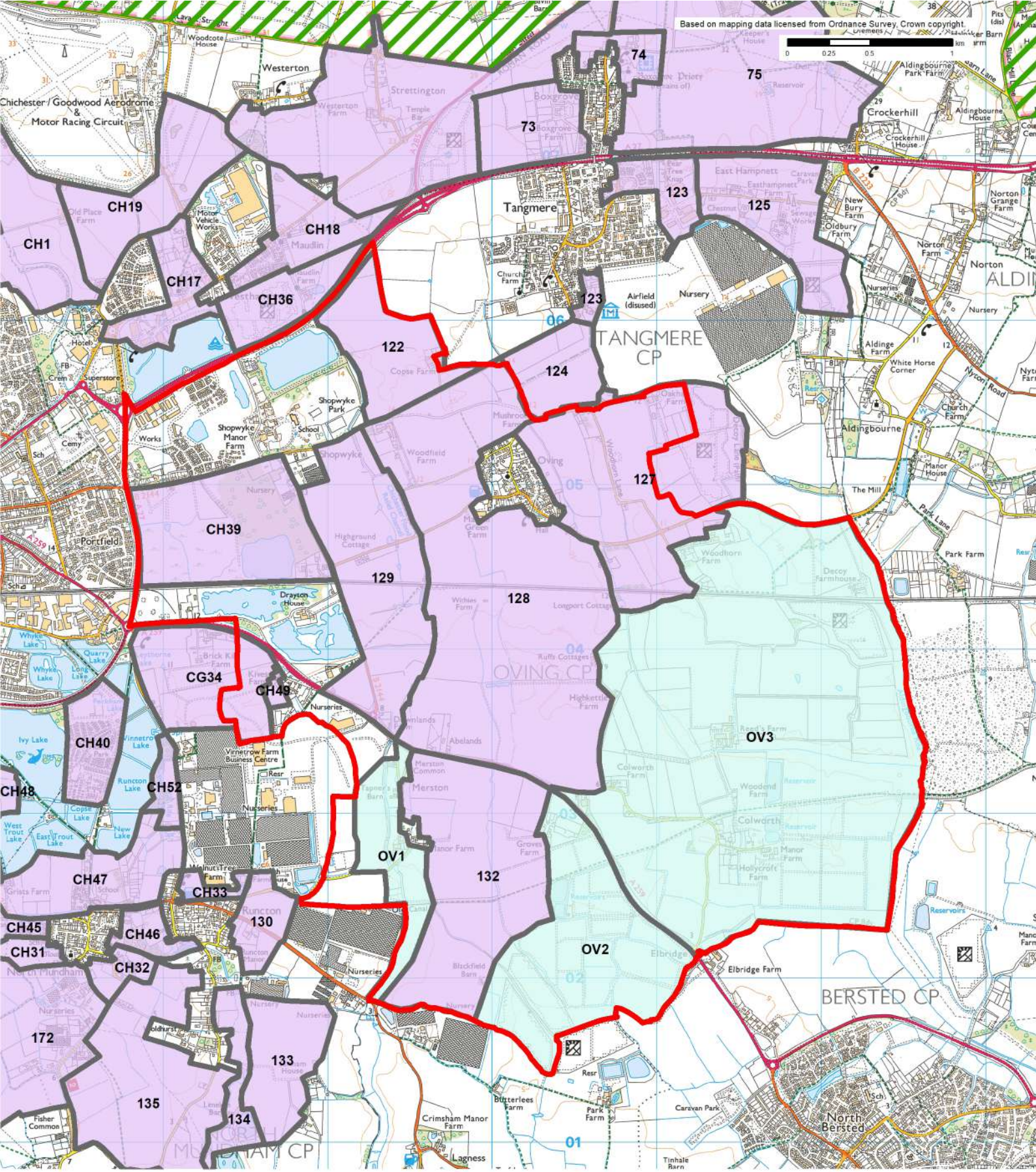
Figure 1 Study area



KEY

- South Downs National Park
- General settlement areas
- Oving Parish
- Public Rights of Way
- Ancient Woodland
- Conservation Areas
- Listed Buildings
- Scheduled Monuments
- Horticultural Development Areas
- Flood Zone 2
- Flood Zone 3
- Tangmere Strategic Development Location
- West of Berstead Strategic Allocation (Arun policy H SP2a SD3)
- Bognor Regis to Chichester Gaps Between Settlements (Arun policy SD SP3)

Figure 2 Baseline Information



KEY

- South Downs National Park
- Oving Parish
- Chichester Landscape Capacity Study (2019) sub-areas, partially derived from Chichester District Landscape Capacity Study (2009) Landscape Character Areas
- Oving Landscape Capacity Study (2021) sub-areas

Figure 3 Existing Local Landscape Areas

4 STRUCTURAL ANALYSIS AND ASSESSMENT PARCELS

Landscape Structure (see figure 4)

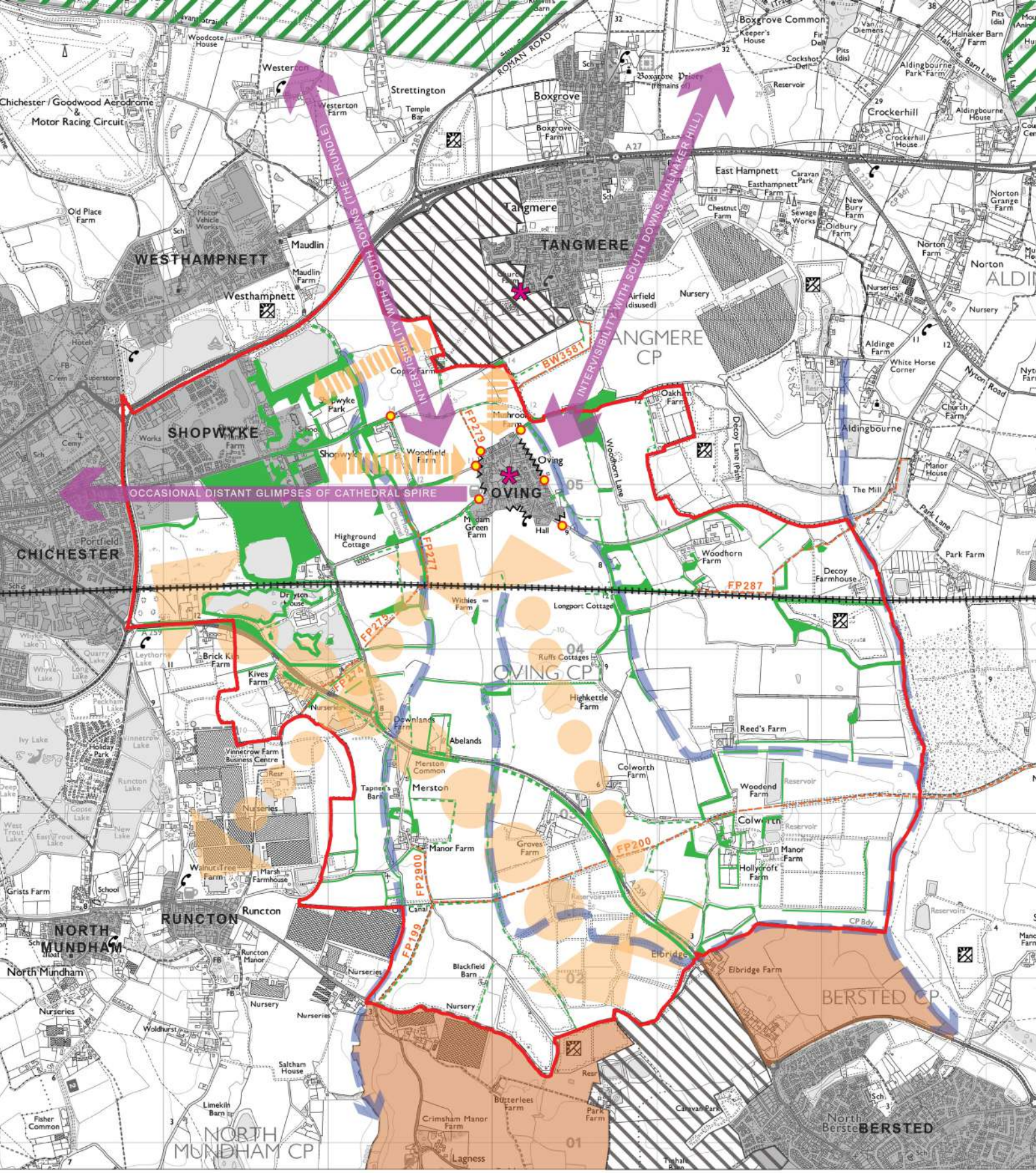
4.1 An analysis of the landscape structure of the Parish has been carried out to distil out the main elements which contribute to landscape character and the setting to the settlement. This in turn informs the identification of assessment parcels and aids the subsequent assessment.

4.2 Figure 4 identifies:

- Physical landscape elements such as woodland and other tree cover including gappy tree lines and vegetation along watercourses which can provide containment.
- Access to the countryside in the form of public rights of way.
- Key views including those from elevated vantage points within the South Downs National Park, such as The Trundle and Halnaker Hill, and glimpses of the spire of Chichester Cathedral.
- General settlement pattern and the nature of the built-up edge of Oving including where there is a sense of arrival and departure to/from the settlement.
- Landmark features, namely the church spires of Oving and Tangmere which help etc).
- Development allocations and existing gap policy within the adjoining Arun District.
- Local and wider separation between settlements

Assessment Parcels (see figure 5)

4.3 The desk and field study, including the structural analysis, and review of previous landscape character based studies of the area are combined to identify 26 assessment parcels lettered A to Z, suitable for consideration against the assessment criteria. The extent of each assessment parcel is based on variations in landscape character at a local level with boundaries following recognisable physical features on the ground such as hedges, tree lines and roads. Factors which inform the extent of each assessment parcel are noted on the assessment sheets for each parcel contained within Appendix A.



KEY

- Oving Parish boundary
- South Downs National Park
- Woodland/tree belts
- Gappy tree lines
- Main water courses
- Public rights of way
- West Coastway Line railway
- General settlement areas
- Development allocations
- Relatively open settlement edge
- Sense of arrival/departure
- Landmark feature (church spire)
- Local separation between settlements
- Wider separation between settlements
- Key views
- Existing Arun Gap Between Settlements policy

Figure 4 Landscape Structural Analysis

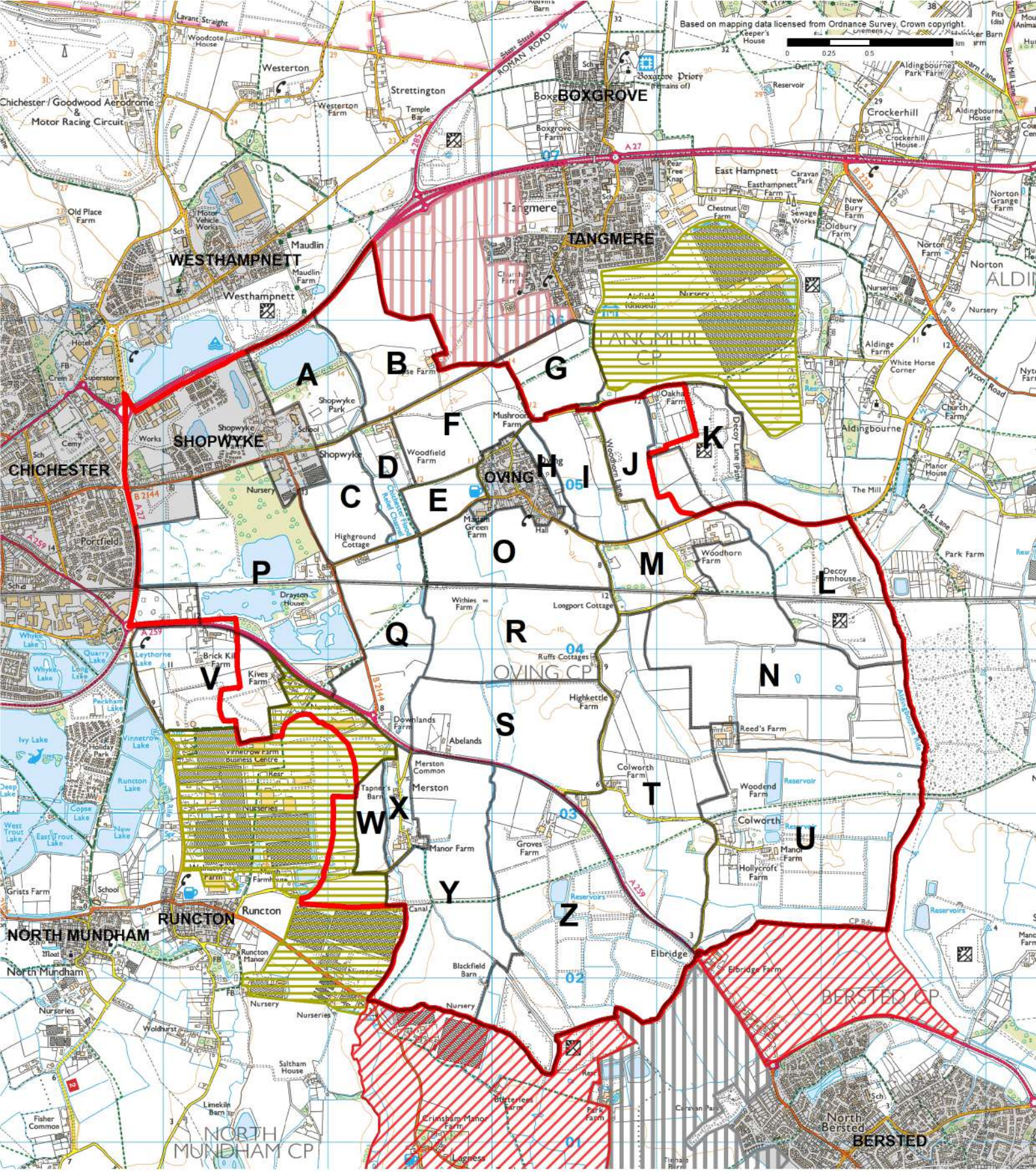


Figure 5 Assessment Parcels

5 ASSESSMENT OF GAP FUNCTION

5.1 Each assessment parcel is assessed for its gap function using assessment sheets included within Appendix A. The location and extent of all assessment parcels are described and accompanied by a location map and representative photograph. Parcels are then assessed against assessment criteria in tabulated format.

5.2 Assessment parcels A, B, C, D, E, F, G, H, I, and J, are assessed for their gap function between Oving, Shopwyke and Tangmere. Parcels O, P, Q, R, S, T, U, V, W, X, Y, and Z, are assessed for their gap function between Chichester/Oving, and the Bersted area of Bognor Regis. A number of assessment parcels which are not located between any of these settlements have been discounted from the detailed tabulated assessment, these are parcels J, K, L, M, and N.

5.3 Table 1 below summaries the assessment sheets included in Appendix A.

Table 1: Assessment Parcel Summary

Assessment Parcel	Overarching Criteria (see Appendix A for detailed gap assessment criteria)												Overall Judgement		
	Inclusion of the assessment parcel within potential gap policy would retain the open nature and/ or sense of separation between settlements.			The assessment parcel performs an important role in defining the settlement character of the area and/ or separating settlements at risk of coalescence.			Inclusion of the assessment parcel within potential gap policy would not preclude provision being made for the development proposed in the Chichester Local Plan Review, subsequent site allocations DPD or Parish Neighbourhood Plans.			Inclusion of the assessment parcel within potential gap policy would include no more land than is necessary to prevent the coalescence of settlements having regard to maintaining their physical and visual separation.					
	Yes	Partially	No	Yes	Partially	No	Yes	Partially	No	Yes	Partially	No	Essential	Desirable	Not required
A		*		*			*				*			*	
B	*			*			*			*			*		
C	*				*		*				*			*	
D		*		*			*				*			*	
E	*			*			*			*			*		
F	*			*			*			*			*		
G	*			*			*			*			*		
H		*			*		*			*				*	
I		*		*			*				*			*	
J**															*
K**															*
L**															*
M**															*
N**															*
O		*			*		*					*			*
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R	*				*		*				*			*	
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T	*				*		*				*			*	
U			*			*	*				*				*
V			*			*	*					*			*
W			*			*	*					*			*
X			*			*	*					*			*
Y	*				*		*			*			*		
Z			*			*	*				*				*

***parcels discounted from detailed assessment*

6 CONCLUSION

Gap between Oving and nearby settlements of Shopwyke and Tangmere

6.1 The desk study, field work, and consideration of each assessment parcel against the gap assessment criteria (see Appendix A), have identified land between Oving, Shopwyke and Tangmere as suitable for inclusion within an area of gap policy to help maintain the separate identities of each settlement. The recommended area for a local gap is illustrated on figure 6.

6.2 The majority of assessment parcels between the Oving, Shopwyke and Tangmere perform an important role in defining the local settlement pattern and retaining the open nature and sense of separation between the three villages. Given recent development within Shopwyke, and the likely growth of Tangmere to the Parish boundary, the central portion of the recommend local gap policy area, formed from parcels B, F, E and G, is essential in maintaining Ovings distinctive identity as a nucleated village isolated within the surrounding flat, generally large scale, open rural landscape of the coastal plain. Assessment parcel G has been excluded from the recommend gap policy area since the parcel of land is outside Oving parish, but given the limited distance between Oving and the southern edge of the Tangmere Strategic Development Location, and the effectiveness of the parcel at helping to maintain the identity of Oving, the inclusion of parcel G would be preferable if gap policy is considered by the adjoining parish.

6.3 Some small areas of assessment parcels H and I to the south have been excluded from the recommend local gap policy since these areas are not directly between Oving and Tangmere.

Wider gap between Chichester/Oving and Bersted

6.4 A further area of Oving Parish has been identified for recommended gap policy between Chichester/Oving and the Bersted area of Bognor Regis, as shown on figure 6.

6.5 Assessment parcel Y is relatively distant from both Chichester and Bersted and has a reduced role in defining settlement character, but it is crossed by public rights of way and is the only area of land to the south of the A259 which is unspoilt by horticultural development, and provides as sense of openness in contrast to the landscape to the east and west of the parcel. Parcel Y is therefore judged to be essential for inclusion within a wider ‘strategic’ scale gap policy. Areas north of the A259, including assessment parcels Q, R, S and T, which provide a sense of open separation between the two settlements constitute a relatively large tract of land, but are desirable for inclusion due to their wider separation function experienced between Chichester/Oving and the Bersted area of Bognor Regis, including by a large number of motorists along the A259.

6.6 Extensive tracts of land dominated by horticultural use, including poly tunnels, such as assessment parcels U, V and Z, do not provide a sense of open undeveloped separation and would be more land than necessary to prevent coalescence between Chichester or Oving with Bersted, particularly given existing gap policy within Arun District. Parcel X already contains the hamlet of Merston and parcel W is a single field near the Parish boundary annexed by the Horticultural Development Area. These areas are therefore judged not required for gap policy.

