OVING NEIGHBOURHOOD PLAN

LANDSCAPE CAPACITY STUDY
DECEMBER 2021








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CONTENTS

Introduction 2
Sub-area: OV1: Merston (outside Horticultural Development Area (HDA)) 6
Sub-area: OV2: West of Elbridge 14
Sub-area: OV3: Colworth 21
APPENDICES 1
Appendix A: Extracts from Chichester Local Plan Review 2035 Landscape Capacity Study (March 2019) covering Oving Parish
Appendix B: Extracts from Chichester Local Plan Review 2035 Landscape Capacity Study HDA (March 2019) covering Oving Parish
Appendix C: Methodology
Appendix D: Record sheets for sub-areas OV1, OV2 and OV3

Introduction

Oving Parish Council (OPC) appointed The terra firma Consultancy Limited in June 2021 to extend, on their behalf, the Landscape Capacity Study (The Study) which they had undertaken for Chichester District Council (CDC) in 2018 (pub.2019) and which informed the evidence base for the emerging Chichester Local Plan Review for the period up to 2035 for a plan end date of 2036. The Study included a high level assessment of landscape capacity to help inform decision-making relating to the need to accommodate strategic development over the plan period. This study will form part of the evidence base for the emerging Oving Neighbourhood Plan (ONP) and as such OPC wished to extend the study to include all the land within the Neighbourhood Plan Area, some of which had been excluded from the previous study.

The Study aims to provide a transparent, consistent, objective and robust assessment of the landscape capacity of land parcels, known as sub-areas, to provide evidence to understand where the landscape and visual impacts would be greatest and identify which areas, if any, may have capacity to accommodate change without causing significant and detrimental damage to the fine landscapes within the plan area or those of the South Downs National Park (SDNP), or the Chichester Harbour Area of Outstanding Natural Beauty (AONB). Those areas within the ONP area which were assessed as part of the CDC study are attached as Appendix A. The additional sub-areas assessed within this study are referred to as OV1, OV2 and OV3 and shown below.