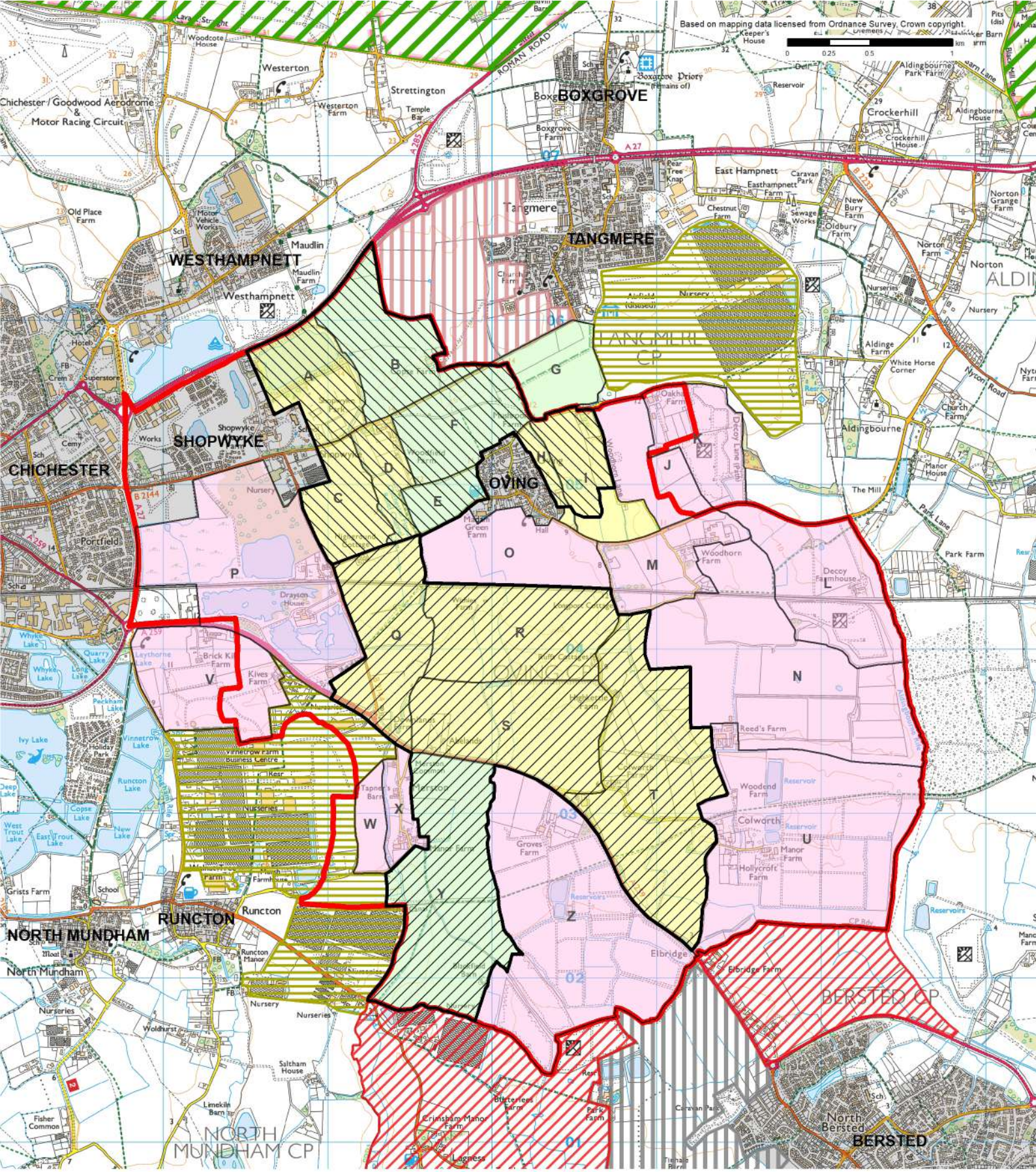


Figure 6 Potential Gap Policy Areas

APPENDIX A

Assessment Sheets A-Z

Assessment Parcel A	page A2
Assessment Parcel B	page A6
Assessment Parcel C	page A10
Assessment Parcel D	page A14
Assessment Parcel E	page A18
Assessment Parcel F	page A22
Assessment Parcel G	page A26
Assessment Parcel H	page A30
Assessment Parcel I	page A34
Assessment Parcel J	page A38
Assessment Parcel K	page A39
Assessment Parcel L	page A40
Assessment Parcel M	page A41
Assessment Parcel N	page A42
Assessment Parcel O	page A43
Assessment Parcel P	page A47
Assessment Parcel Q	page A51
Assessment Parcel R	page A55
Assessment Parcel S	page A59
Assessment Parcel T	page A63
Assessment Parcel U	page A67
Assessment Parcel V	page A71
Assessment Parcel W	page A75
Assessment Parcel X	page A79
Assessment Parcel Y	page A83
Assessment Parcel Z	page A87



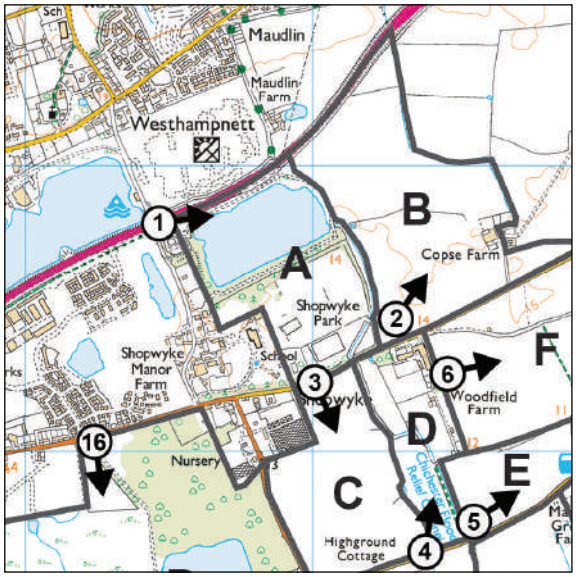
Photograph 1

ASSESSMENT PARCEL A

Overview including Location and Extent

This assessment parcel is located towards the north-west of the Parish, between Shopwyke and Tangmere. The parcel abuts the general built up area of Shopwyke to the west, including Westbourne House School, and is formed from remnant parkland associated with Shopwyke Manor, now occupied by sports pitches and a lake.

The landscape of the assessment parcel forms part of the separation between Shopwyke and Tangmere and is therefore considered against the gap assessment criteria as follows.



Assessment parcel and photograph location

Assessment Parcel A: Tabulated Assessment

	Yes	Partially	No	
LOCATION				
The land which forms the assessment parcel lies between settlements.	*			Located between Shopwyke and Tangmere. The parcel abuts the edge of the general built up area of Shopwyke to the west. At its closest, the Tangmere development allocation is approximately 350m to the east.
SETTLEMENT IDENTITY AND PATTERN				
There is a distinct settlement character/ pattern.	*			Recreation on the settlement edge.
There is a well defined settlement edge.		*		Low density development on the adjacent settlement edge is part of transition to urban area.
There is a sense of arrival into and/or departure from settlement.		*		Part of the relatively gradual transition from countryside to settlement perceived along Tangmere Road.
Development of the assessment parcel would adversely affect the settlement pattern.	*			Development would likely replace the gradual transition from countryside to settlement, with a more immediate arrival/departure into/from Shopwyke.
LANDSCAPE CHARACTER				
The assessment parcel has an identifiable landscape character/sense of place.		*		The artificial lake and sports pitches have a managed recreational character, softened by tree cover.
There is a coherent land management pattern (may include a number of uses).	*			Recreational uses.
Existing land uses and/ or landscape features contribute to the open and undeveloped character of the landscape.		*		The lake provides an open quality when viewed from the A27 footbridge (see photograph 1) but tree cover provides enclosure and intensive management tempers the sense of an undeveloped landscape.
There is a low density or absence of built development.	*			The assessment parcel includes sports pitches, but no overly intrusive built structures.
Roads and/or public rights of way cross the landscape, linking to settlement.		*		There is no public access internally, but Tangmere travels along the southern edge of the assessment parcel between Shopwyke and Tangmere.
The assessment parcel plays an important role in the provision of green infrastructure.	*			Provides significant tree cover on the eastern edge of Shopwyke.

	Yes	Partially	No	
There are opportunities to enhance green infrastructure.		*		Tree cover around north-east edge of the lake could be strengthened.
VIEWS				
Views to/from settlement contribute positively to the visual character of the area.		*		Tree cover filters views towards built form and the A27 corridor.
Landscape elements such as vegetation and topography contribute to the sense of visual separation.	*			Internal tree cover forms visual separation and helps obscure settlement.
There is intervisibility between settlements across the assessment parcel.			*	Restricted by tree cover and other vegetation.
There are open vistas and long views.		*		There are relatively long views across the lake and across adjoining fields from the north-east edge of the parcel, but vegetation curtails the majority of views internally.
There are views to/from the South Downs National Park.		*		The south facing dip slope of the South Downs is likely identifiable on the horizon in views across the lake.
There are views of landmark features located within settlements.		*		Views across the lake and through gaps in vegetation to the spire of St Andrews church help locate Tangmere even though the majority of the village is obscured from view.
BOUNDARY DEFENSIBILITY				
There are clearly defined coherent boundaries.		*		Strong boundaries along roads but less obvious within school grounds.
There is potential for new/restored boundary features in keeping with the landscape character.		*		Potential for additional planting to help define north-east lake edge.
The assessment parcel boundary follows identifiable physical features.		*		Boundary primarily follows a combination of roads and vegetation.

Assessment Parcel A: Overarching Criteria

Informed by the tabulated assessment above, a judgement is now made as to whether the assessment parcel meets overarching criteria for potential gap policy (Chichester District Local Plan submission draft Policy NE3 'Landscape Gaps between settlements'). The criteria below accords with the core criteria of the 2019 Chichester Landscape Gap Assessment, which is informed by PUSH criteria as explained in section 2 above.

	Yes	Partially	No
OVERARCHING CRITERIA			
Inclusion of the assessment parcel within potential gap policy would retain the open nature and/or sense of separation between settlements.		*	
The assessment parcel performs an important role in defining the settlement character of the area and/or separating settlements at risk of coalescence.	*		
Inclusion of the assessment parcel within potential gap policy would not preclude provision being made for the development proposed in the Chichester Local Plan Review, subsequent site allocations DPD or Parish Neighbourhood Plans.	*		
Inclusion of the assessment parcel within potential gap policy would include no more land than is necessary to prevent the coalescence of settlements having regard to maintaining their physical and visual separation.		*	

Conclusion

Assessment Parcel A is formed from sports pitches and a large artificial lake. Whilst this human influence is obvious, the parcel has significant tree cover and limited built development. The southern portion of the parcel provides a vegetated eastern edge to Shopwyke, a buffer to the more open countryside to the east, and aids a sense of transition from the countryside into the built up area of Shopwyke experienced along the B2144. The northern portion of the parcel provides a more open aspect, partially filtered by trees around the lake. The parcel is approximately one half of the land which separates Shopwyke from Tangmere and also has a minor contribution to the separation between Shopwyke and Oving.

Inclusion of assessment parcel A within a gap policy between Oving and Shopwyke is: **Desirable**



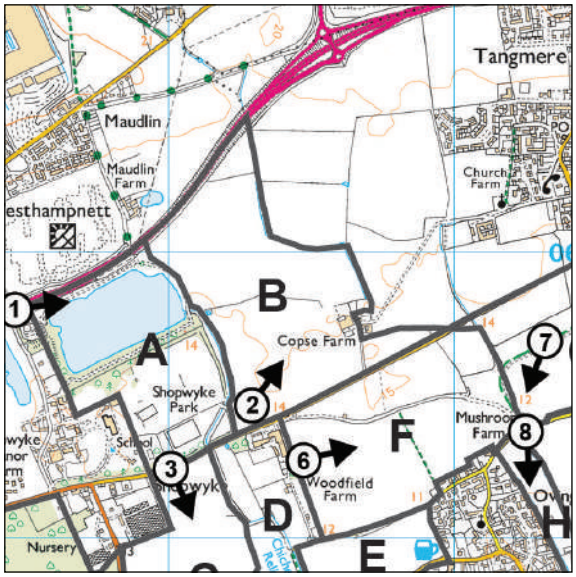
Photograph 2

ASSESSMENT PARCEL B

Overview including Location and Extent

Assessment parcel B is located at the northern edge of the Parish, between Shopwyke and Tangmere. The parcel abuts the Tangmere Strategic Development Location along the parish boundary to the east. The parcel primarily consists of a large irregular shaped flat arable field, bounded by the A27 to the north, Tangmere Road to the south and the more enclosed, treed assessment parcel A to the west. A low hedge with gaps partially subdivides the field through the middle of the parcel.

The landscape of the assessment parcel forms part of the separation between Shopwyke and Tangmere and is therefore considered against the gap assessment criteria as follows.



Assessment parcel and photograph location

Assessment Parcel B: Tabulated Assessment

	Yes	Partially	No	
LOCATION				
The land which forms the assessment parcel lies between settlements.	*			Located between Shopwyke and Tangmere. Abuts the Tangmere Strategic Development Location along the eastern edge of the parcel, and the general developed area of Shopwyke is within approx 300m to the west.
SETTLEMENT IDENTITY AND PATTERN				
There is a distinct settlement character/ pattern.	*			New housing within the Tangmere allocation would extend Tangmere to the Parish boundary south of the A27. Sports pitches, the lake and tree cover to the west give a recreational feel and 'soft' transition to nearby Shopwyke.
There is a well defined settlement edge.	*			The Tangmere allocation would create a new settlement edge broadly in line with Copse Farm in keeping with the existing field pattern.
There is a sense of arrival into and/or departure from settlement.	*			Currently there is a sense of arrival into Tangmere experienced by motorists as houses come into view on the bend in Tangmere Road. Likely to move west when allocation constructed.
Development of the assessment parcel would adversely affect the settlement pattern.	*			Development of the parcel would extend Tangmere much further away from its historic core and bring it closer to Shopwyke (within 300m).
LANDSCAPE CHARACTER				
The assessment parcel has an identifiable landscape character/sense of place.	*			Distinctive large scale open fields.
There is a coherent land management pattern (may include a number of uses).	*			Entirely intensively managed farmland.
Existing land uses and/ or landscape features contribute to the open and undeveloped character of the landscape.	*			Large scale farmland with limited containing vegetation, contribute to the open and undeveloped character of the landscape, in contrast to the adjacent development allocation.
There is a low density or absence of built development.	*			Development is limited to a single farmstead on the edge of the parcel.
Roads and/or public rights of way cross the landscape, linking to settlement.	*			No public rights of way, but Tangmere Road with generally low roadside vegetation, between provides appreciation of the open landscape between Tangmere and Shopwyke.

	Yes	Partially	No	
The assessment parcel plays an important role in the provision of green infrastructure.		*		Relatively low density of internal boundary vegetation, but includes varying trees and hedges around perimeter.
There are opportunities to enhance green infrastructure.		*		Existing perimeter and internal boundary vegetation could be bolstered, in particular along the new settlement edge which would result from the Tangmere allocation.
VIEWS				
Views to/from settlement contribute positively to the visual character of the area.		*		Tree cover helps soften built form of the current settlement edges.
Landscape elements such as vegetation and topography contribute to the sense of visual separation.		*		Primarily boundary vegetation only.
There is intervisibility between settlements across the assessment parcel.			*	Roof tops of Tangmere are identifiable from the parcel, but intervisibility between settlements generally restricted by tree cover.
There are open vistas and long views.	*			Views across the large field and beyond.
There are views to/from the South Downs National Park.	*			Intervisibility with the south facing dip slope.
There are views of landmark features located within settlements.	*			Spire of St Andrews church within Tangmere identifiable.
BOUNDARY DEFENSIBILITY				
There are clearly defined coherent boundaries.	*			Strong perimeter boundaries.
There is potential for new/restored boundary features in keeping with the landscape character.	*			Large field sizes suggest amalgamation of smaller fields over time with potential to restore boundaries and enhance/bolster the existing internal hedgerow.
The assessment parcel boundary follows identifiable physical features.	*			Well defined boundaries including A27 to the north.

Assessment Parcel B: Overarching Criteria

Informed by the tabulated assessment above, a judgement is now made as to whether the assessment parcel meets overarching criteria for potential gap policy (Chichester District Local Plan submission draft Policy NE3 'Landscape Gaps between settlements'). The criteria below accords with the core criteria of the 2019 Chichester Landscape Gap Assessment, which is informed by PUSH criteria as explained in section 2 above.

	Yes	Partially	No
OVERARCHING CRITERIA			
Inclusion of the assessment parcel within potential gap policy would retain the open nature and/or sense of separation between settlements.	*		
The assessment parcel performs an important role in defining the settlement character of the area and/or separating settlements at risk of coalescence.	*		
Inclusion of the assessment parcel within potential gap policy would not preclude provision being made for the development proposed in the Chichester Local Plan Review, subsequent site allocations DPD or Parish Neighbourhood Plans.	*		
Inclusion of the assessment parcel within potential gap policy would include no more land than is necessary to prevent the coalescence of settlements having regard to maintaining their physical and visual separation.	*		

Conclusion

Assessment Parcel B is a pocket of large scale undeveloped arable fields, abutting the Tangmere Strategic Development Location along its entire eastern edge and the more enclosed landscape to the west. The parcel is approximately one half of the land which separates Shopwyke from Tangmere, contrasts with adjoining areas (assuming the allocation within Arun is completed) and provides a keen sense of openness between the two settlements enabling them to maintain separate identities.

Given the location and nature of assessment parcel B, its inclusion within a gap policy between Shopwyke and Tangmere is: **Essential**



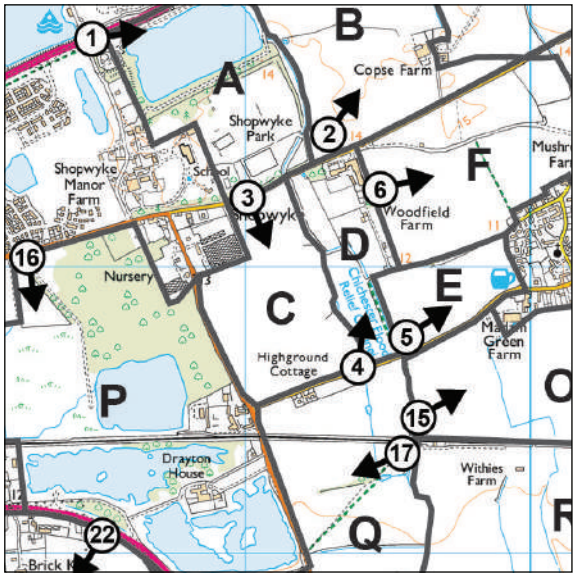
Photograph 3

ASSESSMENT PARCEL C

Overview including Location and Extent

Assessment parcel C is located within the north-west portion of the Parish, between Oving and Shopwyke. The parcel abuts the general developed area of Shopwyke to the north-west, with horticultural structures and a tall shelter belt along the north-west boundary of the parcel. The parcel consists of a large rectilinear flat arable field, bounded by Tangmere Road to the north, Oving Road to the south, Drayton Lane and extensive tree cover to the west, and boundary vegetation associated with smaller parcels of land to the east. There is varied vegetation around the perimeter of the parcel, but none internally.

The landscape of the assessment parcel forms part of the separation between Oving and Shopwyke and is therefore considered against the gap assessment criteria as follows.



Assessment parcel and photograph location

Assessment Parcel C: Tabulated Assessment

	Yes	Partially	No	
LOCATION				
The land which forms the assessment parcel lies between settlements.	*			Primarily between Oving and Shopwyke. The parcel abuts the general developed area of Shopwyke and is within 400m of Oving.
SETTLEMENT IDENTITY AND PATTERN				
There is a distinct settlement character/ pattern.	*			Horticulture on the settlement edge.
There is a well defined settlement edge.		*		Relatively soft, gradual transition to urban area.
There is a sense of arrival into and/or departure from settlement.	*			Change to open arable fields creates sense of departure from settlement along both Tangmere Road and Drayton Road.
Development of the assessment parcel would adversely affect the settlement pattern.	*			Development of the parcel would be inconsistent with the settlement pattern of Shopwyke.
LANDSCAPE CHARACTER				
The assessment parcel has an identifiable landscape character/sense of place.	*			Distinctive large scale arable fields.
There is a coherent land management pattern (may include a number of uses).	*			Entirely intensively managed farmland.
Existing land uses and/ or landscape features contribute to the open and undeveloped character of the landscape.	*			Large scale farmland with no internal trees or hedges, contribute to the open and undeveloped character of the landscape, in contrast to more vegetated adjacent areas.
There is a low density or absence of built development.	*			No built development.
Roads and/or public rights of way cross the landscape, linking to settlement.	*			No public rights of way, but perimeter roads provide appreciation of the open landscape on the edge of Shopwyke.
The assessment parcel plays an important role in the provision of green infrastructure.		*		No internal green infrastructure, but some significant perimeter vegetation including small areas of woodland along the eastern boundary.

	Yes	Partially	No	
There are opportunities to enhance green infrastructure.		*		Potential to enhance boundary structure, including along Oving Road and Drayton Lane.
VIEWS				
Views to/from settlement contribute positively to the visual character of the area.		*		Boundary tree cover helps filters the edge of Shopwyke.
Landscape elements such as vegetation and topography contribute to the sense of visual separation.		*		Boundary vegetation only.
There is intervisibility between settlements across the assessment parcel.			*	None identified due to intervening vegetation.
There are open vistas and long views.	*			Relatively long views across the large scale arable field and beyond to the south between gaps in vegetation along Oving Road.
There are views to/from the South Downs National Park.		*		Distant views of the National Park on the horizon, from the southern portion of the assessment parcel.
There are views of landmark features located within settlements.	*			Spire of St Andrews church within Oving can be glimpsed from the southern portion of the parcel, seen through gaps in intervening boundary vegetation.
BOUNDARY DEFENSIBILITY				
There are clearly defined coherent boundaries.	*			Strong perimeter boundaries.
There is potential for new/restored boundary features in keeping with the landscape character.	*			Potential to enhance boundary vegetation along roads and subdivide arable field into smaller parcel similar to field pattern to the south and east.
The assessment parcel boundary follows identifiable physical features.	*			Roads, tree belt and vegetated watercourse.

Assessment Parcel C: Overarching Criteria

Informed by the tabulated assessment above, a judgement is made as to whether the assessment parcel meets overarching criteria for potential gap policy (Chichester District Local Plan submission draft Policy NE3 'Landscape Gaps between settlements'). The criteria below accords with the core criteria of the 2019 Chichester Landscape Gap Assessment, which is informed by PUSH criteria as explained in section 2 above.

	Yes	Partially	No
OVERARCHING CRITERIA			
Inclusion of the assessment parcel within potential gap policy would retain the open nature and/or sense of separation between settlements.	*		
The assessment parcel performs an important role in defining the settlement character of the area and/or separating settlements at risk of coalescence.		*	
Inclusion of the assessment parcel within potential gap policy would not preclude provision being made for the development proposed in the Chichester Local Plan Review, subsequent site allocations DPD or Parish Neighbourhood Plans.	*		
Inclusion of the assessment parcel within potential gap policy would include no more land than is necessary to prevent the coalescence of settlements having regard to maintaining their physical and visual separation.		*	

Conclusion

Assessment Parcel C is a large scale undeveloped arable field, in contrast to more enclosed smaller scale adjoining areas. The parcel abuts the general developed area of Shopwyke to the north-west, providing an open rural setting to the settlement. The parcel is within relatively close proximity of Oving, which can be identified by St Andrews church spire. The parcel is a open and undeveloped, portion of the landscape which separates Shopwyke from Oving, helping Oving maintain its individual identity.

Inclusion of assessment parcel C within a gap policy between Oving and Shopwyke is: **Desirable**



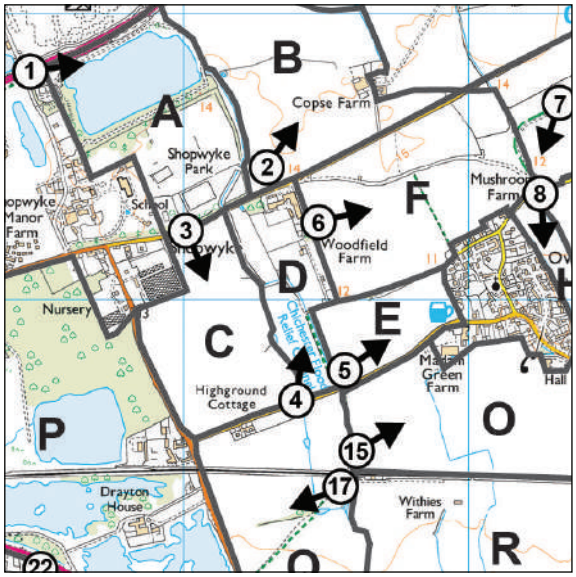
Photograph 4

ASSESSMENT PARCEL D

Overview including Location and Extent

This assessment parcel is within the western portion of the Parish, between Oving and Shopwyke, located approximately 200m from the general developed area of Shopwyke to the west and 300m from Oving to the east. The assessment parcel consists of a collection of relatively small fields including linear pastoral and arable fields associated with the Chichester Flood Relief Channel, light industrial works (Littlemead Business Centre) and occasional dwellings. Significant tree cover and hedges along boundaries, including the channel enclose the assessment parcel.

The landscape of the assessment parcel forms part of the separation between Oving and Shopwyke and is therefore considered against the gap assessment criteria as follows.



Assessment parcel and photograph location

Assessment Parcel D: Tabulated Assessment

	Yes	Partially	No	
LOCATION				
The land which forms the assessment parcel lies between settlements.	*			The parcel lies directly between Oving (approx 300m to the east) and Shopwyke (approx 200m to the west).
SETTLEMENT IDENTITY AND PATTERN				
There is a distinct settlement character/ pattern.	*			Nearby Oving is a small nucleated settlement isolated within the wider rural landscape. Nearby Shopwyke has grown with 'infill' development on the edge of Chichester.
There is a well defined settlement edge.		*		Development within the northern portion of the parcel contributes to the sense of low density edge of Shopwyke experienced along Tangmere Road.
There is a sense of arrival into and/or departure from settlement.		*		Development within the northern portion of the parcel contributes to the gradual transition from countryside to the general developed area of Shopwyke.
Development of the assessment parcel would adversely affect the settlement pattern.	*			Development of the assessment parcel would be detached from existing settlement.
LANDSCAPE CHARACTER				
The assessment parcel has an identifiable landscape character/sense of place.	*			Watercourses, tree cover and small scale field pattern give the parcel an identifiable character.
There is a coherent land management pattern (may include a number of uses).		*		Primarily waterside pasture and farmland, along with small scale industrial uses.
Existing land uses and/ or landscape features contribute to the open and undeveloped character of the landscape.			*	Limited by development and vegetation within the parcel.
There is a low density or absence of built development.		*		Parcel contains development including small scale industrial works to the north.
Roads and/or public rights of way cross the landscape, linking to settlement.		*		No internal public access, but a footpath runs along the eastern edge of the parcel providing an appreciation of the undeveloped setting and isolated identity of Oving.
The assessment parcel plays an important role in the provision of green infrastructure.	*			Watercourses, hedgerows and linear tree cover.

	Yes	Partially	No	
There are opportunities to enhance green infrastructure.		*		Potential to bolster existing landscape structure.
VIEWS				
Views to/from settlement contribute positively to the visual character of the area.		*		There are views to the treed edge of Oving from the eastern edge of the assessment parcel but tree cover obscures views towards Shopwyke and Oving from within the assessment parcel.
Landscape elements such as vegetation and topography contribute to the sense of visual separation.	*			Tree cover within the assessment parcel.
There is intervisibility between settlements across the assessment parcel.			*	Tree cover restricts views between Oving and Shopwyke.
There are open vistas and long views.			*	Views from within the assessment parcel are contained by vegetation.
There are views to/from the South Downs National Park.		*		Views to the National Park restricted by enclosed nature of the parcel.
There are views of landmark features located within settlements.		*		Views to St Andrews church spire in Oving, from the edge of the parcel/gaps in vegetation only.
BOUNDARY DEFENSIBILITY				
There are clearly defined coherent boundaries.	*			Majority of field boundaries lined with hedges/trees.
There is potential for new/restored boundary features in keeping with the landscape character.		*		Gaps in boundary vegetation could be infilled, such as along the eastern edge of the parcel.
The assessment parcel boundary follows identifiable physical features.	*			Boundaries follow vegetated field boundaries and roads.

Assessment Parcel D: Overarching Criteria

Informed by the tabulated assessment above, a judgement is made as to whether the assessment parcel meets overarching criteria for potential gap policy (Chichester District Local Plan submission draft Policy NE3 'Landscape Gaps between settlements'). The criteria below accords with the core criteria of the 2019 Chichester Landscape Gap Assessment, which is informed by PUSH criteria as explained in section 2 above.

	Yes	Partially	No
OVERARCHING CRITERIA			
Inclusion of the assessment parcel within potential gap policy would retain the open nature and/or sense of separation between settlements.		*	
The assessment parcel performs an important role in defining the settlement character of the area and/or separating settlements at risk of coalescence.	*		
Inclusion of the assessment parcel within potential gap policy would not preclude provision being made for the development proposed in the Chichester Local Plan Review, subsequent site allocations DPD or Parish Neighbourhood Plans.	*		
Inclusion of the assessment parcel within potential gap policy would include no more land than is necessary to prevent the coalescence of settlements having regard to maintaining their physical and visual separation.		*	

Conclusion

Assessment Parcel D already contains existing development, in particular to the north, albeit softened by tree cover. However, the parcel is located directly between Oving and Shopwyke and boundary vegetation associated with the small scale field pattern provides visual separation between the two settlements helping them to maintain their individual identities.

Inclusion of assessment parcel A within a gap policy between Oving and Shopwyke is: **Desirable**



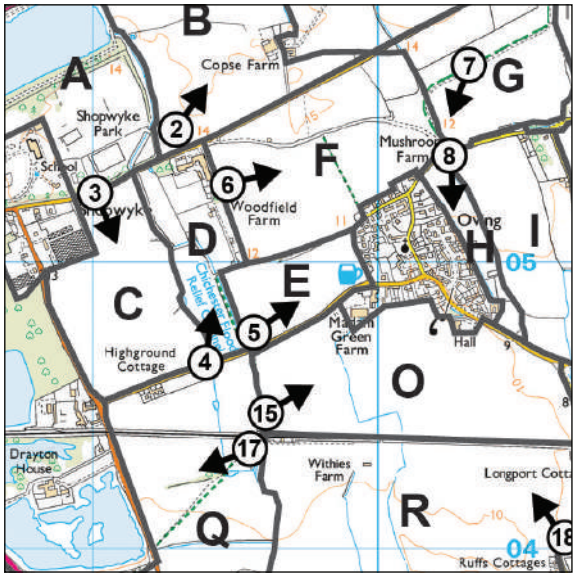
Photograph 5

ASSESSMENT PARCEL E

Overview including Location and Extent

Assessment Parcel E is a moderately large field on the western edge of Oving, between Oving and Shopwyke. The flat rectilinear arable field is sandwiched between much larger fields to the north and south. The parcel is contained by tree cover associated with the Chichester Flood Relief Channel to the west and the settlement edge of Oving along Gribble Lane to the east. Marlpit Lane and a copse of trees define the northern extent of the parcel, and Oving Road with its avenue of Horse Chestnut trees separates the field from the more expansive arable landscape to the south. Internally there are no notable landscape features.

The landscape of the assessment parcel forms part of the separation between Oving and Shopwyke and is therefore considered against the gap assessment criteria as follows.



Assessment parcel and photograph location

Assessment Parcel E: Tabulated Assessment

	Yes	Partially	No	
LOCATION				
The land which forms the assessment parcel lies between settlements.	*			Located between Oving and Shopwyke. Abuts the Oving along the eastern edge of the parcel, and the general developed area of Shopwyke is within approx 300m to the west.
SETTLEMENT IDENTITY AND PATTERN				
There is a distinct settlement character/ pattern.	*			Oving is a small nucleated settlement isolated within the wider rural landscape.
There is a well defined settlement edge.	*			Obvious/abrupt settlement edge along Gribble Lane, soften by vegetation.
There is a sense of arrival into and/or departure from settlement.	*			Experienced along Oving Road and Marlpit Lane.
Development of the assessment parcel would adversely affect the settlement pattern.	*			Development of the field would extend the village beyond roads which form the current settlement edge, away from the historic core of the nucleated village.
LANDSCAPE CHARACTER				
The assessment parcel has an identifiable landscape character/sense of place.	*			Field has a marginally greater sense of containment in contrast to larger more open areas and is identified by lines of Horse Chestnut trees along southern edge.
There is a coherent land management pattern (may include a number of uses).	*			Intensively managed farmland.
Existing land uses and/ or landscape features contribute to the open and undeveloped character of the landscape.	*			Relatively open arable field.
There is a low density or absence of built development.	*			Contains no built development.
Roads and/or public rights of way cross the landscape, linking to settlement.	*			Oving Road along the southern edge, Marlpit Lane along the northern edge and public footpath 277 to the west provide an appreciation of the rural setting to Oving.
The assessment parcel plays an important role in the provision of green infrastructure.		*		No internal boundary vegetation, but includes trees and hedges around the perimeter.

	Yes	Partially	No	
There are opportunities to enhance green infrastructure.		*		Potential to enhance hedge/tree cover along northern edge. Horse Chestnuts appear well managed, but gaps in avenue should be replanted when necessary.
VIEWS				
Views to/from settlement contribute positively to the visual character of the area.	*			Views of the settlement edge include the spire of St Andrews church and tiled and thatched rooftops of the conservation area nestled within tree cover.
Landscape elements such as vegetation and topography contribute to the sense of visual separation.		*		Boundary vegetation contributes to visual separation.
There is intervisibility between settlements across the assessment parcel.			*	Intervening vegetation limits intervisibility between Oving and Shopwyke.
There are open vistas and long views.	*			Notable long views through gaps in vegetation.
There are views to/from the South Downs National Park.	*			South Downs forms the horizon in views north and the parcel is identifiable form the National Park, including form The Trundle and Halnaker Hill.
There are views of landmark features located within settlements.	*			Spire of St Andrews church in Oving, helps locate the village. Spire of Chichester Cathedral can be glimpsed in the distance to the west.
BOUNDARY DEFENSIBILITY				
There are clearly defined coherent boundaries.	*			Strong perimeter boundaries.
There is potential for new/restored boundary features in keeping with the landscape character.		*		Perimeter boundaries (eg to the north) only.
The assessment parcel boundary follows identifiable physical features.	*			Primarily roads with roadside/boundary vegetation.

Assessment Parcel E: Overarching Criteria

Informed by the tabulated assessment above, a judgement is made as to whether the assessment parcel meets overarching criteria for potential gap policy (Chichester District Local Plan submission draft Policy NE3 'Landscape Gaps between settlements'). The criteria below accords with the core criteria of the 2019 Chichester Landscape Gap Assessment, which is informed by PUSH criteria as explained in section 2 above.

	Yes	Partially	No
OVERARCHING CRITERIA			
Inclusion of the assessment parcel within potential gap policy would retain the open nature and/or sense of separation between settlements.	*		
The assessment parcel performs an important role in defining the settlement character of the area and/or separating settlements at risk of coalescence.	*		
Inclusion of the assessment parcel within potential gap policy would not preclude provision being made for the development proposed in the Chichester Local Plan Review, subsequent site allocations DPD or Parish Neighbourhood Plans.	*		
Inclusion of the assessment parcel within potential gap policy would include no more land than is necessary to prevent the coalescence of settlements having regard to maintaining their physical and visual separation.	*		

Conclusion

Assessment Parcel E is distinguishable from the larger scale fields which abut Oving to the north and south but still provides an open setting to the village. The parcel enables a sense of arrival/departure in/out of the village to be experienced, in particular along the main route into the village (Oving Road) with rows of Horse Chestnut trees associated with the southern edge of the parcel adding an element of distinctiveness. Views from and across the parcel provide a sense of Oving's form as a nucleated settlement. The parcel also aids an appreciation of the villages isolated situation in distant views of the coastal plain experienced from the South Downs National Park. The parcel is a within relatively close proximity of the general developed area of Shopwyke and forms a significant portion of the landscape which separates Oving from Shopwyke, helping Oving maintain its individual identity.

Inclusion of assessment parcel E within a gap policy between Oving and Shopwyke is: **Essential**



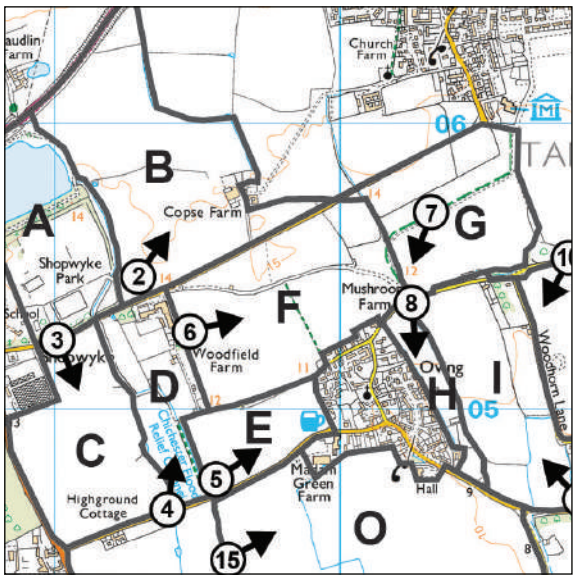
Photograph 6

ASSESSMENT PARCEL F

Overview including Location and Extent

Assessment parcel F is within the northern portion of the Parish. Oving abuts the southern edge of the parcel, the general developed area of Shopwyke is approximately 500m to the west, and the Tangmere Strategic Development Location is within 500m to the north. The parcel consists primarily of large flat arable and pastoral fields, defined by Tangmere Road to the north, Marlpit Lane to the south, boundary vegetation of the adjacent assessment parcel to the west and the parish boundary to the east. A gated lane (Oving Road) with low hedgerows and occasional trees cuts diagonally through the parcel.

The landscape of the assessment parcel forms part of the separation between Oving, Shopwyke and Tangmere, and is therefore considered against the gap assessment criteria as follows.



Assessment parcel and photograph location

Assessment Parcel F: Tabulated Assessment

	Yes	Partially	No	
LOCATION				
The land which forms the assessment parcel lies between settlements.	*			Between Oving and Tangmere. Abuts Oving to the south. Northern corner of the parcel reaches the edge of the Tangmere Strategic Development Location to north.
SETTLEMENT IDENTITY AND PATTERN				
There is a distinct settlement character/ pattern.	*			Oving is a small nucleated settlement isolated within the wider rural landscape. Tangmere is more dispersed from its historic core and in the process of experiencing significant growth to its south-west in the direction of Shopwyke and Oving.
There is a well defined settlement edge.	*			Recent houses located north of Gribble Lane form the northern edge of Oving, and there is a clear edge to the settlement in contrast to adjacent arable fields. Edge to Tangmere is more convoluted.
There is a sense of arrival into and/or departure from settlement.	*			Arrival/departure experienced at public footpath 279 and Church Lane to north of Oving. Potentially a sense of arrival into Tagmere along Tangmere Road once the Tangmere allocation is constructed.
Development of the assessment parcel would adversely affect the settlement pattern.	*			Development of the field would extend the village beyond the current settlement edge defined by houses along the north side of Gribble Lane, away from the historic core of the nucleated village. Oving would join the southern edge of the Tangmere Strategic Development Location which would be inconsistent with the existing pattern of separate settlements.
LANDSCAPE CHARACTER				
The assessment parcel has an identifiable landscape character/sense of place.	*			Large scale open farmland, with the South Downs on the horizon to the north.
There is a coherent land management pattern (may include a number of uses).		*		Primarily intensively managed farmland, although becomes marginally more fragmented to the north-west due to fenced horse paddocks.
Existing land uses and/ or landscape features contribute to the open and undeveloped character of the landscape.	*			Large scale farmland with limited containing vegetation, contributes to the open and undeveloped character of the landscape
There is a low density or absence of built development.	*			Built development limited to a stables building at the north-west corner of the parcel.
Roads and/or public rights of way cross the landscape, linking to settlement.	*			Several routes through the parcel including Oving Road (now gated at western end to prevent through vehicle traffic) and public footpath 279.

	Yes	Partially	No	
The assessment parcel plays an important role in the provision of green infrastructure.	*			Includes boundary trees and hedgerows including along Oving Road, a small area of trees at the eastern corner of the parcel and vegetation around the perimeter of the parcel including a hedgerow along Tangmere Road.
There are opportunities to enhance green infrastructure.	*			Potential to bolster tree cover along Oving Road and connectivity of boundary vegetation by infilling gaps in hedges etc.
VIEWS				
Views to/from settlement contribute positively to the visual character of the area.		*		The large incongruous expanse of glasshouses south of Tangmere detract from view towards the village albeit seen primarily below the South Downs on the horizon. Views to/from Oving are influenced by glimpses of occasional nearby dwellings.
Landscape elements such as vegetation and topography contribute to the sense of visual separation.		*		Internal and perimeter trees filter views of Oving and Tangmere providing some visual separation.
There is intervisibility between settlements across the assessment parcel.		*		Some limited intervisibility between the settlements, with potential to increase once the Tangmere allocation is completed.
There are open vistas and long views.	*			Vegetation curtails views in certain locations, but long views across the large fields are frequent.
There are views to/from the South Downs National Park.	*			South Downs forms the horizon in views north and the parcel is identifiable form the National Park, including form The Trundle and Halnaker Hill.
There are views of landmark features located within settlements.	*			The church spires of St Andrews in Oving and St Andrews in Tangmere are identifiable in views from the assessment parcel.
BOUNDARY DEFENSIBILITY				
There are clearly defined coherent boundaries.	*			Internal boundaries vary in intactness, but there are strong perimeter boundaries.
There is potential for new/restored boundary features in keeping with the landscape character.		*		Some potential to bolster existing perimeter vegetation including infilling gaps. Some sub-division internally may be appropriate to provide additional boundary structure, such as along footpath 279.
The assessment parcel boundary follows identifiable physical features.	*			Primarily roads with roadside/boundary vegetation.

Assessment Parcel F: Overarching Criteria

Informed by the tabulated assessment above, a judgement is made as to whether the assessment parcel meets overarching criteria for potential gap policy (Chichester District Local Plan submission draft Policy NE3 'Landscape Gaps between settlements'). The criteria below accords with the core criteria of the 2019 Chichester Landscape Gap Assessment, which is informed by PUSH criteria as explained in section 2 above.

	Yes	Partially	No
OVERARCHING CRITERIA			
Inclusion of the assessment parcel within potential gap policy would retain the open nature and/or sense of separation between settlements.	*		
The assessment parcel performs an important role in defining the settlement character of the area and/or separating settlements at risk of coalescence.	*		
Inclusion of the assessment parcel within potential gap policy would not preclude provision being made for the development proposed in the Chichester Local Plan Review, subsequent site allocations DPD or Parish Neighbourhood Plans.	*		
Inclusion of the assessment parcel within potential gap policy would include no more land than is necessary to prevent the coalescence of settlements having regard to maintaining their physical and visual separation.	*		

Conclusion

Assessment Parcel F provides an open setting immediately to the north of Oving, and is part of the undeveloped southern setting to Tangmere. Roads and footpath 279 allow for a sense of arrival/departure and there is a keen sense of Oving's form as a nucleated village set alone within the wider open countryside. Once the Tangmere Strategic Development Location is completed, parcel E will be the sole area of undeveloped land between Oving and Tangmere. Development of the parcel would likely lead to coalescence of the two settlements and the lost of their separate identities.