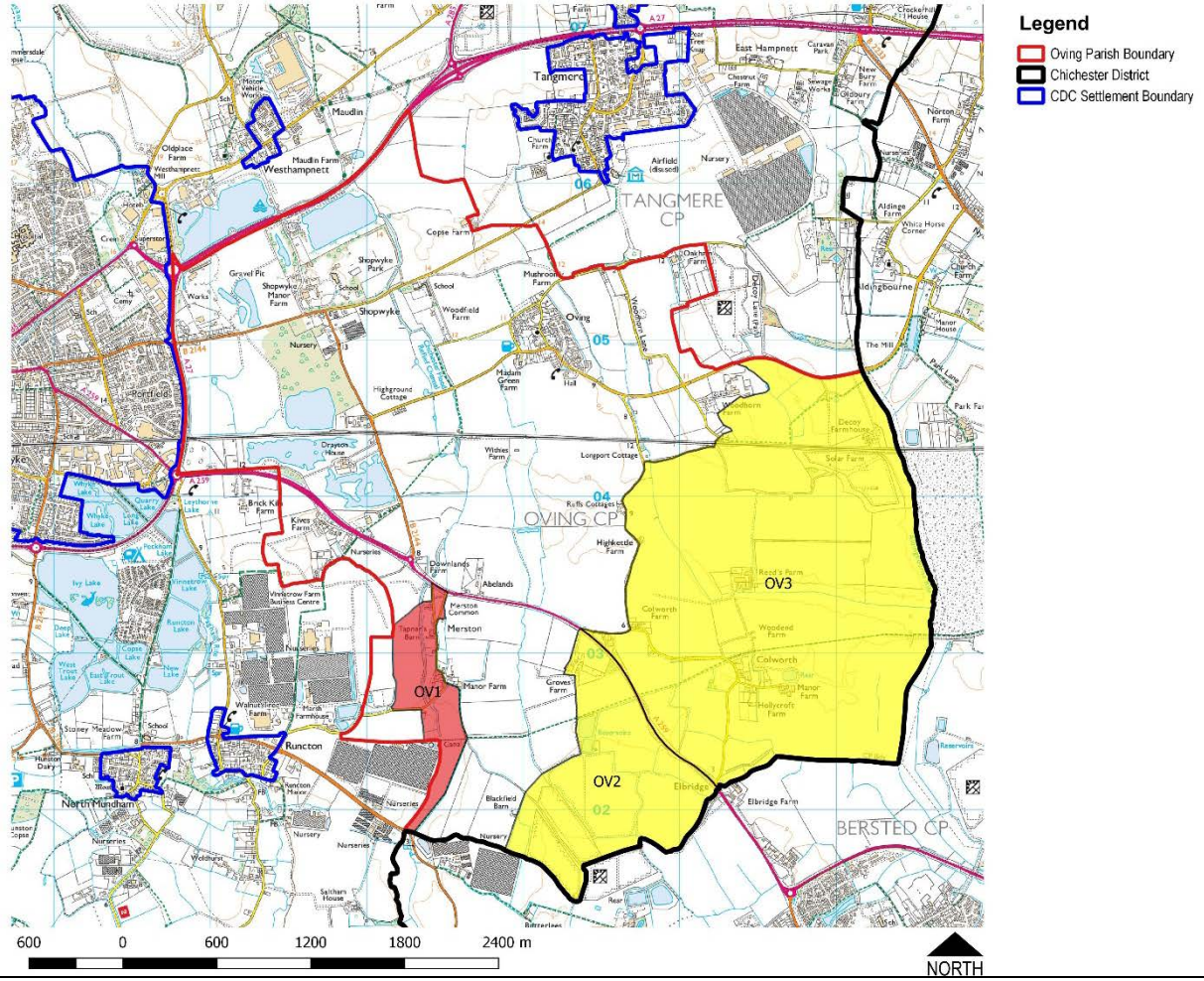


Figure 1: Additional sub-areas in Oving parish assessed within this report

The Study examines areas of the plan area outside the established settlement boundaries and designated Horticultural Development Areas (HDA). The HDA where the subject of a similar capacity study in 2018 and those areas which lie within the Oving Neighbourhood Plan area are attached as Appendix B. The sub-areas assessed in the CDC Study were based upon the parcels used for previous capacity and sensitivity studies, which were superseded by that study. As part of this new study there new sub-areas were created which fill the gaps left by the CDC studies. The West Sussex County Council Landscape Character Assessment (2003) provided an understanding and assessment of the landscape character of Chichester District. The Sussex Historic Landscape Characterisation (2010) has also been referred to.

The entire CDC study and supporting information can be accessed at https://www.chichester.gov.uk/article/30928/Supporting-evidence---Local-Plan-review . The methodology which supports this study is included as Appendix C and the fieldwork record sheets for the additional sub-areas (OV1, OV2 and OV3) as Appendix D.

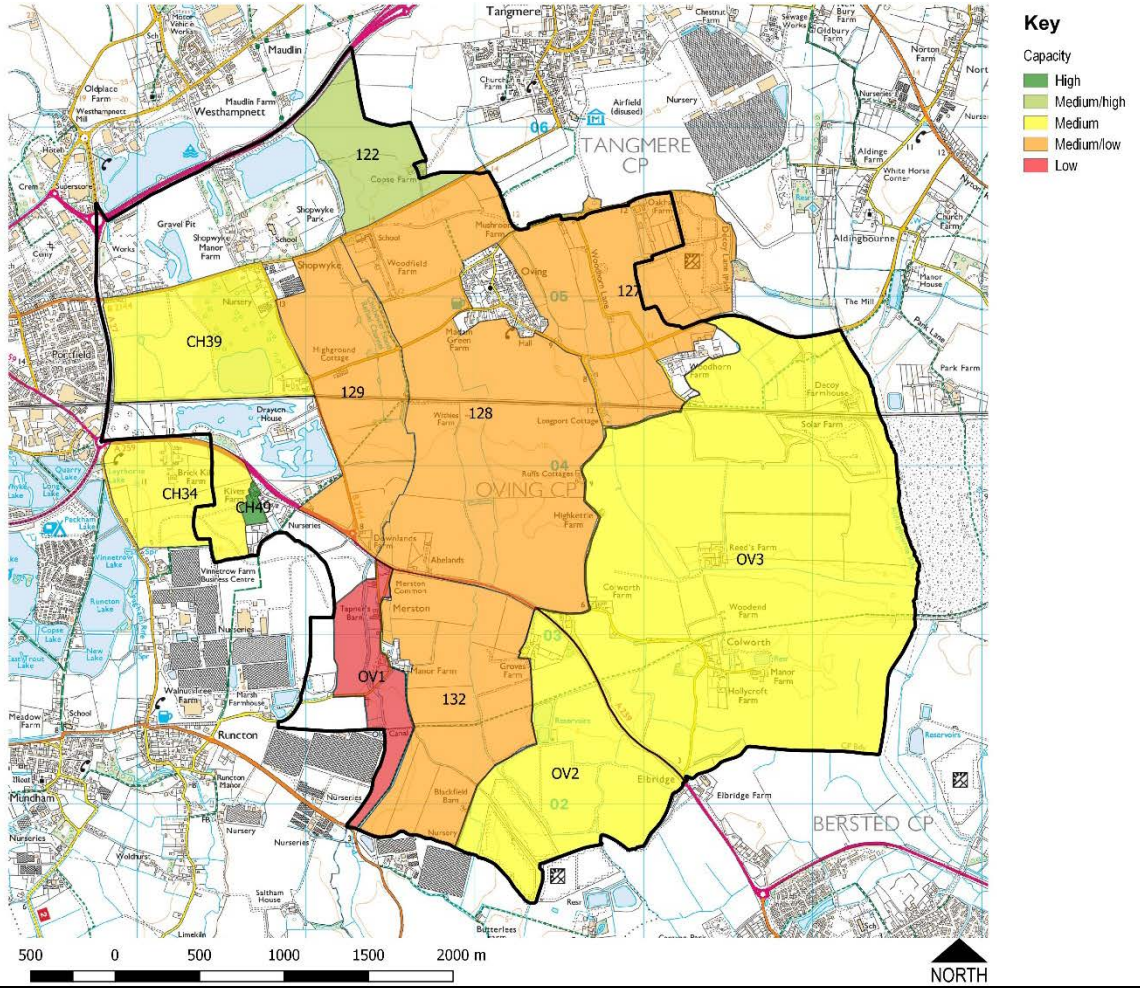


Figure 2: Sub-areas in Oving parish assessed within this report combined with those in the Chichester District Council study

Sub-area: OV1: Merston (outside Horticultural Development Area (HDA))

Key characteristics and key qualities (West Sussex LCA unless noted):