Inclusion of assessment parcel F within a gap policy between Oving/Shopwyke and Tangmere is considered: **Essential**



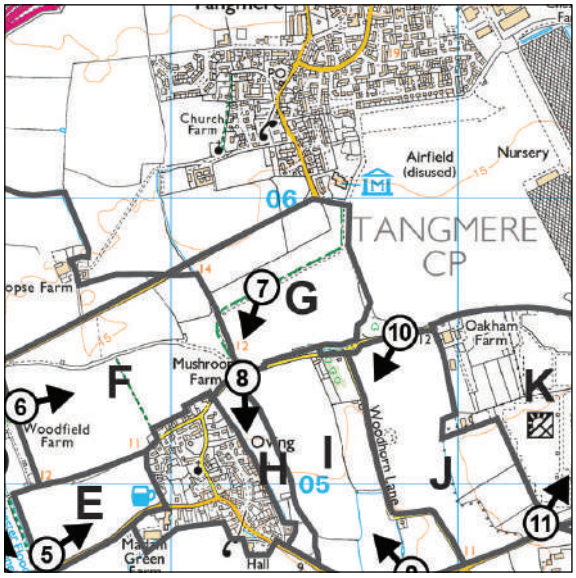
Photograph 7

ASSESSMENT PARCEL G

Overview including Location and Extent

Assessment Parcel G is outside Oving Parish, but located along the northern parish boundary and between Oving and Tangmere, and is therefore included for completeness. The parcel is defined by Tangmere Road and Tangmere Strategic Development Location along the northern edge, the Horticultural Development Area to the east and the parish boundary to the south and west. The area is part of the former Tangmere airfield and now consists of large arable fields, and occasional boundary vegetation. The southern edge includes more substantial tree cover adjacent to Church Lane. A former road around the airfield is now public bridleway 3581 which passes through the middle of the assessment parcel.

The landscape of the assessment parcel forms part of the separation between



Assessment parcel and photograph location

Oving, and Tangmere, and although outside the Oving Neighbourhood Plan area, is considered against the gap assessment criteria for reference only as follows.

Assessment Parcel G: Tabulated Assessment

	Yes	Partially	No	
LOCATION				
The land which forms the assessment parcel lies between settlements.	*			Between Oving and Tangmere. Abuts the Tangmere Strategic Development Location to north and the southern corner is within 100m of Oving. It should be noted that this parcel is outside Oving Parish and its Neighbourhood Plan area, but is included for reference/completeness given its location immediately between Oving and Tangmere.
SETTLEMENT IDENTITY AND PATTERN				
There is a distinct settlement character/ pattern.	*			Tangmere has expanded from its historic core and in the process of experiencing significant growth to its south-west in the direction of Shopwyke and Oving. Oving is a small nucleated settlement isolated within the wider rural landscape.
There is a well defined settlement edge.		*		The settlement edge to Tangmere is relatively convoluted, Oving to the south has a well defined edge.
There is a sense of arrival into and/or departure from settlement.	*			Currently there is a sense of arrival into Tangmere along Tangmere Road as the road rounds the bend at the southern ende of the village, once the Tangmere allocation is constructed the arrival point will move west. Church Lane to the south is part of the approach into Oving with glimpses of the settlement edge as the road bends south.
Development of the assessment parcel would adversely affect the settlement pattern.		*		Development would be inconsistent with the current settlement pattern, although once the Tangmere Strategic Development Location is completed there would be precedent for expanding the village considerably from the historic core and towards Shopwyke and Oving.
LANDSCAPE CHARACTER				
The assessment parcel has an identifiable landscape character/sense of place.	*			Large scale open arable fields on former airfield, with the South Downs as a backdrop along the horizon to the north.
There is a coherent land management pattern (may include a number of uses).	*			Intensively managed farmland.
Existing land uses and/ or landscape features contribute to the open and undeveloped character of the landscape.	*			Large scale farmland with limited containing vegetation internally.
There is a low density or absence of built development.	*			No built development within the parcel internally.

	Yes	Partially	No	
Roads and/or public rights of way cross the landscape, linking to settlement.	*			Public bridleway crosses through the middle of the parcel providing a route between Tangmere and Oving. Tangmere Road runs along the northern edge of the parcel but is enclosed by roadside hedges.
The assessment parcel plays an important role in the provision of green infrastructure.		*		Includes some boundary trees and broken lengths of hedgerows internally, abuts a small area of woodland to the south along Church Road.
There are opportunities to enhance green infrastructure.	*			Potential to infill gaps in boundary vegetation.
VIEWS				
Views to/from settlement contribute positively to the visual character of the area.		*		The large incongruous expanse of glasshouses south of the Tangmere detract from view towards the village.
Landscape elements such as vegetation and topography contribute to the sense of visual separation.		*		Internal and perimeter trees filter views of Oving and Tangmere providing some visual separation.
There is intervisibility between settlements across the assessment parcel.		*		Filtered, relatively distant intervisibility between the edges of the Oving and Tangmere settlements, with potential to increase once the Tangmere allocation is completed.
There are open vistas and long views.	*			Long views across the large fields.
There are views to/from the South Downs National Park.	*			South Downs forms the horizon in views north and the parcel is identifiable form the National Park, including form The Trundle and Halnaker Hill.
There are views of landmark features located within settlements.	*			The church spires of St Andrews in Oving and St Andrews in Tangmere are identifiable in views from the assessment parcel.
BOUNDARY DEFENSIBILITY				
There are clearly defined coherent boundaries.		*		Internal and perimeter boundaries have gaps in vegetation reducing definition.
There is potential for new/restored boundary features in keeping with the landscape character.		*		Potential to bolster existing internal and perimeter vegetation including infilling gaps.
The assessment parcel boundary follows identifiable physical features.		*		Road to the north and woodland to the south. Less well identified to the east and west with gaps in vegetation.

Assessment Parcel G: Overarching Criteria

Informed by the tabulated assessment above, a judgement is made as to whether the assessment parcel meets overarching criteria for potential gap policy (Chichester District Local Plan submission draft Policy NE3 'Landscape Gaps between settlements'). The criteria below accords with the core criteria of the 2019 Chichester Landscape Gap Assessment, which is informed by PUSH criteria as explained in section 2 above.

	Yes	Partially	No
OVERARCHING CRITERIA			
Inclusion of the assessment parcel within potential gap policy would retain the open nature and/or sense of separation between settlements.	*		
The assessment parcel performs an important role in defining the settlement character of the area and/or separating settlements at risk of coalescence.	*		
Inclusion of the assessment parcel within potential gap policy would not preclude provision being made for the development proposed in the Chichester Local Plan Review, subsequent site allocations DPD or Parish Neighbourhood Plans.	*		
Inclusion of the assessment parcel within potential gap policy would include no more land than is necessary to prevent the coalescence of settlements having regard to maintaining their physical and visual separation.	*		

Conclusion

Assessment Parcel G provides an open setting immediately south of Tangmere and is part of the undeveloped northern setting to Oving. Views from public bridleway 3581 through the middle of the parcel provide a sense separation between Tangmere and Oving which can be seen on opposite sides across the large fields within the assessment parcel. Parcel G forms the majority of the separation from Tangmere, the strategic allocation and the Horticultural Development Area, to the northern edge of Oving and if developed the two settlements would be within 100m of coalescences and Ovings identity as a small village isolated within the wider countryside would be lost.

Although included for completeness, it should be noted that this parcel is outside Oving Parish and therefore could not be part of any gap policy included with the Oving Neighbourhood Plan. If the parcel had been within the parish, it inclusion within a gap policy would have been recommended as **Essential**.



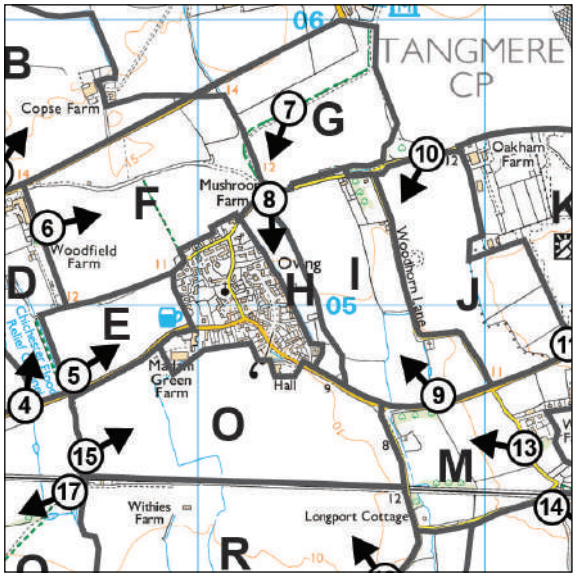
Photograph 8

ASSESSMENT PARCEL H

Overview including Location and Extent

Assessment parcel H is a linear strip of land along the eastern edge of Oving, broadly between Oving and Tangmere. The Tangmere Strategic Development Location is approximately 400m to the north. A ditch line with occasional trees defines the open eastern boundary, Church Lane forms the northern boundary and Oving Road forms the southern boundary. The fields have a settlement edge feel, with Oving Diamond Jubilee Park (including a play ground, sports pitch and BMX track). The parcel is overlooked by houses along the relatively open settlement edge adjacent to the west.

The landscape of the assessment parcel forms part of the separation between Oving, and Tangmere, and is therefore considered against the gap assessment criteria as follows.



Assessment parcel and photograph location

Assessment Parcel H: Tabulated Assessment

	Yes	Partially	No	
LOCATION				
The land which forms the assessment parcel lies between settlements.	*			The assessment parcel is between Oving and Tangmere. Abuts the entire eastern edge of Oving. The Tangmere Strategic Development Location is approximately 300m to the north.
SETTLEMENT IDENTITY AND PATTERN				
There is a distinct settlement character/ pattern.	*			Oving is a small nucleated settlement isolated within the wider rural landscape.
There is a well defined settlement edge.		*		A relatively straight open settlement edge, formed primarily by back gardens but with varying treatments. Features within Oving Jubilee Park and tree cover within the parcel break up the uniformity and reduce definition to the south.
There is a sense of arrival into and/or departure from settlement.		*		Partially experienced from the pedestrian entrance into Diamond Jubilee park. Plus along adjacent roads to north and south.
Development of the assessment parcel would adversely affect the settlement pattern.			*	Development of the parcel would extend the village slightly eastwards away from the historic core to a new settlement edge along the ditch line, but into an area with existing urban influence, and the compact nature of the village could be retained.
LANDSCAPE CHARACTER				
The assessment parcel has an identifiable landscape character/sense of place.		*		Settlement edge characteristics.
There is a coherent land management pattern (may include a number of uses).		*		Mixture of recreational use, arable field and paddocks associated with dwellings.
Existing land uses and/ or landscape features contribute to the open and undeveloped character of the landscape.		*		Openness filtered in places by internal trees and vegetation along eastern boundary ditch.
There is a low density or absence of built development.	*			Contains some structures, but no significant built development.
Roads and/or public rights of way cross the landscape, linking to settlement.		*		Church Lane abuts to the north and Oving Road to the south. Both contribute to the sense of arrival into the village and there are glimpses of the fields which abut Oving, although roadside vegetation reduces the appreciation of the open setting to Oving in places.

	Yes	Partially	No	
The assessment parcel plays an important role in the provision of green infrastructure.		*		Boundary vegetation has gaps, although there is an internal tree group.
There are opportunities to enhance green infrastructure.	*			Potential to infill gaps and create enhanced landscape structure along the ditch line to the east.
VIEWS				
Views to/from settlement contribute positively to the visual character of the area.		*		Views from the assessment parcel towards Oving include the less attractive eastern settlement edge of relatively modern houses and back gardens with limited tree cover in places. Recreational use spoils the view marginally in both directions compared to more rural farmland.
Landscape elements such as vegetation and topography contribute to the sense of visual separation.		*		Boundary vegetation contributes to visual separation to a limited degree.
There is intervisibility between settlements across the assessment parcel.			*	Vegetation along Church Lane limits intervisibility between Oving and Tangmere across this assessment parcel.
There are open vistas and long views.		*		Moderately distant easterly views from Diamond Jubilee Park to vegetation west of Woodhorn Lane.
There are views to/from the South Downs National Park.		*		Distance glimpses of the South Downs seen above and in context with other more prominent intervening elements.
There are views of landmark features located within settlements.		*		Spire of St Andrews church glimpsed above housing to the west.
BOUNDARY DEFENSIBILITY				
There are clearly defined coherent boundaries.		*		Boundaries are identifiable although vegetation along them varies in intactness.
There is potential for new/restored boundary features in keeping with the landscape character.	*			Potential to enhance boundary to back gardens and thereby the settlement edge in general, and along ditch line to the east.
The assessment parcel boundary follows identifiable physical features.	*			Ditch line to the east, settlement edge to the west and roads to the north and south.

Assessment Parcel H: Overarching Criteria

Informed by the tabulated assessment above, a judgement is made as to whether the assessment parcel meets overarching criteria for potential gap policy (Chichester District Local Plan submission draft Policy NE3 'Landscape Gaps between settlements'). The criteria below accords with the core criteria of the 2019 Chichester Landscape Gap Assessment, which is informed by PUSH criteria as explained in section 2 above.

	Yes	Partially	No
OVERARCHING CRITERIA			
Inclusion of the assessment parcel within potential gap policy would retain the open nature and/or sense of separation between settlements.		*	
The assessment parcel performs an important role in defining the settlement character of the area and/or separating settlements at risk of coalescence.		*	
Inclusion of the assessment parcel within potential gap policy would not preclude provision being made for the development proposed in the Chichester Local Plan Review, subsequent site allocations DPD or Parish Neighbourhood Plans.	*		
Inclusion of the assessment parcel within potential gap policy would include no more land than is necessary to prevent the coalescence of settlements having regard to maintaining their physical and visual separation.	*		

Conclusion

Assessment Parcel H has a settlement edge character, with 'urban' influence from adjoining relatively modern houses and back gardens. Development of this relatively narrow strip of land would not necessarily have a significant adverse effect on the perception of the village as an isolated settlement surrounded by rural countryside, and there is the potential to create an enhanced eastern settlement edge. However, development of the parcel would extent Oving to the Parish boundary to the north and to a single parcel of large scale open fields which abut a strategic allocation at Tangmere.

Inclusion of assessment parcel H within a gap policy between Oving and Tangmere is: **Desirable**



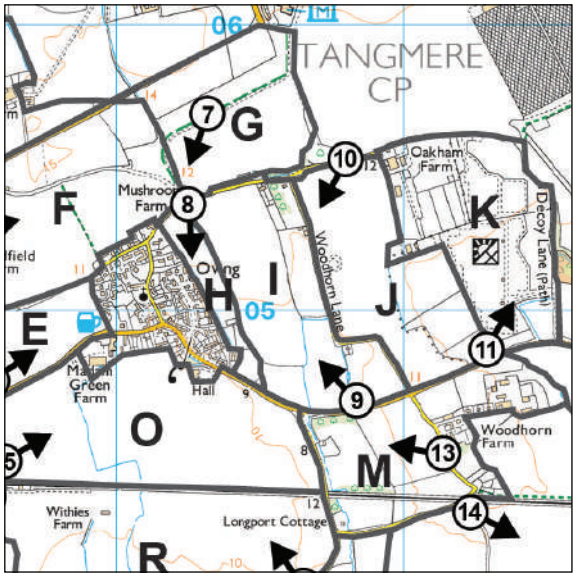
Photograph 9

ASSESSMENT PARCEL I

Overview including Location and Extent

Assessment Parcel I is within the north-eastern portion of the Parish, approximately 100m from the eastern edge of Oving. The parcel is defined by Church Lane to the north, Oving Road to the south, Woodhorn Lane to the east and the ditch line to the west. The parcel consists of moderately sized arable and pastoral fields with ditches and varying boundary vegetation. The north-east corner incorporates some small scale horticulture and dwellings, and there are filtered views back to the settlement edge of Oving, but urban influence is less obvious compared to the adjacent parcel to the west.

The landscape of the assessment parcel forms part of the separation between Oving, and Tangmere, and is therefore considered against the gap assessment criteria as follows.



Assessment parcel and photograph location

Assessment Parcel I: Tabulated Assessment

	Yes	Partially	No	
LOCATION				
The land which forms the assessment parcel lies between settlements.		*		The northern half of the parcel along Chruch Lane is between Oving and Tangmere. The eastern edge of Oving is less than 100m to the west. The Tangmere Strategic Development Location is approximately 300m to the north.
SETTLEMENT IDENTITY AND PATTERN				
There is a distinct settlement character/ pattern.	*			Nearby Oving is a small nucleated settlement isolated within the wider rural landscape.
There is a well defined settlement edge.		*		Definition of the settlement edge of Oving, glimpsed or partially visible to the west, is affected by recreational uses and trees within the adjacent parcel.
There is a sense of arrival into and/or departure from settlement.		*		The parcel is detached from settlement, however limited glimpses of the edge of Oving including the spire of St Andrews church seen across the parcel from Church Lane contribute to the approach into the village.
Development of the assessment parcel would adversely affect the settlement pattern.			*	Development of the assessment parcel would be detached from existing settlement.
LANDSCAPE CHARACTER				
The assessment parcel has an identifiable landscape character/sense of place.		*		Relatively unremarkable pattern of small to medium sized fields and varying boundary vegetation.
There is a coherent land management pattern (may include a number of uses).		*		Somewhat mixed pattern of arable, pasture, horticulture and occasional dwellings/gardens.
Existing land uses and/ or landscape features contribute to the open and undeveloped character of the landscape.		*		Openness reduced by internal and perimeter tree cover.
There is a low density or absence of built development.	*			Contains a limited number of dwellings and structures associated with small scale horticulture, but no significant built development.
Roads and/or public rights of way cross the landscape, linking to settlement.		*		Church Lane abuts to the north and Oving Road to the south. Both contribute to the sense of arrival into the village and there are glimpses of the fields which abut Oving, although roadside vegetation reduces the appreciation of the open setting to Oving in places.

	Yes	Partially	No	
The assessment parcel plays an important role in the provision of green infrastructure.	*			The parcel has a relatively intact network of boundary vegetation and areas of tree cover.
There are opportunities to enhance green infrastructure.		*		Potential to infill gaps in hedges and bolster existing tree cover.
VIEWS				
Views to/from settlement contribute positively to the visual character of the area.		*		Views are frequently contained by vegetation, but gaps in tree cover allow for pleasant compositions in views, including glimpses of St Andrews church spire nestled amongst tree cover.
Landscape elements such as vegetation and topography contribute to the sense of visual separation.		*		Boundary vegetation contributes to visual separation.
There is intervisibility between settlements across the assessment parcel.			*	Vegetation along Church Lane limits intervisibility between Oving and Tangmere across this assessment parcel.
There are open vistas and long views.		*		There is a continuation of views across the ditch line along the western boundary to the larger scale more open western portion of the parcel, although the majority of views are shortened by boundary vegetation to the east.
There are views to/from the South Downs National Park.		*		Distance glimpses of the South Downs seen above and in context with other more prominent intervening elements.
There are views of landmark features located within settlements.		*		Spire of St Andrews church occasional glimpsed to the west through gaps in vegetation.
BOUNDARY DEFENSIBILITY				
There are clearly defined coherent boundaries.	*			Boundaries are identified by vegetation along their length.
There is potential for new/restored boundary features in keeping with the landscape character.		*		Potential to infill gaps in boundary vegetation.
The assessment parcel boundary follows identifiable physical features.	*			Ditch line to the west, roads to the north, south and east.

Assessment Parcel I: Overarching Criteria

Informed by the tabulated assessment above, a judgement is made as to whether the assessment parcel meets overarching criteria for potential gap policy (Chichester District Local Plan submission draft Policy NE3 'Landscape Gaps between settlements'). The criteria below accords with the core criteria of the 2019 Chichester Landscape Gap Assessment, which is informed by PUSH criteria as explained in section 2 above.

	Yes	Partially	No
OVERARCHING CRITERIA			
Inclusion of the assessment parcel within potential gap policy would retain the open nature and/or sense of separation between settlements.		*	
The assessment parcel performs an important role in defining the settlement character of the area and/or separating settlements at risk of coalescence.	*		
Inclusion of the assessment parcel within potential gap policy would not preclude provision being made for the development proposed in the Chichester Local Plan Review, subsequent site allocations DPD or Parish Neighbourhood Plans.	*		
Inclusion of the assessment parcel within potential gap policy would include no more land than is necessary to prevent the coalescence of settlements having regard to maintaining their physical and visual separation.		*	

Conclusion

Assessment Parcel I combines a contribution to the relatively open aspect of the eastern edge of Oving, with tree cover and boundary vegetation which contributes to the visual separation of Oving and Tangmere. The parcel is detached from both settlements, but within close proximity of the two and, if developed in combination with either parcels to the west or north, could reduce the sense of separate settlement identities.

Inclusion of assessment parcel I within a gap policy between Oving and Tangmere is: **Desirable**

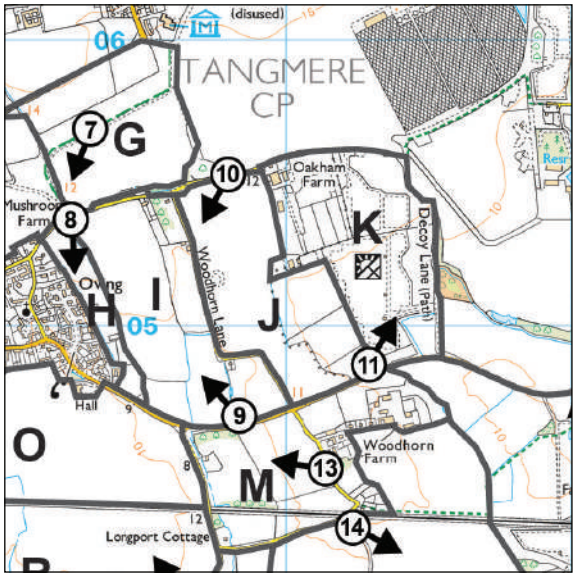


Photograph 10

ASSESSMENT PARCEL J

Overview including Location and Extent

Assessment parcel J is at the north-east corner of the Parish, approximately 400m east of Oving. The northern, western and southern extent of the arable fields are defined by adjacent roads, however the flat arable fields with generally intact boundary vegetation which characterise the assessment parcel continue eastwards across the parish boundary until they meet an adjacent solar park. This area outside the Parish is therefore included within the assessment parcel due to its consistent landscape character.



Assessment parcel and photograph location

The assessment parcel is separated from Tangmere (approximately 600m to the north) by the Horticultural Development Area and is not directly between Oving and Tangmere. It is considered that this parcel does not form an identifiable part of the separation between the two settlements and is discounted from further assessment against the gap assessment criteria.



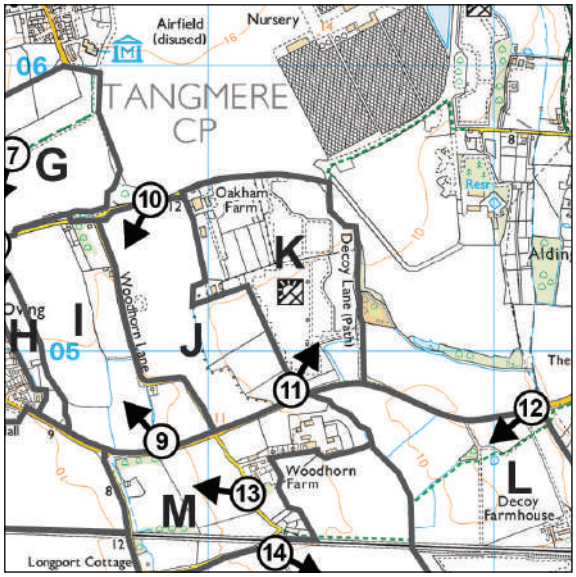
Photograph 11

ASSESSMENT PARCEL K

Overview including Location and Extent

This assessment parcel is at the north-east corner of the Parish, approximately 700m east of Oving. Its extent is primarily defined by its land use of low key development including small scale industrial works, a solar farm and paddocks. This general pattern of land use continues east across the parish boundary to Decoy Lane.

The assessment parcel is separated from Tangmere (approximately 700m to the north) by the Horticultural Development Area and is not between Oving and Tangmere. It is considered that this parcel does not form part of the separation between the two settlements and is discounted from further assessment against the gap assessment criteria.



Assessment parcel and photograph location

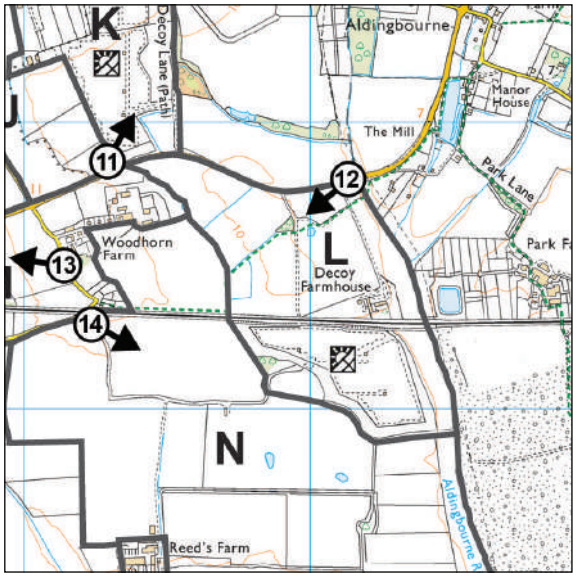


Photograph 12

ASSESSMENT PARCEL L

Overview including Location and Extent

Assessment parcel L is at the central eastern corner of the Parish. Its extents are defined by Aldingbourne Rife along the parish boundary to the east, Oving Road to the north and the transition to larger scale, more open arable fields to the west and south. The parcel includes a solar farm to the south of the railway and Decoy Farm to the north. Small blocks of trees and boundary vegetation help distinguish the area from more open areas with more limited landscape structure to the west and south.



Assessment parcel and photograph location

The assessment parcel is relatively distant from Oving and Tangmere and is not located between the two settlements. The parcel does not contribute to separation between Oving and Bersted, or between the areas of Chichester and Bognor Regis which are within the vicinity of Oving Parish. The assessment parcel is therefore discounted from further assessment against the gap assessment criteria.



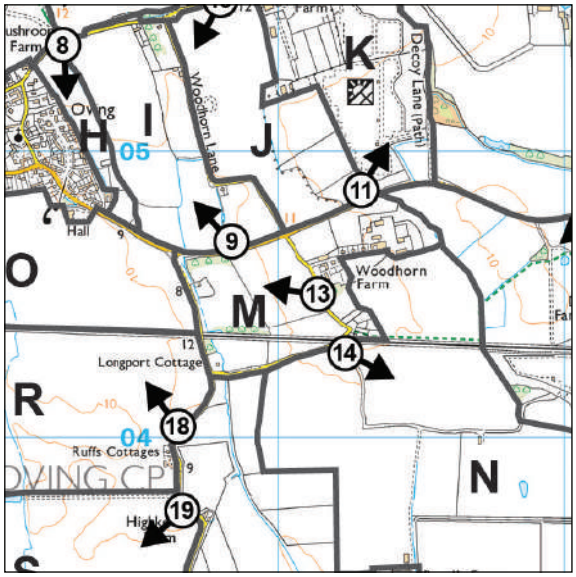
Photograph 13

ASSESSMENT PARCEL M

Overview including Location and Extent

Assessment parcel M is within the north-east portion of the Parish, approximately 300m to the south-east of Oving. Its extent is primarily defined by its relatively small scale fields, well vegetated boundaries and a number of small scale industrial areas and dwelling, in contrast to the surrounding larger scale arable fields with limited vegetation and development. The parcel is edged by roads to the north, south and west, and the transition to adjacent larger scale more open arable fields.

The assessment parcel is not located between Oving and any other nearby settlements, and has no significant contribution to separation between Oving and Bersted. The parcel does not contribute to separation between the areas of Chichester and Bognor Regis which



Assessment parcel and photograph location

are within the vicinity of Oving Parish. The assessment parcel is therefore discounted from further assessment against the gap assessment criteria.



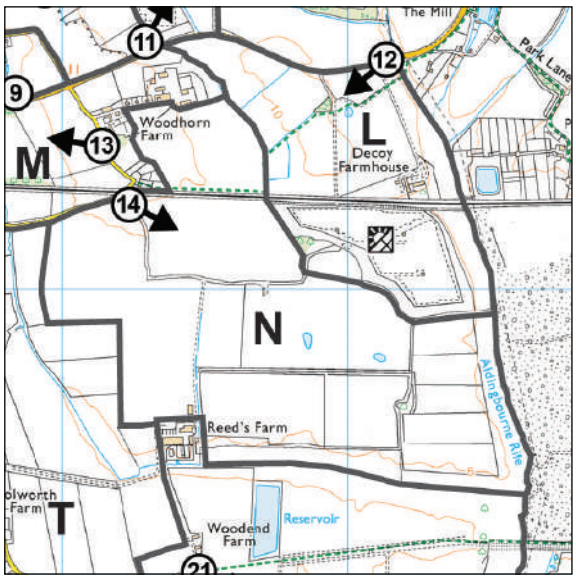
Photograph 14

ASSESSMENT PARCEL N

Overview including Location and Extent

Assessment parcel N forms a significant tract of flat large scale open arable land with limited landscape structure, no roads or significant development, across the eastern portion of the Parish. The extent of the parcel is defined by its uniformity in landscape character, with the majority of its boundaries marking the transition to contrasting land uses and landscape character, such as the solar farm to the north-east, extensive horticultural poly tunnels to south and smaller scale enclosed fields to the north-west. To the south-west the transition is more subtle, with the boundary here marked by the lane which leads to Reed's Farm.

The assessment parcel is not located between Oving and any other nearby settlements, and has no significant contribution to separation between Oving and Bersted.The parcel does not contribute to separation between the areas of Chichester and Bognor Regis which are within the vicinity of Oving Parish. The assessment parcel is therefore discounted from further assessment against the gap



Assessment parcel and photograph location



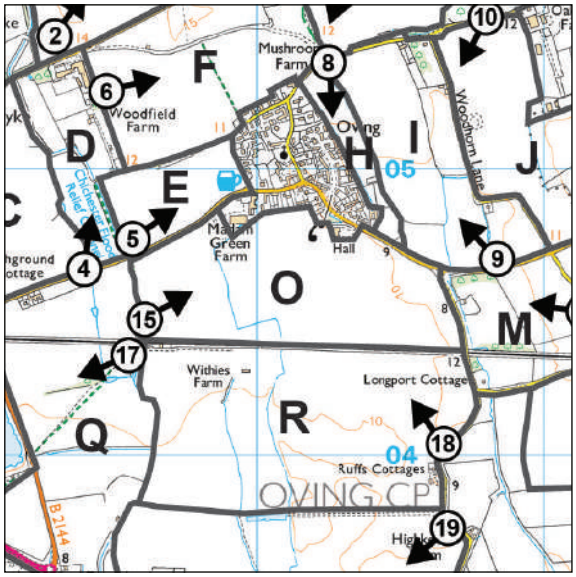
Photograph 15

ASSESSMENT PARCEL O

Overview including Location and Extent

This assessment parcel abuts the entire southern edge of Oving. Occasional vegetation along an internal ditch partially breaks up the parcel to a limited degree, but the assessment is essentially perceived as a contentious extensive tract of open flat arable land. Oving Road and the southern, partially open edge of Oving, define the northern edge of the parcel, while the West Coastway Line railway and lineside vegetation forms the southern edge.

The assessment parcel is not located between Oving and any other nearby settlements. However, the parcel could potentially contribute to separation between the areas of Chichester and Bognor Regis which are within the vicinity of Oving Parish, and is therefore considered against the gap assessment criteria as follows.



Assessment parcel and photograph location

Assessment Parcel O: Tabulated Assessment

	Yes	Partially	No	
LOCATION				
The land which forms the assessment parcel lies between settlements.		*		The assessment parcel is not located between Oving and any other nearby settlements and only partially contributes to the wider separation between the areas of Chichester and Bognor Regis which are within the vicinity of Oving Parish.
SETTLEMENT IDENTITY AND PATTERN				
There is a distinct settlement character/ pattern.	*			Oving is a small nucleated settlement isolated within the wider rural landscape, with no significant settlement nearby to the south.
There is a well defined settlement edge.		*		The southern settlement edge is more convoluted and varied than the eastern and northern edges, but there is a relatively abrupt contrast with adjoining open farmland.
There is a sense of arrival into and/or departure from settlement.		*		Arrival/departure experienced along Oving Road which partially forms the northern edge of the parcel.
Development of the assessment parcel would adversely affect the settlement pattern.		*		Development of the adjoining field in its entirely would more than double the size of Oving, inconsistent with its current small nucleated form. However, some limited development, such as between the village hall and Madam Green Farm could be consistent with the existing settlement pattern by balancing development which has occurred away from the historic core to the northern, and potentially creating a robust well defined settlement edge, subject to detailed assessment.
LANDSCAPE CHARACTER				
The assessment parcel has an identifiable landscape character/sense of place.		*		Large scale open farmland gives the parcel an identifiable character, although there are few distinctive features internally.
There is a coherent land management pattern (may include a number of uses).	*			Entirely intensively managed farmland.
Existing land uses and/ or landscape features contribute to the open and undeveloped character of the landscape.	*			Large scale farmland with limited containing vegetation, contributes to the open and undeveloped character of the landscape.
There is a low density or absence of built development.	*			No internal built form.

	Yes	Partially	No	
Roads and/or public rights of way cross the landscape, linking to settlement.		*		Public footpath 277 runs along the western edge, but there are no roads of public rights of way internally. Oving Road runs along the northern edge of the parcel part of the general road network between settlements in the wider area.
The assessment parcel plays an important role in the provision of green infrastructure.			*	Very limited internal structure and varying perimeter vegetation.
There are opportunities to enhance green infrastructure.		*		Limited framework for boundary enhancement unless amalgamated fields reinstated.
VIEWS				
Views to/from settlement contribute positively to the visual character of the area.		*		Views towards Oving include St Andrews church spire, with housing filtered by vegetation to varying degrees. General sense of openness with views to the South Downs.
Landscape elements such as vegetation and topography contribute to the sense of visual separation.			*	Lack of internal features/landscape structure limited visual containment.
There is intervisibility between settlements across the assessment parcel.			*	No intervisibility between the settlements identified.
There are open vistas and long views.	*			Long views across arable farmland to the nearest boundary vegetation including vegetation along the West Coastway Line railway to the south.
There are views to/from the South Downs National Park.	*			The South Downs form the horizon to the north.
There are views of landmark features located within settlements.	*			The church spire of St Andrews in Oving identifiable in views from the assessment parcel.
BOUNDARY DEFENSIBILITY				
There are clearly defined coherent boundaries.		*		The sole internal boundary follows a ditch line with limited defining vegetation.
There is potential for new/restored boundary features in keeping with the landscape character.		*		Some potential to bolster existing perimeter vegetation including infilling gaps. Restoration of amalgamated field boundaries unlikely to be appropriate given the prevailing overall character of the coastal plain.
The assessment parcel boundary follows identifiable physical features.		*		Includes roads, rail and the settlement edge, although there are significant gaps in associated vegetation.

Assessment Parcel O: Overarching Criteria

Informed by the tabulated assessment above, a judgement is made as to whether the assessment parcel meets overarching criteria for potential gap policy (Chichester District Local Plan submission draft Policy NE3 'Landscape Gaps between settlements'). The criteria below accords with the core criteria of the 2019 Chichester Landscape Gap Assessment, which is informed by PUSH criteria as explained in section 2 above.

	Yes	Partially	No
OVERARCHING CRITERIA			
Inclusion of the assessment parcel within potential gap policy would retain the open nature and/or sense of separation between settlements.		*	
The assessment parcel performs an important role in defining the settlement character of the area and/or separating settlements at risk of coalescence.		*	
Inclusion of the assessment parcel within potential gap policy would not preclude provision being made for the development proposed in the Chichester Local Plan Review, subsequent site allocations DPD or Parish Neighbourhood Plans.	*		
Inclusion of the assessment parcel within potential gap policy would include no more land than is necessary to prevent the coalescence of settlements having regard to maintaining their physical and visual separation.			*

Conclusion

The large scale open nature of Assessment Parcel O adjacent to the settlement edge, contributes to the appreciation of Oving as a small village isolated within the wider undeveloped countryside. However, the parcel is not located between nearby settlements, is marginally part of the wider landscape between relevant parts of Chichester and Bognor Regis, and has no significant internal boundary features or visual containment. Parcels R, S and T provide more effective separation between Oving and Bersted, over 2km to the south.

Inclusion of assessment parcel O within a gap policy is: **Not required**



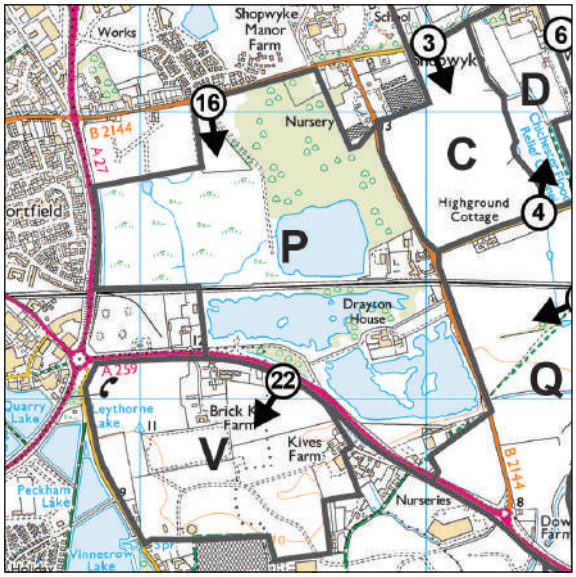
Photograph 16

ASSESSMENT PARCEL P

Overview including Location and Extent

Assessment parcel P is located along the western edge of the Parish and abuts the general developed area of Shopwyke to the north and the edge of Chichester to the west. The parcel consists of significant areas of woodland, scrub and lakes. The parcel incorporates some open fields to the north and there are some limited pockets of development contained within the tree cover. Boundaries to the assessment parcel are primarily formed by roads, including the A27 to the west, A259 to the south and B2144 to the north. Drayton Lane forms the eastern edge of the parcel and marks the transition to arable farmland.

The assessment parcel is not located between Oving and any other nearby settlements. However, the parcel is part of the wider separation between the areas



Assessment parcel and photograph location

of Chichester and Bognor Regis which are within the vicinity of Oving Parish, and is therefore considered against the gap assessment criteria as follows.

Assessment Parcel P: Tabulated Assessment

	Yes	Partially	No	
LOCATION				
The land which forms the assessment parcel lies between settlements.	*			Not located between nearby settlements such as Oving and Shopwyke, but the parcel forms a significant portion of the wider separation (approx 4km) between Chichester and Bognor Regis (West of Bersted Strategic Allocation).
SETTLEMENT IDENTITY AND PATTERN				
There is a distinct settlement character/ pattern.		*		Chichester city is a large settlement adjacent to the west. Shopwyke has evolved with significant recent development, adjoining Chichester albeit on the opposite site if the A27 dual carriageway. The pattern is somewhat 'sprawling' and less well defined when compared to nucleated separate settlements such as Oving.
There is a well defined settlement edge.		*		The edge of Chichester is defined by the A27 to the west of the parcel, and tree cover generally limits development on the southern edge of Shopwyke to the north.
There is a sense of arrival into and/or departure from settlement.			*	The extent of Shopwyke's general developed area extends beyond the north-east corner of the assessment parcel.
Development of the assessment parcel would adversely affect the settlement pattern.			*	Significant development has already occurred to the east of Chichester and the parcel contains some existing areas of development, including the Council depot and Drayton House business centre within the vicinity of the former Drayton railway station.
LANDSCAPE CHARACTER				
The assessment parcel has an identifiable landscape character/sense of place.		*		Woodland and other extensive tree cover, along with open water of the artificial lakes from extraction workings, give the parcel a particular landscape character, similar to other areas bordering Chichester to its east and south-east, but in contrast to the arable farmland elsewhere on the coastal plain.
There is a coherent land management pattern (may include a number of uses).		*		Managed woodland and lakes.
Existing land uses and/ or landscape features contribute to the open and undeveloped character of the landscape.		*		The lakes provide an open quality, and the woodland for the most part are a counter to nearby development when seen from adjacent roads, but internal public viewpoints to experience these qualities are limited.
There is a low density or absence of built development.			*	Contains pockets of development and is overlooked by housing to the north.

	Yes	Partially	No	
Roads and/or public rights of way cross the landscape, linking to settlement.			*	No roads or public rights of way that provide an experience of crossing from one settlement to another.
The assessment parcel plays an important role in the provision of green infrastructure.	*			Significant tree cover, scrub and lake side vegetation.
There are opportunities to enhance green infrastructure.		*		Potential to increase tree cover and/or improve hedgerows to the north within the vicinity of new development south of Shopwyke.
VIEWS				
Views to/from settlement contribute positively to the visual character of the area.		*		Tree cover assists in filtering views of development in views from the countryside to the east.
Landscape elements such as vegetation and topography contribute to the sense of visual separation.	*			Internal tree cover forms visual separation and helps obscure settlement in views from the east.
There is intervisibility between settlements across the assessment parcel.			*	Restricted by tree cover and other vegetation.
There are open vistas and long views.		*		There are likely to be relatively long views across lakes where accessible, but vegetation curtailed by surrounding vegetation. The spire of Chichester Cathedral can be glimpsed in the distance in views from the more open northern portion of the assessment parcel.
There are views to/from the South Downs National Park.			*	Internal vegetation largely obscures views of the horizon to the north.
There are views of landmark features located within settlements.		*		The spire of Chichester Cathedral can be glimpsed in the distance in views from the more open northern portion of the assessment parcel.
BOUNDARY DEFENSIBILITY				
There are clearly defined coherent boundaries.			*	Generally convoluted/transitional arrangement of land uses, although the railway through the middle of the parcel and perimeter roads form vegetated boundaries.
There is potential for new/restored boundary features in keeping with the landscape character.		*		An enhanced boundary to development to the north could be established.
The assessment parcel boundary follows identifiable physical features.		*		Primarily identified by roads.

Assessment Parcel P: Overarching Criteria

Informed by the tabulated assessment above, a judgement is now made as to whether the assessment parcel meets overarching criteria for potential gap policy (Chichester District Local Plan submission draft Policy NE3 'Landscape Gaps between settlements'). The criteria below accords with the core criteria of the 2019 Chichester Landscape Gap Assessment, which is informed by PUSH criteria as explained in section 2 above.