- Low lying flat open landscape.
- Meandering rifes and straight drainage ditch systems, with associated unimproved grassland and edged by reed beds.
- A low density of hedgerows and hedgerow trees with occasional shelterbelts.
- Large-scale arable farming and market gardening. Extensive farms with both traditional and modern farm buildings and silos.
- Scattered, historically nucleated villages with mixed building materials of flint, brick, half timber and stone.
- Large farmsteads along roads, and on dead-end tracks.
- Long views to the Downs.
- The relatively open character of much of the area allows long views so that village church towers are important landmarks in views.
- Few trees or hedgerows, partly as a result of Dutch Elm Disease, from the 1970s and the Great Storm of 1987 and overall high quality agricultural land, although, where they do exist, they form prominent features.
- Important medieval churches with spires which distinguish this otherwise flat landscape.
- Remains of the line of the Arundel to Chichester Canal. This formed part of an important late 18th century barge route
- Semi-natural habitats are scarce due to intensive arable agriculture.
- Hedgerow pattern is fragmented with occasional isolated woods, for example, Hunston Copse (Site of Nature Conservation Importance, SNCI).
- Low lying species-rich grasslands adjacent to the rifes, artificial water bodies of Chichester canal (SNCI) and gravel pits together with remnant semi-natural broadleaved woodlands form pockets of high nature conservation importance.
- Occasional species-rich meadows along rifes, for example, Kingston Manor meadows, Runcton.

Key sensitivities:

- Key views to the South Downs.
- Fragmentation and loss of hedgerows and connections between hedgerow and woodland.
- Replacement of mature treescape.
- Changes in drainage patterns.
- Industry in the countryside associated with horticulture and light industry, resulting in large clusters of glasshouses and industrial buildings.
- Changes in transport infrastructure due to urban development pressures.

Land management guidelines:

- Create a new, large scale tree and hedgerow framework which complements the open intensively farmed landscape, whilst maintaining significant views of Chichester Cathedral, the South Downs and local features.
- Maintain and strengthen field boundaries such as hedgerows and shelterbelts.
- Link up existing remnant hedgerows and tree lines to re-establish coherent field boundaries and wildlife corridors.
- Encourage a full tree survey of the area with a view to conserving and managing existing feature tree groups and individuals.
- Encourage and promote land management schemes to increase species rich grassland areas.
- Promote management and establishment of grassland regimes of grazing, hay cutting and silage.
- Restore and strengthen the landscape of the gaps between settlements.
- Encourage landscape enhancements around villages and on their approaches.
- Establish new vegetation features by the planting of hedgerows and tree clumps in field corners and along roadsides, especially those approaching settlements.
- Restrict extensive areas of tree planting to poorer quality agricultural land.
- Maintain and enhance the landscape and biodiversity of rifes and other existing habitats. Reprofile banks and encourage more diverse flora by lengthening clearance cycles.
- Enhance the visual prominence of rifes through the establishment of waterside vegetation features.

Relevant forces for change / threats / opportunities:

- Urban development pressures, especially in the gaps between settlements and on the edge of Chichester.
- Major road improvements.
- Loss of mature elm trees in the 1970's and 1980's due to Dutch Elm disease.
- Loss of floodplain and wet woodland due to changes in agricultural drainage practices.
- Loss of tree and hedgerow cover from agricultural intensification since World War II.

Sub-area map:

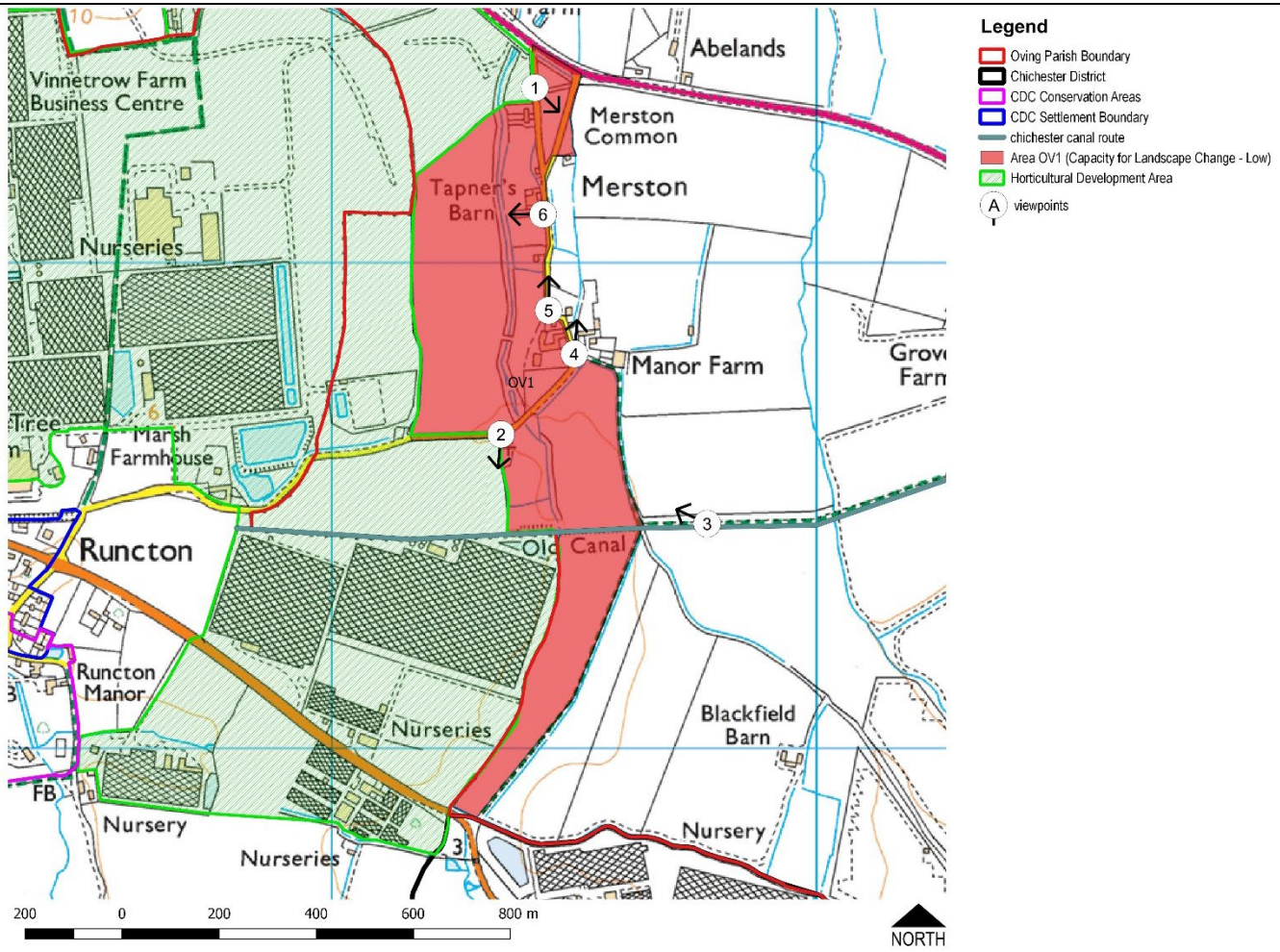


Figure: OV1 Capacity of landscape to accept change and location of photographic viewpoints

Sub-area description:
Sub-area OV1 is linear and irregular in shape and stretches from the A259 in the north to the B2166 in the south. The western boundary is defined by the existing HDA boundary.

For more detail refer to record sheets in appendix D.

Photographs:



Photo 1: View south-west from Marsh Lane towards Merston Common (house)



Photo 2: View south from Marsh Lane towards Grade I listed Church of St Giles.



Photo 3: View north-west from PRoW on former route of canal across (outside sub-area) fields towards Church of St Giles



Photo 4: Pond in centre of Merston which forms part of Chichester Flood Relief Channel



Photo 5: View north along Marsh Lane adjacent to Merston House



Photo 6: View west from Marsh Lane across meadows towards warehouses

Please refer to section 3 methodology of the assessment process

1. Visual Sensitivity: Medium

- Long panoramic views to SDNP
- Sensitive distant, elevated receptors within SDNP
- Possible opportunities for mitigation without interrupting key views
- Generally peaceful and rural away from A259 but lower expectations of scenic beauty close to large-scale horticulture.
- A259 is locally busy
- Church of St Giles is a local landmark

2. Landscape Sensitivity: Medium

- Classified as predominantly Grade 2 agricultural land
- Chichester Flood Relief Channel and small streams/drainage channels, pond in centre of Merston.
- Crossed by line of former canal- (not a PRoW within this sub-area)
- Some arable fields in south, pasture close to settlement.
- Some trees and hedgerows and shelterbelts including associated with private gardens
- A259 is locally busy to north of the sub-area
- Some public access, especially PRoW in south and east

3. Landscape Character Sensitivity: Medium (combines 1 and 2)

4. Wider Landscape Sensitivity: High

- A somewhat enclosed landscape which is only locally influenced by the edge of Merston and remains distant from the more substatntial settlement of Oving.
- There is a connection with the South Downs.
- The area is somewhat typical of the wider LCA but is slightly influenced by large-scale horticulture to the west

5. Overall Landscape Sensitivity: Medium/high (combines 3 and 4)

6. Landscape Value: Medium/high

- Grade 1 St Giles' Church and 3 no. Grade II buildings
- Former route of canal is an undesignated heritage asset of local interest

7. Landscape Capacity: Low (combines 5 and 6)

Potential effect on key visual characteristics

- Impact on sensitive receptors within SDNP
- Interruption of key views to SDNP

Potential effect on key landscape characteristics

- Loss of Grade 1 and 2 soils
- Erosion of setting of listed buildings and route of former canal (unlisted) and PRoW
- Loss of wet meadows

Potential effect on key settlement characteristics

- The development of this sub-area would result in disruption of the local settlement pattern which comprises the village of Oving surrounded by scattered hamlets, and encroachment into the wider landscape

Landscape mitigation and contribution to green infrastructure

- Retention of all good and moderate quality tree cover and locally distinctive boundary treatments and features
- Retention of other vegetated areas where they contribute to landscape and biodiversity value.
- Tree and hedgerow planting to strengthen field boundaries and the landscape between settlements and create wildlife corridors where this will not result in loss of key views.
- Retaining legibility and setting of PRoW network and create additional links
- Opportunities to mitigate effect of locally intrusive elements such as glasshouses and highways where this does not result in loss of key views

CONCLUSION AND RECOMMENDATIONS AND POTENTIAL CAPACITY OF SUB-AREA

Sub-area OV1 has a low capacity. It is slightly influenced by the A259 and nearby glasshouses/poly tunnels but retains a good tree and hedgerow structure and riparian habitat associated with the Chichester Flood Relief Channel. There are several listed buildings in or adjacent to the sub-area including the Grade 1 listed Church of St Giles and the sub-area is crossed by the line of the former canal. There are long views to the South Downs and it retains a strong relationship with the wider landscape. Development of this sub-area would result in disruption of the local settlements pattern which is of Oving surrounded by scattered hamlets, and encroachment into the wider landscape.

It is unlikely that any development may be accommodated within this sub-area without damage to the existing character. It is therefore not recommended as a location for further development.