	Yes	Partially	No
OVERARCHING CRITERIA			
Inclusion of the assessment parcel within potential gap policy would retain the open nature and/or sense of separation between settlements.		*	
The assessment parcel performs an important role in defining the settlement character of the area and/or separating settlements at risk of coalescence.		*	
Inclusion of the assessment parcel within potential gap policy would not preclude provision being made for the development proposed in the Chichester Local Plan Review, subsequent site allocations DPD or Parish Neighbourhood Plans.	*		
Inclusion of the assessment parcel within potential gap policy would include no more land than is necessary to prevent the coalescence of settlements having regard to maintaining their physical and visual separation.			*

Conclusion

Assessment Parcel P provides a treed setting and relief to surrounding development including Shopwyke, Chichester and the Horticultural Development Area to the south. Whilst the majority of the parcel provides considerable visual separation and containment of settlement to the north and east, the parcel exhibits, and is influenced by, noticeable urban influence. The parcel is part of the wider separation between relevant parts of Chichester and Bognor Regis, however the less spoilt, more open rural farmland to the east provides a greater perception of undeveloped landscape between settlements.

Inclusion of assessment parcel P within a gap policy between relevant parts of Chichester and Bognor Regis is: **Not required**



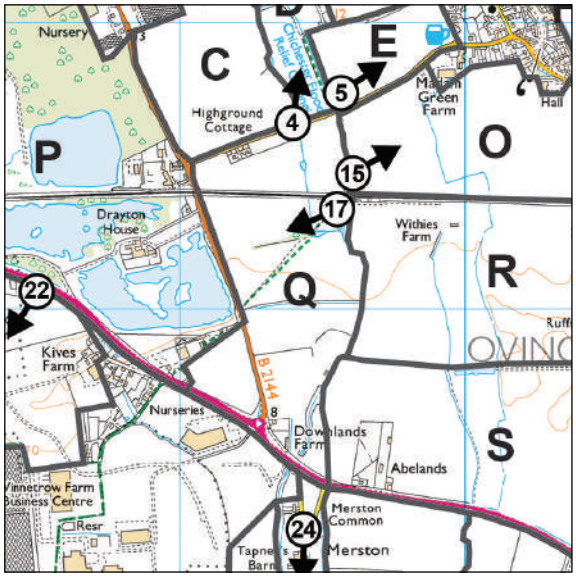
Photograph 17

ASSESSMENT PARCEL Q

Overview including Location and Extent

Assessment parcel Q is located towards the west of the Parish, approximately 200m to the south-west of Oving. The parcel is formed from a group of flat irregular shaped, moderately sized arable fields with good landscape structure of hedges and trees along boundaries, and a small area of woodland towards the middle of the parcel. The area is primarily bounded by roads and the Chichester Flood Relief Channel, and is in contrast to the larger scale more open fields to the east.

The assessment parcel is not located between Oving and any other nearby settlements. However, the parcel is part of the wider separation between the areas of Chichester and Bognor Regis which are within the vicinity of Oving Parish, and is therefore considered against the gap assessment criteria as follows.



Assessment parcel and photograph location

Assessment Parcel Q: Tabulated Assessment

	Yes	Partially	No	
LOCATION				
The land which forms the assessment parcel lies between settlements.	*			Not directly located between nearby settlements, but the parcel forms part of the wider separation between Chichester, Oving and Bognor Regis (West of Bersted Strategic Allocation).
SETTLEMENT IDENTITY AND PATTERN				
There is a distinct settlement character/ pattern.		*		Majority of the parcel is relatively distant from settlement, but the northern portion contributes to the wider rural setting to the distinctive isolated form of Oving.
There is a well defined settlement edge.			*	Not near settlement edge.
There is a sense of arrival into and/or departure from settlement.			*	Not near the approach into settlement.
Development of the assessment parcel would adversely affect the settlement pattern.	*			Development would be detached from existing settlement.
LANDSCAPE CHARACTER				
The assessment parcel has an identifiable landscape character/sense of place.		*		Relatively unremarkable irregular pattern of moderate sized fields with boundary vegetation including a small linear area of woodland.
There is a coherent land management pattern (may include a number of uses).		*		Primarily managed arable fields but with pasture, horticulture and occasional dwellings/gardens.
Existing land uses and/ or landscape features contribute to the open and undeveloped character of the landscape.		*		Openness reduced by internal and perimeter tree cover.
There is a low density or absence of built development.		*		Contains a limited number of dwellings, but no significant built development.
Roads and/or public rights of way cross the landscape, linking to settlement.		*		Public footpath 275 crosses diagonally through the parcel with onward connections to Oving, and Runcton, but no obvious experience of crossing from one settlement to another.
The assessment parcel plays an important role in the provision of green infrastructure.	*			Includes a network of significant boundary vegetation, albeit with gaps, and a small linear area of woodland.

	Yes	Partially	No	
There are opportunities to enhance green infrastructure.		*		Infill gaps and improve connectivity of boundary vegetation.
VIEWS				
Views to/from settlement contribute positively to the visual character of the area.		*		Tree cover aids scenic quality of views although influence from more urban elements such as along the A259 to the south are detract from views.
Landscape elements such as vegetation and topography contribute to the sense of visual separation.		*		Boundary vegetation contributes to visual separation.
There is intervisibility between settlements across the assessment parcel.			*	None identified across this assessment parcel.
There are open vistas and long views.		*		Some longer views across fields where there are gaps in vegetation.
There are views to/from the South Downs National Park.	*			Distance and framed glimpses of the South Downs seen through gaps in vegetation.
There are views of landmark features located within settlements.		*		Spire of St Andrews church in Oving can be glimpsed to the north-east through gaps in vegetation.
BOUNDARY DEFENSIBILITY				
There are clearly defined coherent boundaries.		*		An irregular pattern of internal boundaries, but the majority are well defined by landscape structure.
There is potential for new/restored boundary features in keeping with the landscape character.		*		Infill gaps.
The assessment parcel boundary follows identifiable physical features.	*			Road and boundary vegetation.

Assessment Parcel Q: Overarching Criteria

Informed by the tabulated assessment above, a judgement is made as to whether the assessment parcel meets overarching criteria for potential gap policy (Chichester District Local Plan submission draft Policy NE3 'Landscape Gaps between settlements'). The criteria below accords with the core criteria of the 2019 Chichester Landscape Gap Assessment, which is informed by PUSH criteria as explained in section 2 above.

	Yes	Partially	No
OVERARCHING CRITERIA			
Inclusion of the assessment parcel within potential gap policy would retain the open nature and/or sense of separation between settlements.	*		
The assessment parcel performs an important role in defining the settlement character of the area and/or separating settlements at risk of coalescence.		*	
Inclusion of the assessment parcel within potential gap policy would not preclude provision being made for the development proposed in the Chichester Local Plan Review, subsequent site allocations DPD or Parish Neighbourhood Plans.	*		
Inclusion of the assessment parcel within potential gap policy would include no more land than is necessary to prevent the coalescence of settlements having regard to maintaining their physical and visual separation.		*	

Conclusion

Assessment Parcel Q a relatively small portion of the wider separation between relevant parts of Chichester, Oving and the West of Bersted Strategic Allocation. The parcel is also part of the wider separation between Oving and Runcton (albeit with Runcton beyond the Horticultural Development Area). While Chichester and Berkstead are approximately 4km apart, the parcel occupies the majority of the width between the two areas, north of the adjacent Horticultural Development Area. Although the parcel is not overly distinctive, the medium scale fields and landscape structure of Parcel Q provides both undeveloped countryside in contrast to more disturbed areas to the west, and visual containment in the form of boundary vegetation and other tree cover in contrast to larger scale more open areas to the east.

Inclusion of assessment parcel Q within a gap policy between relevant parts of Chichester and Bognor Regis is: **Desirable**



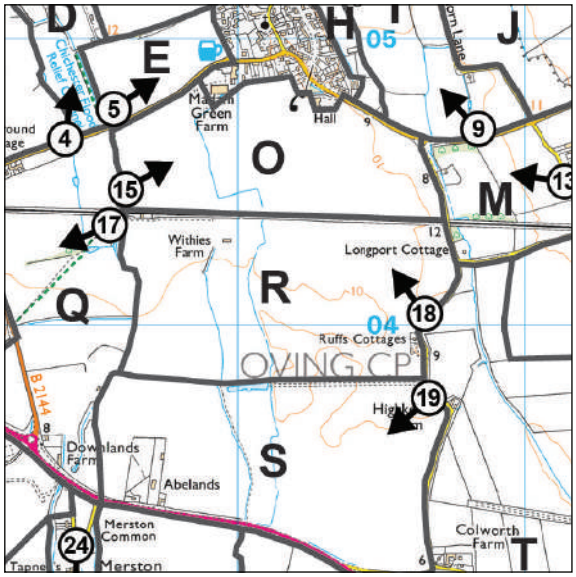
Photograph 18

ASSESSMENT PARCEL R

Overview including Location and Extent

This assessment parcel is located towards the middle of the Parish and consists of large scale arable fields. The parcel is open with a sense of remoteness, however occasional small tree groups and shrubs, including along ditchlines, break up views in places. The parcel is defined by the Chichester Flood Relief Channel to the west, a lane to the east, a hedge and tree line to the south, and the West Coastway Line railway and lineside vegetation to the north.

The assessment parcel is not located between Oving and any other nearby settlements. However, the parcel is part of the wider separation between the areas of Chichester and Bognor Regis which are within the vicinity of Oving Parish, and is therefore considered against the gap assessment criteria as follows.



Assessment parcel and photograph location

Assessment Parcel R: Tabulated Assessment

	Yes	Partially	No	
LOCATION				
The land which forms the assessment parcel lies between settlements.	*			Not directly located between nearby settlements, but the parcel forms part of the wider separation between Chichester, Oving and Bognor Regis (West of Bersted Strategic Allocation).
SETTLEMENT IDENTITY AND PATTERN				
There is a distinct settlement character/ pattern.		*		The parcel is relatively distant from settlement, but there is intervisibility over the railway with Oving, which has a distinctive isolated location within the surrounding undeveloped countryside .
There is a well defined settlement edge.			*	Not near settlement edge.
There is a sense of arrival into and/or departure from settlement.			*	Not near the approach into settlement.
Development of the assessment parcel would adversely affect the settlement pattern.	*			Development would be detached from existing settlement.
LANDSCAPE CHARACTER				
The assessment parcel has an identifiable landscape character/sense of place.	*			Large scale open farmland and occasional irregular boundary vegetation give the parcel an identifiable character.
There is a coherent land management pattern (may include a number of uses).	*			Entirely intensively managed farmland.
Existing land uses and/ or landscape features contribute to the open and undeveloped character of the landscape.	*			Large scale farmland with limited containing vegetation, contributes to the open and undeveloped character of the landscape.
There is a low density or absence of built development.	*			Ruffs Cottages are the only built development.
Roads and/or public rights of way cross the landscape, linking to settlement.			*	No public rights of way or roads to experience crossing from one settlement to another.
The assessment parcel plays an important role in the provision of green infrastructure.		*		Limited internal structure, but relatively intact boundary vegetation around the perimeter.

	Yes	Partially	No	
There are opportunities to enhance green infrastructure.		*		Limited framework for boundary enhancement unless amalgamated fields reinstated which may not be appropriate given the dominant local landscape character.
VIEWS				
Views to/from settlement contribute positively to the visual character of the area.		*		Views towards Oving include St Andrews church spire, with housing filtered by vegetation to varying degrees. General sense of openness with views to the South Downs.
Landscape elements such as vegetation and topography contribute to the sense of visual separation.			*	Limited internal features/landscape structure limited visual containment.
There is intervisibility between settlements across the assessment parcel.			*	No intervisibility between the settlements identified.
There are open vistas and long views.	*			Long views across arable farmland to the nearest boundary vegetation including vegetation along the West Coastway Line railway to the north.
There are views to/from the South Downs National Park.	*			The South Downs form the horizon to the north.
There are views of landmark features located within settlements.	*			Despite the distance, clear views of Chichester Cathedral spire and the spire of St Andrews Church help locate the settlements in relation to the assessment parcel.
BOUNDARY DEFENSIBILITY				
There are clearly defined coherent boundaries.		*		Internal boundaries follows ditch lines with occasional defining vegetation.
There is potential for new/restored boundary features in keeping with the landscape character.		*		Some potential to bolster existing perimeter vegetation including infilling gaps. Restoration of amalgamated field boundaries unlikely to be appropriate given the prevailing overall character of the coastal plain.
The assessment parcel boundary follows identifiable physical features.		*		Road to the east, railway line to the north and perimeter boundary vegetation to the south and east.

Assessment Parcel R: Overarching Criteria

Informed by the tabulated assessment above, a judgement is made as to whether the assessment parcel meets overarching criteria for potential gap policy (Chichester District Local Plan submission draft Policy NE3 'Landscape Gaps between settlements'). The criteria below accords with the core criteria of the 2019 Chichester Landscape Gap Assessment, which is informed by PUSH criteria as explained in section 2 above.

	Yes	Partially	No
OVERARCHING CRITERIA			
Inclusion of the assessment parcel within potential gap policy would retain the open nature and/or sense of separation between settlements.	*		
The assessment parcel performs an important role in defining the settlement character of the area and/or separating settlements at risk of coalescence.		*	
Inclusion of the assessment parcel within potential gap policy would not preclude provision being made for the development proposed in the Chichester Local Plan Review, subsequent site allocations DPD or Parish Neighbourhood Plans.	*		
Inclusion of the assessment parcel within potential gap policy would include no more land than is necessary to prevent the coalescence of settlements having regard to maintaining their physical and visual separation.		*	

Conclusion

The extensive tract of large scale farmland which forms Assessment Parcel R provides a keen sense of open, relatively remote landscape free from built development, as part of the wider separation between relevant parts of Chichester and Bognor Regis, and between Oving and Bersted. Distant glimpses of cathedral and church spires allow an appreciation of the location of settlements despite their distance from the assessment parcel. The parcel is also part of the wider separation between Oving and Runcton (albeit with Runcton beyond the Horticultural Development Area).

Inclusion of assessment parcel R within a gap policy between Chichester/Oving and Bersted is: **Desirable**



Photograph 19

ASSESSMENT PARCEL S

Overview including Location and Extent

This assessment parcel is located along the northern edge of the A259, and approximately 1km south of Oving. The parcel is bounded by the Chichester Flood Relief Channel to the west, a lane to the east and a hedge and tree line to the north and consists of large open arable fields. The parcel contains a small area of low density housing located off the A259 and is influenced by the poly tunnels and shelter belts on the opposite side of the A259.

The assessment parcel is not located between Oving and any other nearby settlements. However, the parcel is part of the wider separation between the areas of Chichester and Bognor Regis which are within the vicinity of Oving Parish, and is therefore considered against the gap assessment criteria as follows.



Assessment parcel and photograph location

Assessment Parcel S: Tabulated Assessment

	Yes	Partially	No	
LOCATION				
The land which forms the assessment parcel lies between settlements.	*			Not directly located between nearby settlements, but the parcel forms part of the wider separation between Chichester, Oving and Bognor Regis (West of Bersted Strategic Allocation).
SETTLEMENT IDENTITY AND PATTERN				
There is a distinct settlement character/ pattern.		*		The parcel is distant from significant settlement, but the nearby hamlet of Merston to the south-west is defined with a dispersed linear pattern along Marsh Lane.
There is a well defined settlement edge.			*	Not near settlement edge.
There is a sense of arrival into and/or departure from settlement.			*	Not near the approach into settlement.
Development of the assessment parcel would adversely affect the settlement pattern.	*			Development would be detached from existing settlement.
LANDSCAPE CHARACTER				
The assessment parcel has an identifiable landscape character/sense of place.	*			Large scale open farmland and occasional irregular boundary vegetation give the parcel an identifiable character.
There is a coherent land management pattern (may include a number of uses).	*			Almost entirely intensively managed farmland.
Existing land uses and/ or landscape features contribute to the open and undeveloped character of the landscape.	*			Large scale farmland with limited containing vegetation, contributes to the open character of the landscape.
There is a low density or absence of built development.		*		Small group of houses within the south-west corner and several dwellings adjoining the assessment parcel perimeter, but the majority of the parcel is unsettled.
Roads and/or public rights of way cross the landscape, linking to settlement.		*		No public rights of way or roads internally, but the parcel contributes to the northern aspect from A259 as motorists, cyclists, and pedestrians on the pavement, travel between Chichester and Bognor Regis.

	Yes	Partially	No	
The assessment parcel plays an important role in the provision of green infrastructure.		*		Some limited internal structure and boundary vegetation around the perimeter.
There are opportunities to enhance green infrastructure.		*		Infill gaps and improve connectivity of boundary vegetation.
VIEWS				
Views to/from settlement contribute positively to the visual character of the area.		*		Influence from elements such as traffic along the A259 and glimpses of poly tunnels to the south detract from views.
Landscape elements such as vegetation and topography contribute to the sense of visual separation.			*	Limited internal features/landscape structure limited visual containment.
There is intervisibility between settlements across the assessment parcel.			*	No intervisibility between the settlements identified.
There are open vistas and long views.	*			Long views across arable farmland to the nearest boundary vegetation including tree line along the A259.
There are views to/from the South Downs National Park.	*			The South Downs visible in the distance the north.
There are views of landmark features located within settlements.			*	No obvious landmarks identified from public vantage points.
BOUNDARY DEFENSIBILITY				
There are clearly defined coherent boundaries.		*		Internal boundaries follows ditch lines with occasional defining vegetation.
There is potential for new/restored boundary features in keeping with the landscape character.		*		Some potential to bolster existing perimeter vegetation including infilling gaps. Restoration of amalgamated field boundaries unlikely to be appropriate given the prevailing overall character of the coastal plain.
The assessment parcel boundary follows identifiable physical features.		*		Road to the south and east, boundary vegetation to the north and the Chichester Flood Relief Channel to the west.

Assessment Parcel S: Overarching Criteria

Informed by the tabulated assessment above, a judgement is made as to whether the assessment parcel meets overarching criteria for potential gap policy (Chichester District Local Plan submission draft Policy NE3 'Landscape Gaps between settlements'). The criteria below accords with the core criteria of the 2019 Chichester Landscape Gap Assessment, which is informed by PUSH criteria as explained in section 2 above.

	Yes	Partially	No
OVERARCHING CRITERIA			
Inclusion of the assessment parcel within potential gap policy would retain the open nature and/or sense of separation between settlements.	*		
The assessment parcel performs an important role in defining the settlement character of the area and/or separating settlements at risk of coalescence.		*	
Inclusion of the assessment parcel within potential gap policy would not preclude provision being made for the development proposed in the Chichester Local Plan Review, subsequent site allocations DPD or Parish Neighbourhood Plans.	*		
Inclusion of the assessment parcel within potential gap policy would include no more land than is necessary to prevent the coalescence of settlements having regard to maintaining their physical and visual separation.		*	

Conclusion

The extensive tract of large scale farmland which forms Assessment Parcel S provides a keen sense of open landscape as part of the wider separation between relevant parts of Chichester and Bognor Regis and between Oving and Bersted. The parcel forms a significant portion of the undeveloped landscape experienced by large numbers of motorists travelling along the A259 between the two settlements.

Inclusion of assessment parcel S within a gap policy between Chichester/Oving and Bersted is: **Desirable**



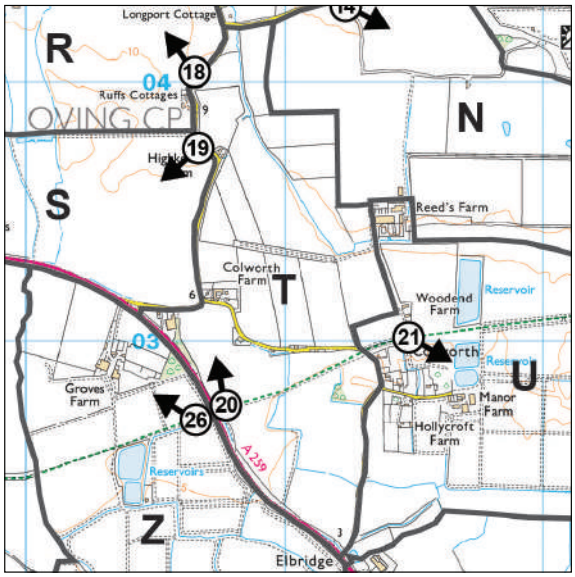
Photograph 20

ASSESSMENT PARCEL T

Overview including Location and Extent

Assessment parcel T is located towards the central southern portion of the Parish and abuts the A259 to the south. The parcel is defined by an irregular pattern of moderate to large scale fields, ditches, and occasional dwellings. Boundary vegetation includes trees along ditches and there is a small area of woodland to east of Colworth.

The assessment parcel is divorced from, but located between Oving and Bersted. The parcel is also part of the wider separation between the areas of Chichester and Bognor Regis which are within the vicinity of Oving Parish, and is therefore considered against the gap assessment criteria as follows.