Sub-area: OV2: West of Elbridge

Key characteristics and key qualities (West Sussex LCA unless noted):

- Low lying flat open landscape.
- Meandering rifes and straight drainage ditch systems, with associated unimproved grassland and edged by reed beds.
- A low density of hedgerows and hedgerow trees with occasional shelterbelts.
- Large-scale arable farming and market gardening. Extensive farms with both traditional and modern farm buildings and silos.
- Scattered, historically nucleated villages with mixed building materials of flint, brick, half timber and stone.
- Large farmsteads along roads, and on dead-end tracks.
- Long views to the Downs.
- The relatively open character of much of the area allows long views so that village church towers are important landmarks in views.
- Few trees or hedgerows, partly as a result of Dutch Elm Disease, from the 1970s and the Great Storm of 1987 and overall high quality agricultural land, although, where they do exist, they form prominent features.
- Important medieval churches with spires which distinguish this otherwise flat landscape.
- Remains of the line of the Arundel to Chichester Canal. This formed part of an important late 18th century barge route
- Semi-natural habitats are scarce due to intensive arable agriculture.
- Hedgerow pattern is fragmented with occasional isolated woods, for example, Hunston Copse (Site of Nature Conservation Importance, SNCI).
- Low lying species-rich grasslands adjacent to the rifes, artificial water bodies of Chichester canal (SNCI) and gravel pits together with remnant semi-natural broadleaved woodlands form pockets of high nature conservation importance.
- Occasional species-rich meadows along rifes, for example, Kingston Manor meadows, Runcton.

Key sensitivities:

- Key views to the South Downs.
- Fragmentation and loss of hedgerows and connections between hedgerow and woodland.
- Replacement of mature treescape.
- Changes in drainage patterns.
- Industry in the countryside associated with horticulture and light industry, resulting in large clusters of glasshouses and industrial buildings.
- Changes in transport infrastructure due to urban development pressures.

Land management guidelines

- Create a new, large scale tree and hedgerow framework which complements the open intensively farmed landscape, whilst maintaining significant views of Chichester Cathedral, the South Downs and local features.
- Maintain and strengthen field boundaries such as hedgerows and shelterbelts.
- Link up existing remnant hedgerows and tree lines to re-establish coherent field boundaries and wildlife corridors.
- Encourage a full tree survey of the area with a view to conserving and managing existing feature tree groups and individuals.
- Encourage and promote land management schemes to increase species rich grassland areas.
- Promote management and establishment of grassland regimes of grazing, hay cutting and silage.
- Restore and strengthen the landscape of the gaps between settlements.
- Encourage landscape enhancements around villages and on their approaches.
- Establish new vegetation features by the planting of hedgerows and tree clumps in field corners and along roadsides, especially those approaching settlements.
- Restrict extensive areas of tree planting to poorer quality agricultural land.
- Maintain and enhance the landscape and biodiversity of rifes and other existing habitats. Reprofile banks and encourage more diverse flora by lengthening clearance cycles.
- Enhance the visual prominence of rifes through the establishment of waterside vegetation features.

Relevant forces for change / threats / opportunities:

- Urban development pressures, especially in the gaps between settlements and on the edge of Chichester.
- Major road improvements.
- Loss of mature elm trees in the 1970's and 1980's due to Dutch Elm disease.
- Loss of floodplain and wet woodland due to changes in agricultural drainage practices.
- Loss of tree and hedgerow cover from agricultural intensification since World War II.

Sub-area map:

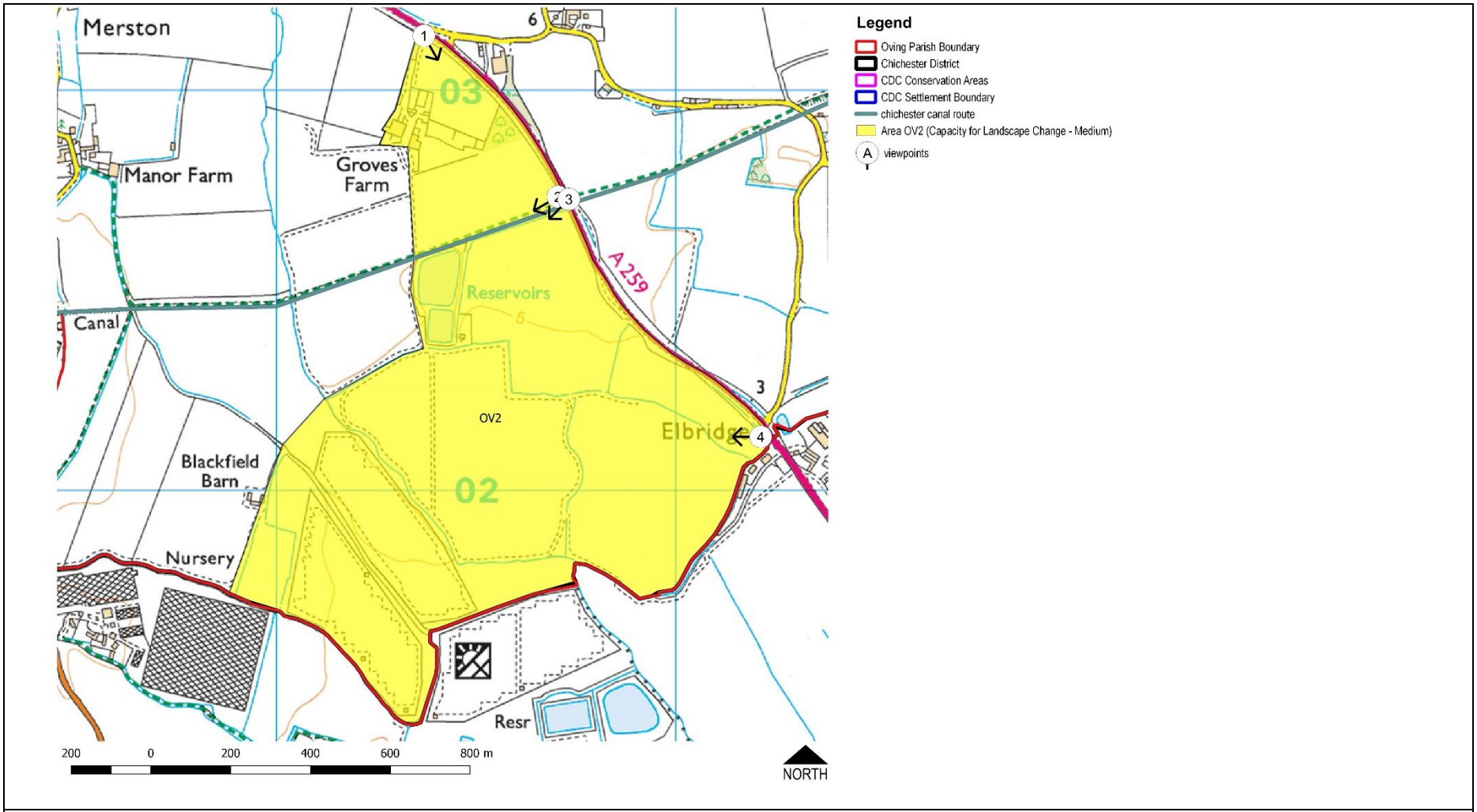


Figure: OV2 Capacity of landscape to accept change and location of photographic viewpoints

Sub-area description:
Sub-area OV2 is irregular in shape and stretches from the A259 in the east to the district and parish boundary in the south. The western boundary is largely defined by field boundaries.

For more detail refer to record sheets in appendix D.

Photographs:



Photo 1: View south from A259 towards entrance to Grove Farm



Photo 2: View west along PRoW (route of former canal) in between hedge and polytunnels.



Photo 3: View south-west from PRoW across extensive area of poly-tunnels



Photo 4: View north-west from A259 at Elbridge across area of poly-tunnels

Please refer to section 3 methodology of the assessment process

1. Visual Sensitivity: Medium

- Long panoramic views to SDNP
- Sensitive distant, elevated receptors within SDNP
- Possible opportunities for mitigation without interrupting key views
- Generally peaceful and rural away from A259 but modest expectations of scenic beauty due to busy roads and large-scale horticulture.
- A259 is locally busy

2. Landscape Sensitivity: Medium/low

- Classified as Grade 1 and 2 agricultural land

- Small area of deciduous woodland.
- Some small streams/drainage channels and reservoirs.
- Crossed by line of former canal- now PRoW
- Arable fields and extensive poly-tunnels with little significant vegetation.
- Solar farm.
- Some trees and hedgerows and shelterbelts.
- A259 is locally busy to east of the sub-area
- Limited public access, with only one PRoW

3. Landscape Character Sensitivity: Medium/low (combines 1 and 2)

4. Wider Landscape Sensitivity: High

- A generally enclosed landscape which does is not influenced by a settlement edge.
- There is an assumed connection with the South Downs.
- The area is somewhat typical of the wider LCA but is heavily influenced by large-scale horticulture and a solar farm and not influenced by the settlement edge.

5. Overall Landscape Sensitivity: Medium/high (combines 3 and 4)

6. Landscape Value: Medium/low

- No formal landscape designations
- Former route of canal is an undesignated heritage asset of local interest

7. Landscape Capacity: Medium (combines 5 and 6)

Potential effect on key visual characteristics

- Impact on sensitive receptors within SDNP
- Interruption of key views to SDNP

Potential effect on key landscape characteristics

- Loss of Grade 1 and 2 soils
- Erosion of setting of route of former canal (unlisted) and PRoW

Potential effect on key settlement characteristics

- The development of this sub-area would result in disruption of the local settlement pattern which comprises the village of Oving surrounded by scattered hamlets, and encroachment into the wider landscape

Landscape mitigation and contribution to green infrastructure

- Retention of all good and moderate quality tree cover and locally distinctive boundary treatments and features
- Retention of other vegetated areas where they contribute to landscape and biodiversity value.
- Tree and hedgerow planting to strengthen field boundaries and the landscape between settlements and create wildlife corridors where this will not result in loss of key views.
- Retaining legibility and setting of PRoW network and create additional links
- Opportunities to mitigate effect of locally intrusive elements such as glasshouses and highways where this does not result in loss of key views

CONCLUSION AND RECOMMENDATIONS AND POTENTIAL CAPACITY OF SUB-AREA

Sub-area OV2 has a medium capacity. It is heavily influenced by the A259, glasshouses/poly tunnels and solar farms but retains some tree and hedgerow structure and is crossed by the line of the former canal which is now a PRoW. There are assumed to be long views to the South Downs and it retains some relationship with the wider landscape.

Whilst this sub-area has been ascribed a medium capacity, in part because of its lack of designations and current land use, it is considered that a significant amount of development would be inappropriate within this sub-area as it would not relate well with the existing settlement pattern. It is therefore recommended that only a small amount of residential development may be accommodated around existing clusters of built form and provided it is informed by further landscape and visual impact assessment and sensitively integrated into the landscape. Great care would need to be taken to avoid any landscape or visual harm. Particular care would be needed to protect the setting of the former canal and any key views.