Assessment parcel and photograph location

Assessment Parcel T: Tabulated Assessment

	Yes	Partially	No	
LOCATION				
The land which forms the assessment parcel lies between settlements.	*			Not directly located between nearby settlements, but the parcel forms part of the wider separation between Oving and Bersted and Chichester and Bognor Regis (West of Bersted Strategic Allocation).
SETTLEMENT IDENTITY AND PATTERN				
There is a distinct settlement character/ pattern.		*		Settlement is limited to occasional dispersed dwellings including along the lane through southern half of the parcel.
There is a well defined settlement edge.			*	Not near any significant settlement edge.
There is a sense of arrival into and/or departure from settlement.			*	Not near the approach into any significant settlement.
Development of the assessment parcel would adversely affect the settlement pattern.	*			Development would be detached from any existing significant settlement.
LANDSCAPE CHARACTER				
The assessment parcel has an identifiable landscape character/sense of place.	*			Large scale open farmland with vegetated ditch lines give the parcel an identifiable character. Southern portion of the parcel becomes more contained with increased boundary vegetation and trees, a small block of woodland and vegetation associated with dwellings along the lane through the parcel.
There is a coherent land management pattern (may include a number of uses).	*			Almost entirely intensively managed farmland, both arable and grazed pasture.
Existing land uses and/ or landscape features contribute to the open and undeveloped character of the landscape.	*			Large scale farmland contributes to the open character of the landscape, in particular to the north where limited boundary vegetation creates the perception of large tracts of continuous fields.
There is a low density or absence of built development.		*		No major settlement, but the parcel includes low density dwellings along the lane through the parcel.

	Yes	Partially	No	
Roads and/or public rights of way cross the landscape, linking to settlement.		*		The parcel contributes to the northern aspect from A259 as motorists, cyclists, and pedestrians on the pavement, travel between Chichester and Bognor Regis. Public footpath 200 and a lane cross through the middle of the parcel but these don't provide an obvious experience of travelling from one settlement to another.
The assessment parcel plays an important role in the provision of green infrastructure.		*		The hedgerow network, particularly to the north is limited, but there are vegetated ditches across the parcel and some small areas of woodland to the south.
There are opportunities to enhance green infrastructure.		*		Limited framework for boundary enhancement unless amalgamated fields reinstated which may not be appropriate given the dominant local landscape character.
VIEWS				
Views to/from settlement contribute positively to the visual character of the area.		*		Influence from elements such as traffic along the A259 to the south, glimpses of poly tunnels to the south and east, and houses along the internal and perimeter lanes detract from views.
Landscape elements such as vegetation and topography contribute to the sense of visual separation.		*		Fewer internal features to the north limited visual containment, however vegetation including small areas of woodland breakup views to the south.
There is intervisibility between settlements across the assessment parcel.			*	No intervisibility between the settlements identified.
There are open vistas and long views.	*			Long views across farmland, particularly to the north.
There are views to/from the South Downs National Park.	*			The South Downs visible in the distance the north.
There are views of landmark features located within settlements.			*	No obvious landmarks identified from public vantage points.
BOUNDARY DEFENSIBILITY				
There are clearly defined coherent boundaries.		*		Internal boundaries follows ditch lines with varying defining vegetation.
There is potential for new/restored boundary features in keeping with the landscape character.		*		Some potential to bolster existing perimeter vegetation including infilling gaps. Restoration of amalgamated field boundaries unlikely to be appropriate given the prevailing overall character of the coastal plain.
The assessment parcel boundary follows identifiable physical features.		*		Roads to the south, west and north, combination of road and less well defined field boundaries to the east.

Assessment Parcel T: Overarching Criteria

Informed by the tabulated assessment above, a judgement is made as to whether the assessment parcel meets overarching criteria for potential gap policy (Chichester District Local Plan submission draft Policy NE3 'Landscape Gaps between settlements'). The criteria below accords with the core criteria of the 2019 Chichester Landscape Gap Assessment, which is informed by PUSH criteria as explained in section 2 above.

	Yes	Partially	No
OVERARCHING CRITERIA			
Inclusion of the assessment parcel within potential gap policy would retain the open nature and/or sense of separation between settlements.	*		
The assessment parcel performs an important role in defining the settlement character of the area and/or separating settlements at risk of coalescence.		*	
Inclusion of the assessment parcel within potential gap policy would not preclude provision being made for the development proposed in the Chichester Local Plan Review, subsequent site allocations DPD or Parish Neighbourhood Plans.	*		
Inclusion of the assessment parcel within potential gap policy would include no more land than is necessary to prevent the coalescence of settlements having regard to maintaining their physical and visual separation.		*	

Assessment Parcel T varies from north to south with a slight increase in boundary vegetation and tree cover to the south, but is unified by its irregular pattern of large scale fields, which provide a sense of undeveloped landscape as part of the wider separation between Oving and Bersted, and between relevant parts of Chichester and Bognor Regis. The parcel forms a significant portion of the undeveloped landscape experienced by large numbers of motorists travelling along the A259 between the two settlements.

Inclusion of assessment parcel T within a gap policy between Chichester/Oving and Bersted is: **Desirable**



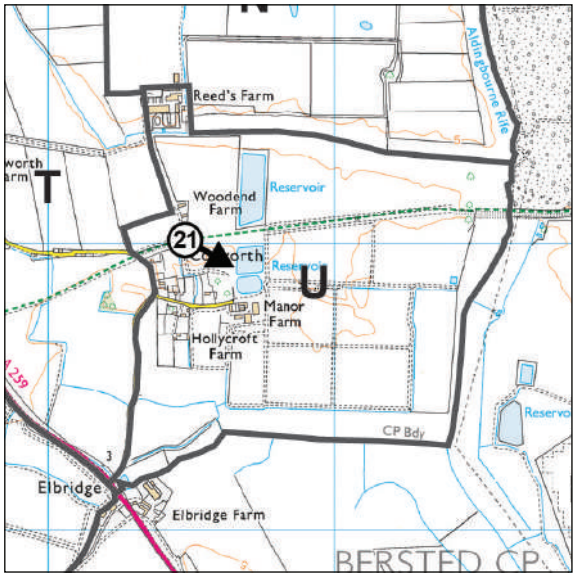
Photograph 21

ASSESSMENT PARCEL U

Overview including Location and Extent

This assessment parcel is at the south-eastern corner of the Parish and includes the hamlet of Colworth, Manor Farm, Reed's Farm and extensive areas of horticulture. The parcel is bounded by the parish boundary to the south, Aldingbourne Rife and the parish boundary to the east and lanes to the west. To the north, the landscape transitions to large scale arable fields.

The assessment parcel is not located between Oving and any other nearby settlements. However, the parcel is part of the wider separation between the areas of Chichester and Bognor Regis which are within the vicinity of Oving Parish, and is therefore considered against the gap assessment criteria as follows.



Assessment parcel and photograph location

Assessment Parcel U: Tabulated Assessment

	Yes	Partially	No	
LOCATION				
The land which forms the assessment parcel lies between settlements.	*			Not directly located between nearby settlements, but the parcel forms part of the wider separation (approx 4km) between Chichester and Bognor Regis (West of Bersted Strategic Allocation) and is adjacent to the Bognor Regis to Chichester Gaps Between Settlements of Arun District, along the Parish boundary.
SETTLEMENT IDENTITY AND PATTERN				
There is a distinct settlement character/ pattern.		*		Settlement is limited to a dispersed group of dwellings/ farmsteads around Colworth and Reed's Farm.
There is a well defined settlement edge.			*	Not near any significant settlement edge.
There is a sense of arrival into and/or departure from settlement.			*	Not near the approach into any significant settlement.
Development of the assessment parcel would adversely affect the settlement pattern.	*			Development would be detached from any existing significant settlement.
LANDSCAPE CHARACTER				
The assessment parcel has an identifiable landscape character/sense of place.		*		The parcel has an identifiable character dominated by horticulture, although the monotony of rows of planting provides little sense of place.
There is a coherent land management pattern (may include a number of uses).	*			Primarily horticulture.
Existing land uses and/ or landscape features contribute to the open and undeveloped character of the landscape.			*	Although not housing or similar, the current land use of extensive horticultural, along with man made reservoirs, give the landscape a developed feel.
There is a low density or absence of built development.			*	No major settlement, but the parcel includes temporary structures in the form of poly tunnels, as well as low density dwellings and farmsteads around Colworth.
Roads and/or public rights of way cross the landscape, linking to settlement.			*	Public footpath 200 crosses through the middle of the parcel but does not provide an obvious experience of travelling from one settlement to another.

	Yes	Partially	No	
The assessment parcel plays an important role in the provision of green infrastructure.		*		Hedgerows along ditch lines and more notable tree cover associated with dwellings around Colworth provide a moderate network of green infrastructure.
There are opportunities to enhance green infrastructure.		*		Limited framework for additional boundaries, but potential to infill gaps as appropriate.
VIEWS				
Views to/from settlement contribute positively to the visual character of the area.			*	Views heavy influenced by horticultural land uses including poly tunnels.
Landscape elements such as vegetation and topography contribute to the sense of visual separation.		*		Tree cover to the west, including around Colworth has a containing effect.
There is intervisibility between settlements across the assessment parcel.			*	No intervisibility between the settlements identified.
There are open vistas and long views.			*	Majority of views curtailed by structures and planting associated with horticulture.
There are views to/from the South Downs National Park.		*		Occasional distant glimpses of the South Downs to the north seen through gaps in vegetation and horticultural structures.
There are views of landmark features located within settlements.			*	No obvious landmarks identified from public vantage points.
BOUNDARY DEFENSIBILITY				
There are clearly defined coherent boundaries.		*		Internal boundaries effected by land use.
There is potential for new/restored boundary features in keeping with the landscape character.		*		Potential to restore vegetated, less geometric field boundaries in the longer term.
The assessment parcel boundary follows identifiable physical features.		*		Roads to the west, Aldingbourne Rife along the Parish boundary to the east, less well defined ditch line to the north and ditch line along the Parish boundary to the south.

Assessment Parcel U: Overarching Criteria

Informed by the tabulated assessment above, a judgement is made as to whether the assessment parcel meets overarching criteria for potential gap policy (Chichester District Local Plan submission draft Policy NE3 'Landscape Gaps between settlements'). The criteria below accords with the core criteria of the 2019 Chichester Landscape Gap Assessment, which is informed by PUSH criteria as explained in section 2 above.

	Yes	Partially	No
OVERARCHING CRITERIA			
Inclusion of the assessment parcel within potential gap policy would retain the open nature and/or sense of separation between settlements.			*
The assessment parcel performs an important role in defining the settlement character of the area and/or separating settlements at risk of coalescence.			*
Inclusion of the assessment parcel within potential gap policy would not preclude provision being made for the development proposed in the Chichester Local Plan Review, subsequent site allocations DPD or Parish Neighbourhood Plans.	*		
Inclusion of the assessment parcel within potential gap policy would include no more land than is necessary to prevent the coalescence of settlements having regard to maintaining their physical and visual separation.		*	

Conclusion

Assessment Parcel U is heavily influenced by horticultural land use and provides a limited perception of undeveloped separation between Chichester and Bognor Regis or between Oving and Bersted.

Inclusion of assessment parcel U within a gap policy is: **Not required**



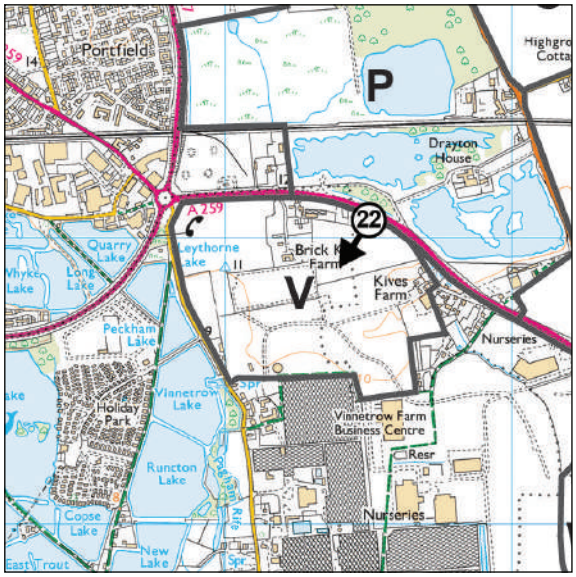
Photograph 22

ASSESSMENT PARCEL V

Overview including Location and Extent

Assessment parcel V consist of an area dominated by horticulture which extents west beyond the Parish boundary. The area is defined by A259 to the north, lakes to the west, and the Horticultural Development Area to the south and east.

The assessment parcel is not located between Oving and any other nearby settlements. However, the parcel is part of the wider separation between the areas of Chichester and Bognor Regis which are within the vicinity of Oving Parish, and is therefore considered against the gap assessment criteria as follows.



Assessment parcel and photograph location

Assessment Parcel V: Tabulated Assessment

	Yes	Partially	No	
LOCATION				
The land which forms the assessment parcel lies between settlements.	*			Not located between nearby settlements such as Oving and Shopwyke, but the parcel forms part of the wider separation (approx 4km) between Chichester and Bognor Regis (West of Bersted Strategic Allocation).
SETTLEMENT IDENTITY AND PATTERN				
There is a distinct settlement character/ pattern.		*		Chichester city is a large settlement adjacent to the west. There is no other significant settlement near the parcel, but large scale horticultural buildings and glass houses abut the parcel to the south and there is a holiday park surrounded by artificial lakes to the south-west.
There is a well defined settlement edge.		*		The edge of Chichester is defined by the A27 to the west of the parcel.
There is a sense of arrival into and/or departure from settlement.			*	The approach into Chichester along A259 to the north is along a busy road.
Development of the assessment parcel would adversely affect the settlement pattern.		*		Significant development has already occurred to the east of Chichester around Shopwyke and there is horticultural development to the south and south-east, however development of the parcel would be out on a limb from the main body of Chichester.
LANDSCAPE CHARACTER				
The assessment parcel has an identifiable landscape character/sense of place.		*		The parcel has an identifiable character dominated by horticulture, although the monotony of rows of planting provides little sense of place.
There is a coherent land management pattern (may include a number of uses).		*		Primarily horticulture.
Existing land uses and/ or landscape features contribute to the open and undeveloped character of the landscape.			*	Although not housing or similar, the current land use of extensive horticultural, along with man made reservoirs, given the landscape a developed feel.
There is a low density or absence of built development.		*		No major settlement, but the parcel includes some buildings including garden centre, farmstead and dwellings and is influenced by surrounding development.
Roads and/or public rights of way cross the landscape, linking to settlement.			*	No roads or public rights of way through the parcel and limited experience of crossing from one settlement to another along the adjacent section of the A259.

	Yes	Partially	No	
The assessment parcel plays an important role in the provision of green infrastructure.		*		Relatively good network of vegetated field boundaries including shelter belts, although no significant woodland.
There are opportunities to enhance green infrastructure.		*		Potential to bolster boundary vegetation and tree cover generally where land use allows.
VIEWS				
Views to/from settlement contribute positively to the visual character of the area.			*	Trees soften views heavy influenced by horticultural land uses and nearby development.
Landscape elements such as vegetation and topography contribute to the sense of visual separation.		*		Vegetation within the parcel provides visual containment and helps obscure settlement in views from the east.
There is intervisibility between settlements across the assessment parcel.			*	No intervisibility between the settlements identified.
There are open vistas and long views.			*	Majority of views curtailed by boundary vegetation including shelter belts.
There are views to/from the South Downs National Park.			*	Limited distant glimpses of the South Downs to the north.
There are views of landmark features located within settlements.			*	No obvious landmarks identified from public vantage points.
BOUNDARY DEFENSIBILITY				
There are clearly defined coherent boundaries.		*		Internal boundaries largely intact despite intensive land use.
There is potential for new/restored boundary features in keeping with the landscape character.		*		Potential for some enhancement of exiting boundaries.
The assessment parcel boundary follows identifiable physical features.		*		Roads to the north and west, less well defined by vegetation to the south and east.

Assessment Parcel V: Overarching Criteria

Informed by the tabulated assessment above, a judgement is now made as to whether the assessment parcel meets overarching criteria for potential gap policy (Chichester District Local Plan submission draft Policy NE3 'Landscape Gaps between settlements'). The criteria below accords with the core criteria of the 2019 Chichester Landscape Gap Assessment, which is informed by PUSH criteria as explained in section 2 above.

	Yes	Partially	No
OVERARCHING CRITERIA			
Inclusion of the assessment parcel within potential gap policy would retain the open nature and/or sense of separation between settlements.			*
The assessment parcel performs an important role in defining the settlement character of the area and/or separating settlements at risk of coalescence.			*
Inclusion of the assessment parcel within potential gap policy would not preclude provision being made for the development proposed in the Chichester Local Plan Review, subsequent site allocations DPD or Parish Neighbourhood Plans.	*		
Inclusion of the assessment parcel within potential gap policy would include no more land than is necessary to prevent the coalescence of settlements having regard to maintaining their physical and visual separation.			*

Conclusion

Assessment Parcel V is surrounded by urbanising influences including Chichester to the west, significant horticultural development to the south and south-east and the A259 to the north, and is dominated by horticultural land use. There are few public vantage points with views of the fields within the assessment parcel and the parcel has no significant contribution to the perception of wider separation between relevant parts of Chichester and Bognor Regis.

Inclusion of assessment parcel V within a gap policy is: **Not required**



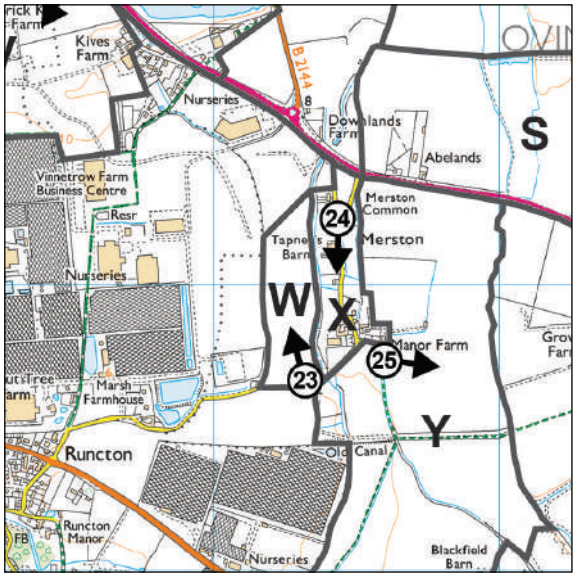
Photograph 23

ASSESSMENT PARCEL W

Overview including Location and Extent

Assessment parcel W is located towards the south-western edge of the Parish. The parcel consists of a single linear arable field annexed by the Horticultural Development Area which borders the parcel to the north, south and west, and by a watercourse to the east.

The assessment parcel is not located between Oving and any other nearby settlements. However, the parcel is part of the wider separation between the areas of Chichester and Bognor Regis which are within the vicinity of Oving Parish, and is therefore considered against the gap assessment criteria as follows.



Assessment parcel and photograph location

Assessment Parcel W: Tabulated Assessment

	Yes	Partially	No	
LOCATION				
The land which forms the assessment parcel lies between settlements.	*			Not directly located between nearby settlements, but the parcel forms a small part of the wider separation (approx 4km) between Chichester and Bognor Regis (West of Bersted Strategic Allocation).
SETTLEMENT IDENTITY AND PATTERN				
There is a distinct settlement character/ pattern.		*		The parcel is distant from significant settlement, but the hamlet of Merston which is on the opposite site of a watercourse to the east, is defined as a dispersed linear pattern along Marsh Lane.
There is a well defined settlement edge.			*	Not near any significant settlement edge.
There is a sense of arrival into and/or departure from settlement.			*	Not near the approach into any significant settlement.
Development of the assessment parcel would adversely affect the settlement pattern.	*			Development would be detached from any existing significant settlement.
LANDSCAPE CHARACTER				
The assessment parcel has an identifiable landscape character/sense of place.			*	A single unremarkable arable field.
There is a coherent land management pattern (may include a number of uses).	*			Intensively managed arable farmland.
Existing land uses and/ or landscape features contribute to the open and undeveloped character of the landscape.		*		Despite perimeter boundary vegetation, the long length of the arable field with no internal structure provides a sense of semi-openess between more enclosed areas to the east and west.
There is a low density or absence of built development.		*		No settlement internally, but the parcel is influenced by nearby horticultural structures, including large warehouse/ distribution building to the north.
Roads and/or public rights of way cross the landscape, linking to settlement.			*	No internal roads or public rights of way and adjacent road to the south does not provide an obvious experience of travelling from one settlement to another.

	Yes	Partially	No	
The assessment parcel plays an important role in the provision of green infrastructure.			*	Perimeter vegetation only of varying intactness.
There are opportunities to enhance green infrastructure.		*		Limited framework for additional boundaries, but potential to infill gaps along perimeter boundaries, in particular to the north-west.
VIEWS				
Views to/from settlement contribute positively to the visual character of the area.			*	Limited contribution to views.
Landscape elements such as vegetation and topography contribute to the sense of visual separation.		*		Perimeter boundary vegetation has some containing affect compared to more open larger scale landscapes further east.
There is intervisibility between settlements across the assessment parcel.			*	No intervisibility between the settlements identified.
There are open vistas and long views.		*		Length of the field allows longer views north and south.
There are views to/from the South Downs National Park.	*			Distant glimpses of the South Downs to the north seen in context with vegetation and nearby horticultural structures.
There are views of landmark features located within settlements.			*	No obvious landmarks identified from public vantage points.
BOUNDARY DEFENSIBILITY				
There are clearly defined coherent boundaries.		*		No internal boundaries, perimeter boundaries primarily defined by ditch line/channel.
There is potential for new/restored boundary features in keeping with the landscape character.	*			Potential to create new boundary along the northern edge with the Horticultural Development Area and enhance boundaries to the east and west to enhance buffer between Merston and the Horticultural Development Area.
The assessment parcel boundary follows identifiable physical features.		*		Ditch/channel to the east/west, road to the south, but no identifiable boundary feature to the north due to Horticultural Development Area.

Assessment Parcel W: Overarching Criteria

Informed by the tabulated assessment above, a judgement is made as to whether the assessment parcel meets overarching criteria for potential gap policy (Chichester District Local Plan submission draft Policy NE3 'Landscape Gaps between settlements'). The criteria below accords with the core criteria of the 2019 Chichester Landscape Gap Assessment, which is informed by PUSH criteria as explained in section 2 above.

	Yes	Partially	No
OVERARCHING CRITERIA			
Inclusion of the assessment parcel within potential gap policy would retain the open nature and/or sense of separation between settlements.			*
The assessment parcel performs an important role in defining the settlement character of the area and/or separating settlements at risk of coalescence.			*
Inclusion of the assessment parcel within potential gap policy would not preclude provision being made for the development proposed in the Chichester Local Plan Review, subsequent site allocations DPD or Parish Neighbourhood Plans.	*		
Inclusion of the assessment parcel within potential gap policy would include no more land than is necessary to prevent the coalescence of settlements having regard to maintaining their physical and visual separation.			*

Conclusion

Assessment Parcel W is a small isolated parcel surrounded on three sides by the Horticultural Development Area and has limited visibility. The area is part of the eastern landscape setting to the hamlet of Merston and provides a buffer to the Horticultural Development Area, but has no significant contribution to the sense of wider separation between Chichester and Bognor Regis.

Inclusion of assessment parcel W within a gap policy is: **Not required**



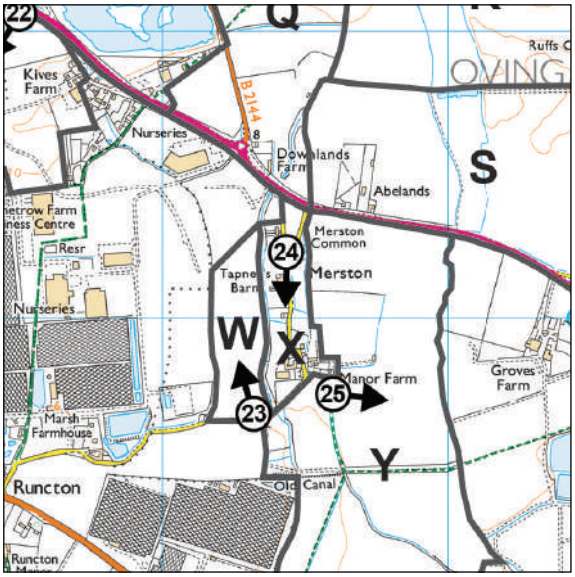
Photograph 24

ASSESSMENT PARCEL X

Overview including Location and Extent

Assessment parcel X is located towards the south-western edge of the Parish. The parcel consists of the Hamlet of Merston which is arranged broadly north-south along Marsh Lane. The area is defined to the east and west by watercourses, including the Chichester Flood Relief Channel to the east, and adjoins the A259 to the north.

The assessment parcel is not located between Oving and any other nearby settlements. However, the parcel is part of the wider separation between the areas of Chichester and Bognor Regis which are within the vicinity of Oving Parish, and is therefore considered against the gap assessment criteria as follows.



Assessment parcel and photograph location

Assessment Parcel X: Tabulated Assessment

	Yes	Partially	No	
LOCATION				
The land which forms the assessment parcel lies between settlements.	*			Not directly located between nearby settlements, but the parcel forms a small part of the wider separation (approx 4km) between Chichester and Bognor Regis (West of Bersted Strategic Allocation).
SETTLEMENT IDENTITY AND PATTERN				
There is a distinct settlement character/ pattern.		*		The parcel is distant from significant settlement, but contains the hamlet of Merston which is defined as a dispersed linear pattern along Marsh Lane.
There is a well defined settlement edge.			*	Not near any significant settlement edge.
There is a sense of arrival into and/or departure from settlement.			*	Not near the approach into any significant settlement.
Development of the assessment parcel would adversely affect the settlement pattern.	*			Development would be detached from any existing significant settlement.
LANDSCAPE CHARACTER				
The assessment parcel has an identifiable landscape character/sense of place.		*		Landscape has a primarily domestic abstracter associated with dwellings.
There is a coherent land management pattern (may include a number of uses).		*		Primarily residential.
Existing land uses and/ or landscape features contribute to the open and undeveloped character of the landscape.			*	Low density development.
There is a low density or absence of built development.			*	Formed primarily by the hamlet of Merston.
Roads and/or public rights of way cross the landscape, linking to settlement.			*	Marsh Lane runs through the parcel and connects with public footpath 2900, but these do not provide an obvious experience of travelling from one settlement to another.

	Yes	Partially	No	
The assessment parcel plays an important role in the provision of green infrastructure.		*		Riparian vegetation along channels on either side of the parcel, plus boundary vegetation and tree cover associated by dwellings.
There are opportunities to enhance green infrastructure.		*		Limited framework for additional boundaries, but potential to infill gaps along boundaries, and increase tree cover such as along Marsh Lane and the adjacent channels.
VIEWS				
Views to/from settlement contribute positively to the visual character of the area.		*		Tree cover filters views of built form.
Landscape elements such as vegetation and topography contribute to the sense of visual separation.		*		Significant tree cover associated with property boundaries assists visual containment.
There is intervisibility between settlements across the assessment parcel.			*	No intervisibility between the settlements identified.
There are open vistas and long views.		*		Longer views from more open northern portion.
There are views to/from the South Downs National Park.		*		Occasional distant glimpses of the South Downs seen through gaps in vegetation.
There are views of landmark features located within settlements.			*	No obvious landmarks identified from public vantage points.
BOUNDARY DEFENSIBILITY				
There are clearly defined coherent boundaries.		*		Intricate internal domestic boundaries.
There is potential for new/restored boundary features in keeping with the landscape character.			*	Limited scope for new boundaries.
The assessment parcel boundary follows identifiable physical features.	*			Channels to the east and west, roads to the north and south.

Assessment Parcel X: Overarching Criteria

Informed by the tabulated assessment above, a judgement is made as to whether the assessment parcel meets overarching criteria for potential gap policy (Chichester District Local Plan submission draft Policy NE3 'Landscape Gaps between settlements'). The criteria below accords with the core criteria of the 2019 Chichester Landscape Gap Assessment, which is informed by PUSH criteria as explained in section 2 above.

	Yes	Partially	No
OVERARCHING CRITERIA			
Inclusion of the assessment parcel within potential gap policy would retain the open nature and/or sense of separation between settlements.			*
The assessment parcel performs an important role in defining the settlement character of the area and/or separating settlements at risk of coalescence.			*
Inclusion of the assessment parcel within potential gap policy would not preclude provision being made for the development proposed in the Chichester Local Plan Review, subsequent site allocations DPD or Parish Neighbourhood Plans.	*		
Inclusion of the assessment parcel within potential gap policy would include no more land than is necessary to prevent the coalescence of settlements having regard to maintaining their physical and visual separation.			*

Conclusion

Assessment Parcel X is a small parcel, with internal tree cover providing some visual containment, which provides the immediate landscape setting to the hamlet of Merston. However, the parcel already contains residential development, albeit small scale low density, and has no significant contribution to the sense of wider separation between Chichester and Bognor Regis.

Inclusion of assessment parcel W within a gap policy is: **Not required**



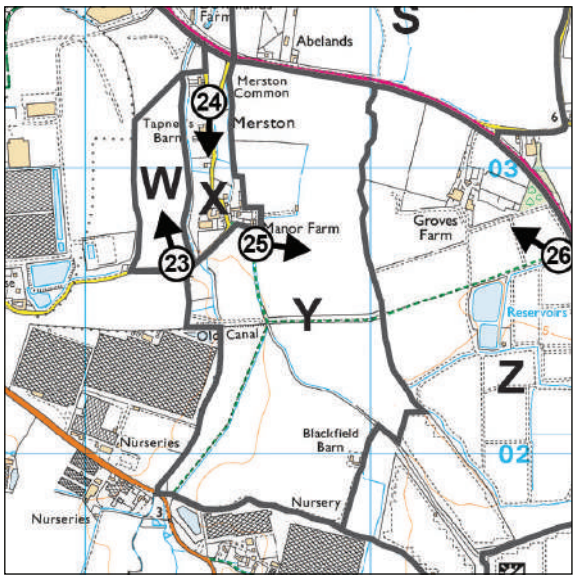
Photograph 25

ASSESSMENT PARCEL Y

Overview including Location and Extent

Assessment parcel Y is located to the south of the Parish and consists of large arable fields with ditches and varying boundary vegetation, between the A259 to north and the parish boundary to the south. The area abuts Chichester Flood Relief Channel and the hamlet of Merston to the north-west, the Horticultural Development Area to the south-west, and contrasts with the extensive tracts of horticulture including poly tunnels and glasshouses to the east and south-west.

The assessment parcel is not located between Oving and any other nearby settlements. However, the parcel is part of the wider separation between the areas of Chichester and Bognor Regis which are within the vicinity of Oving Parish, and abuts the Bognor Regis to Chichester Gaps Between Settlements policy area of Arun



Assessment parcel and photograph location

District. The assessment parcel is therefore considered against the gap assessment criteria as follows.

Assessment Parcel Y: Tabulated Assessment

	Yes	Partially	No	
LOCATION				
The land which forms the assessment parcel lies between settlements.	*			Not directly located between nearby settlements, but the parcel forms part of the wider separation (approx 4km) between Chichester and Bognor Regis (West of Bersted Strategic Allocation), and is adjacent to Horticultural Development Area to the south-west, and the Bognor Regis to Chichester Gaps Between Settlements of Arun District, along the Parish boundary. The parcel also lies between Runcton and Bersted (both outside the Parish).
SETTLEMENT IDENTITY AND PATTERN				
There is a distinct settlement character/ pattern.		*		The parcel is distant from significant settlement, but abuts the hamlet of Merston to the north-west, which is defined by a dispersed linear pattern along Marsh Lane.
There is a well defined settlement edge.			*	Not near settlement edge.
There is a sense of arrival into and/or departure from settlement.			*	Not near the approach into settlement.
Development of the assessment parcel would adversely affect the settlement pattern.	*			Development would be detached from existing settlement.
LANDSCAPE CHARACTER				
The assessment parcel has an identifiable landscape character/sense of place.	*			Large scale open farmland with low density of boundary vegetation give the parcel an identifiable character.
There is a coherent land management pattern (may include a number of uses).	*			Almost entirely intensively managed farmland.
Existing land uses and/ or landscape features contribute to the open and undeveloped character of the landscape.	*			Large scale farmland with low density of containing vegetation, contributes to the open character of the landscape.
There is a low density or absence of built development.	*			Large dwelling within the south-east corner of the parcel but otherwise unsettled.

	Yes	Partially	No	
Roads and/or public rights of way cross the landscape, linking to settlement.		*		Public footpaths 199, 200 and 2900 connect through the assessment parcel but do not provide an obvious experience of travelling from one settlement to another. However the parcel contributes to the southern aspect along the A259 as a large number of motorists, cyclists, and pedestrians on the pavement, travel between Chichester and Bognor Regis.
The assessment parcel plays an important role in the provision of green infrastructure.		*		Hedgerows and trees along field boundaries and ditches, but forming a relatively loose network of green infrastructure due to gaps and absence of vegetation along some boundaries.
There are opportunities to enhance green infrastructure.		*		Infill gaps and improve connectivity of boundary vegetation.
VIEWS				
Views to/from settlement contribute positively to the visual character of the area.		*		Influence from elements such as traffic along the A259 and glimpses of poly tunnels to the east and west detract from views.
Landscape elements such as vegetation and topography contribute to the sense of visual separation.		*		Landscape structure associated with smaller scale fields to the north-west shorten views, but boundary vegetation around larger fields across the majority of the parcel has less of a containing affect due to the scale of the fields and thereby lower density of the boundary network.
There is intervisibility between settlements across the assessment parcel.			*	No intervisibility between the settlements identified.
There are open vistas and long views.	*			Long views across arable farmland to the nearest boundary vegetation, including views from the A259 over low boundary vegetation along the north-eastern edge of the parcel.
There are views to/from the South Downs National Park.	*			The South Downs visible in the distance the north.
There are views of landmark features located within settlements.			*	No obvious landmarks identified from public vantage points.
BOUNDARY DEFENSIBILITY				
There are clearly defined coherent boundaries.		*		An irregular pattern of internal boundaries, but the majority are clearly defined.
There is potential for new/restored boundary features in keeping with the landscape character.		*		Infill gaps.

	Yes	Partially	No	
The assessment parcel boundary follows identifiable physical features.		*		Roads and boundary vegetation, although less well identified with gaps in vegetation in places.

Assessment Parcel Y: Overarching Criteria

Informed by the tabulated assessment above, a judgement is made as to whether the assessment parcel meets overarching criteria for potential gap policy (Chichester District Local Plan submission draft Policy NE3 'Landscape Gaps between settlements'). The criteria below accords with the core criteria of the 2019 Chichester Landscape Gap Assessment, which is informed by PUSH criteria as explained in section 2 above.

	Yes	Partially	No
OVERARCHING CRITERIA			
Inclusion of the assessment parcel within potential gap policy would retain the open nature and/or sense of separation between settlements.	*		
The assessment parcel performs an important role in defining the settlement character of the area and/or separating settlements at risk of coalescence.		*	
Inclusion of the assessment parcel within potential gap policy would not preclude provision being made for the development proposed in the Chichester Local Plan Review, subsequent site allocations DPD or Parish Neighbourhood Plans.	*		
Inclusion of the assessment parcel within potential gap policy would include no more land than is necessary to prevent the coalescence of settlements having regard to maintaining their physical and visual separation.	*		

Conclusion

The extensive tract of large scale farmland which forms Assessment Parcel Y provides a sense of open undeveloped landscape as part of the wider separation between relevant parts of Chichester and Bognor Regis, experienced by a large number of motorists, cyclists and pavement pedestrians along the A259 as they travel between the two settlements. Given the extensive horticultural and other land uses to the east and west, parcel Y is the only tract of land south of the A259 where there is a notable perception of separation between Chichester and Bognor Regis, which helps to maintain their separated identities. The parcel is also part of the wider separation between Bersted and Runcton in combination with existing gap policy within Arun (albeit with both settlements outside the Parish, and Runcton located beyond the Horticultural Development Area), and provides the easterly setting to the hamlet of Merston.

Inclusion of assessment parcel Y within a gap policy between Chichester and Bognor Regis is considered: **Essential**



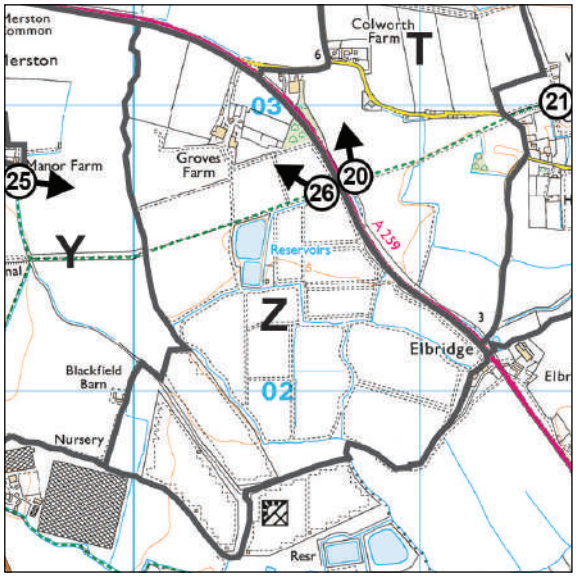
Photograph 26

ASSESSMENT PARCEL Z

Overview including Location and Extent

Assessment parcel Z is located at the southern corner of the Parish. The parcel consists of a large area of horticulture including extensive rows of poly tunnels, between the A259 to the north and east, and the parish boundary to the south.

The assessment parcel abuts the West of Bersted Strategic Allocation within Arun District to the south-east and the Bognor to Chichester Gaps Between Settlements policy area of Arun District. The parcel is part of the wider separation between Chichester and Bognor Regis and is therefore considered against the gap assessment criteria as follows.



Assessment parcel and photograph location

Assessment Parcel Z: Tabulated Assessment

	Yes	Partially	No	
LOCATION				
The land which forms the assessment parcel lies between settlements.	*			Not directly located between nearby settlements, but the parcel forms part of the wider separation (approx 4km) between Chichester and Bognor Regis, and is adjacent to the West of Bersted Strategic Allocation, and the Bognor Regis to Chichester Gaps Between Settlements of Arun District, along the Parish boundary. The parcel also lies between Runcton and Bersted (both outside the Parish).
SETTLEMENT IDENTITY AND PATTERN				
There is a distinct settlement character/ pattern.		*		Settlement is limited to Groves Farm which includes a limited number of dwellings, horticultural warehouses and caravans.
There is a well defined settlement edge.			*	Not near any existing significant settlement edge.
There is a sense of arrival into and/or departure from settlement.			*	Not near the arrival into any existing significant settlement.
Development of the assessment parcel would adversely affect the settlement pattern.	*			Development would be adjacent to the West Bersted Strategic Development Location, but would be out on a limb from the main conurbation of Bognor Regis.
LANDSCAPE CHARACTER				
The assessment parcel has an identifiable landscape character/sense of place.		*		The parcel has an identifiable character dominated by horticulture, although the monotony of rows of planting provides little sense of place.
There is a coherent land management pattern (may include a number of uses).	*			Primarily horticulture.
Existing land uses and/ or landscape features contribute to the open and undeveloped character of the landscape.			*	Although not housing or similar, the current land use of extensive horticultural, give the landscape a developed feel.
There is a low density or absence of built development.			*	No major settlement, but the parcel includes temporary structures in the form of poly tunnels, as well as buildings around Groves Farm.
Roads and/or public rights of way cross the landscape, linking to settlement.			*	Public footpath 200 crosses through the middle of the parcel but does not provide an obvious experience of travelling from one settlement to another.

	Yes	Partially	No	
The assessment parcel plays an important role in the provision of green infrastructure.		*		Hedgerows along ditch lines, shelter belts, and tree cover around two central lakes provide a network of green infrastructure across the parcel, although there are gaps.
There are opportunities to enhance green infrastructure.		*		Limited framework for additional boundaries, but potential to infill gaps as appropriate.
VIEWS				
Views to/from settlement contribute positively to the visual character of the area.			*	Views heavy influenced by horticultural land uses including poly tunnels.
Landscape elements such as vegetation and topography contribute to the sense of visual separation.		*		Boundary tree cover, including along the A259 has a containing effect.
There is intervisibility between settlements across the assessment parcel.			*	No intervisibility between the settlements identified.
There are open vistas and long views.			*	Majority of views curtailed by structures and planting associated with horticulture.
There are views to/from the South Downs National Park.		*		Occasional distant glimpses of the South Downs to the north seen through gaps in vegetation and horticultural structures.
There are views of landmark features located within settlements.			*	No obvious landmarks identified from public vantage points.
BOUNDARY DEFENSIBILITY				
There are clearly defined coherent boundaries.		*		Internal boundaries effected by land use.
There is potential for new/restored boundary features in keeping with the landscape character.		*		Potential to restore vegetated, less geometric field boundaries in the longer term.
The assessment parcel boundary follows identifiable physical features.		*		A259 to the north and east, ditch lines and vegetation elsewhere.

Assessment Parcel Z: Overarching Criteria

Informed by the tabulated assessment above, a judgement is made as to whether the assessment parcel meets overarching criteria for potential gap policy (Chichester District Local Plan submission draft Policy NE3 'Landscape Gaps between settlements'). The criteria below accords with the core criteria of the 2019 Chichester Landscape Gap Assessment, which is informed by PUSH criteria as explained in section 2 above.

	Yes	Partially	No
OVERARCHING CRITERIA			
Inclusion of the assessment parcel within potential gap policy would retain the open nature and/or sense of separation between settlements.			*
The assessment parcel performs an important role in defining the settlement character of the area and/or separating settlements at risk of coalescence.			*
Inclusion of the assessment parcel within potential gap policy would not preclude provision being made for the development proposed in the Chichester Local Plan Review, subsequent site allocations DPD or Parish Neighbourhood Plans.	*		
Inclusion of the assessment parcel within potential gap policy would include no more land than is necessary to prevent the coalescence of settlements having regard to maintaining their physical and visual separation.		*	

Conclusion

Assessment Parcel Z is heavily influenced by horticultural land use and provides a limited perception of undeveloped separation between Chichester and Bognor Regis.

Inclusion of assessment parcel Z within a gap policy is: **Not required**