Sub-area: OV3: Colworth

Key characteristics and key qualities (West Sussex LCA unless noted):

- Low lying flat open landscape.
- Meandering rifes and straight drainage ditch systems, with associated unimproved grassland and edged by reed beds.
- A low density of hedgerows and hedgerow trees with occasional shelterbelts.
- Large-scale arable farming and market gardening. Extensive farms with both traditional and modern farm buildings and silos.
- Scattered, historically nucleated villages with mixed building materials of flint, brick, half timber and stone.
- Large farmsteads along roads, and on dead-end tracks.
- Long views to the Downs.
- The relatively open character of much of the area allows long views so that village church towers are important landmarks in views.
- Few trees or hedgerows, partly as a result of Dutch Elm Disease, from the 1970s and the Great Storm of 1987 and overall high quality agricultural land, although, where they do exist, they form prominent features.
- Important medieval churches with spires which distinguish this otherwise flat landscape.
- Remains of the line of the Arundel to Chichester Canal. This formed part of an important late 18th century barge route
- Semi-natural habitats are scarce due to intensive arable agriculture.
- Hedgerow pattern is fragmented with occasional isolated woods, for example, Hunston Copse (Site of Nature Conservation Importance, SNCI).
- Low lying species-rich grasslands adjacent to the rifes, artificial water bodies of Chichester canal (SNCI) and gravel pits together with remnant semi-natural broadleaved woodlands form pockets of high nature conservation importance.
- Occasional species-rich meadows along rifes, for example, Kingston Manor meadows, Runcton.

Key sensitivities:

- Key views to the South Downs.
- Fragmentation and loss of hedgerows and connections between hedgerow and woodland.
- Replacement of mature treescape.
- Changes in drainage patterns.
- Industry in the countryside associated with horticulture and light industry, resulting in large clusters of glasshouses and industrial buildings.
- Changes in transport infrastructure due to urban development pressures.

Land management guidelines

- Create a new, large scale tree and hedgerow framework which complements the open intensively farmed landscape, whilst maintaining significant views of Chichester Cathedral, the South Downs and local features.
- Maintain and strengthen field boundaries such as hedgerows and shelterbelts.
- Link up existing remnant hedgerows and tree lines to re-establish coherent field boundaries and wildlife corridors.
- Encourage a full tree survey of the area with a view to conserving and managing existing feature tree groups and individuals.
- Encourage and promote land management schemes to increase species rich grassland areas.
- Promote management and establishment of grassland regimes of grazing, hay cutting and silage.
- Restore and strengthen the landscape of the gaps between settlements.
- Encourage landscape enhancements around villages and on their approaches.
- Establish new vegetation features by the planting of hedgerows and tree clumps in field corners and along roadsides, especially those approaching settlements.
- Restrict extensive areas of tree planting to poorer quality agricultural land.
- Maintain and enhance the landscape and biodiversity of rifes and other existing habitats. Reprofile banks and encourage more diverse flora by lengthening clearance cycles.
- Enhance the visual prominence of rifes through the establishment of waterside vegetation features.

Relevant forces for change / threats / opportunities:

- Urban development pressures, especially in the gaps between settlements and on the edge of Chichester.
- Major road improvements.
- Loss of mature elm trees in the 1970's and 1980's due to Dutch Elm disease.
- Loss of floodplain and wet woodland due to changes in agricultural drainage practices.
- Loss of tree and hedgerow cover from agricultural intensification since World War II.

Sub-area map:

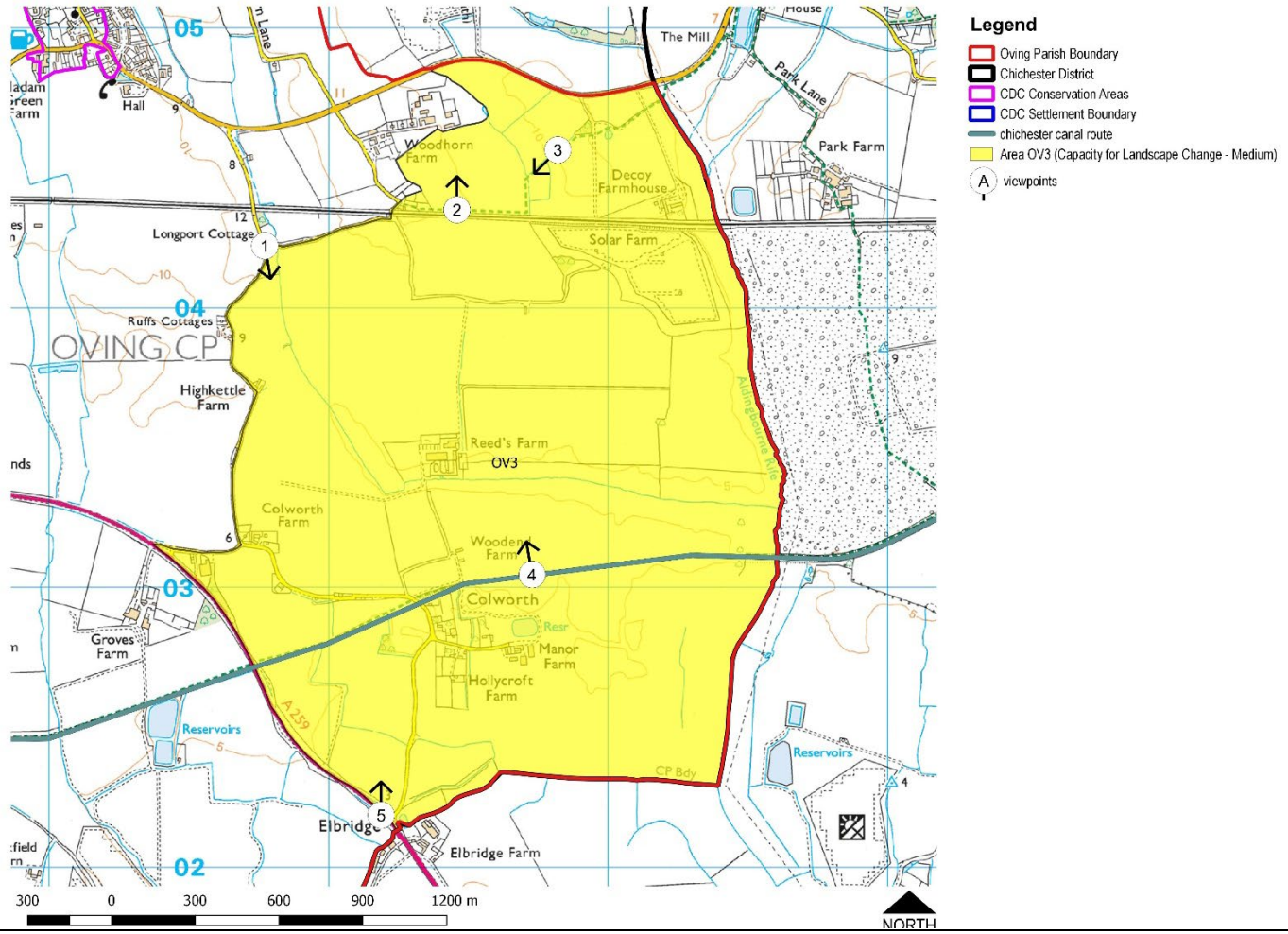


Figure: OV3 Capacity of landscape to accept change and location of photographic viewpoints

Sub-area description:
Sub-area OV3 is irregular in shape and stretches from the A259 in the south-west to the district and parish boundary in the south and east. The western boundary is largely defined by field boundaries. The sub-area is crossed by the Chichester-London railway line.

For more detail refer to record sheets in appendix D.

Photographs:



Photo 1: View south from Longport Cottage into small paddock



Photo 2: View north from PRoW adjacent to railway line towards Woodhorn Farm with South Downs beyond



Photo 3: View south-west from PRoW towards railway line



Photo 4: View north from PRoW on line of former canal towards Reed's Farm with South Downs beyond.



Photo 5: View north from A259 at Elbridge towards Colworth with South Downs beyond.



Photo 6: View north from PRoW on line of former canal at A259 towards Colworth Farm with South Downs beyond.

Please refer to section 3 methodology of the assessment process

1. Visual Sensitivity: Medium

- Long panoramic views to SDNP.
- Sensitive distant, elevated receptors within SDNP
- Possible opportunities for mitigation without interrupting key views
- Generally peaceful and rural away from A259 and railway with expectations of scenic beauty where not in proximity of large-scale horticulture.
- A259 is locally busy

2. Landscape Sensitivity: Medium

- Classified as Grade 1, 2 and 3 agricultural land
- Small areas of deciduous woodland and 2 traditional orchards.
- Adjacent to Aldingbourne Rife Some small streams/drainage channels and reservoirs.
- Crossed by line of former canal- now PRoW
- Arable fields, pasture and poly-tunnels with some trees and hedgerows.
- Solar farm.
- A259 is locally busy to west of the sub-area
- Limited public access, with only one PRoW
- Colworth is an historic settlement

3. Landscape Character Sensitivity: Medium (combines 1 and 2)

4. Wider Landscape Sensitivity: High

- A generally open enclosed landscape (but more enclosed around Colworth and farmsteads) which is not influenced by a settlement edge. There is a connection with the South Downs.
- The area is typical of the wider LCA but is slightly influenced by large-scale horticulture and solar farm in the east and not influenced by the settlement edge.

5. Overall Landscape Sensitivity: Medium/high (combines 3 and 4)

6. Landscape Value: Medium/low

- No formal landscape designations
- Former route of canal is an undesignated heritage asset of local interest
- Colworth is an historic settlement but with no designations

7. Landscape Capacity: Medium (combines 5 and 6)

Potential effect on key visual characteristics • Impact on sensitive receptors within SDNP • Interruption of key views to SDNP
Potential effect on key landscape characteristics • Loss of Grade 1 and 2 soils • Erosion of setting of route of former canal (unlisted) and PRoW or setting of Colworth
Potential effect on key settlement characteristics • Erosion of rural nucleated form of Colworth and disruption of characteristic settlement pattern which comprises Oving surrounded by scattered hamlets and farmsteads, and encroachment into the wider landscape
Landscape mitigation and contribution to green infrastructure • Retention of all good and moderate quality tree cover and locally distinctive boundary treatments and features • Retention of other vegetated areas where they contribute to landscape and biodiversity value. • Tree and hedgerow planting to strengthen field boundaries and the landscape between settlements and create wildlife corridors where this will not result in loss of key views. • Retaining legibility and setting of PRoW network and create additional links • Opportunities to mitigate effect of locally intrusive elements such as glasshouses, solar farm, railway and highways where this does not result in loss of key views

CONCLUSION AND RECOMMENDATIONS AND POTENTIAL CAPACITY OF SUB-AREA

Sub-area OV3 has a medium capacity. It is influenced by the A259, glasshouses/poly tunnels, railway and solar farms but retains a generally rural character a moderate level of tree and hedgerow structure and is crossed by the line of the former canal which is now a PRoW. There are long views to the South Downs and it retains a generally good relationship with the wider landscape.

Whilst this sub-area has been ascribed a medium capacity, in part because of its lack of designations and current land uses, it is considered that a significant amount of development would be inappropriate within this sub-area as it would not relate well to the existing settlement pattern

of dispersed farmsteads. It is therefore recommended that only a small amount of residential development may be accommodated around existing clusters of built form and provided it is informed by further landscape and visual impact assessment and sensitively integrated into the landscape. Great care would need to be taken to avoid any landscape or visual harm. Particular care would be needed to protect the character of Colworth, the setting of the former canal and any key views.

APPENDICES

Appendix A: Extracts from Chichester Local Plan Review 2035 Landscape Capacity Study (March 2019) covering Oving Parish

SECTION B Sub-area reports: East West Corridor

CHICHESTER DISTRICT COUNCIL

LANDSCAPE CAPACITY STUDY
MARCH 2019





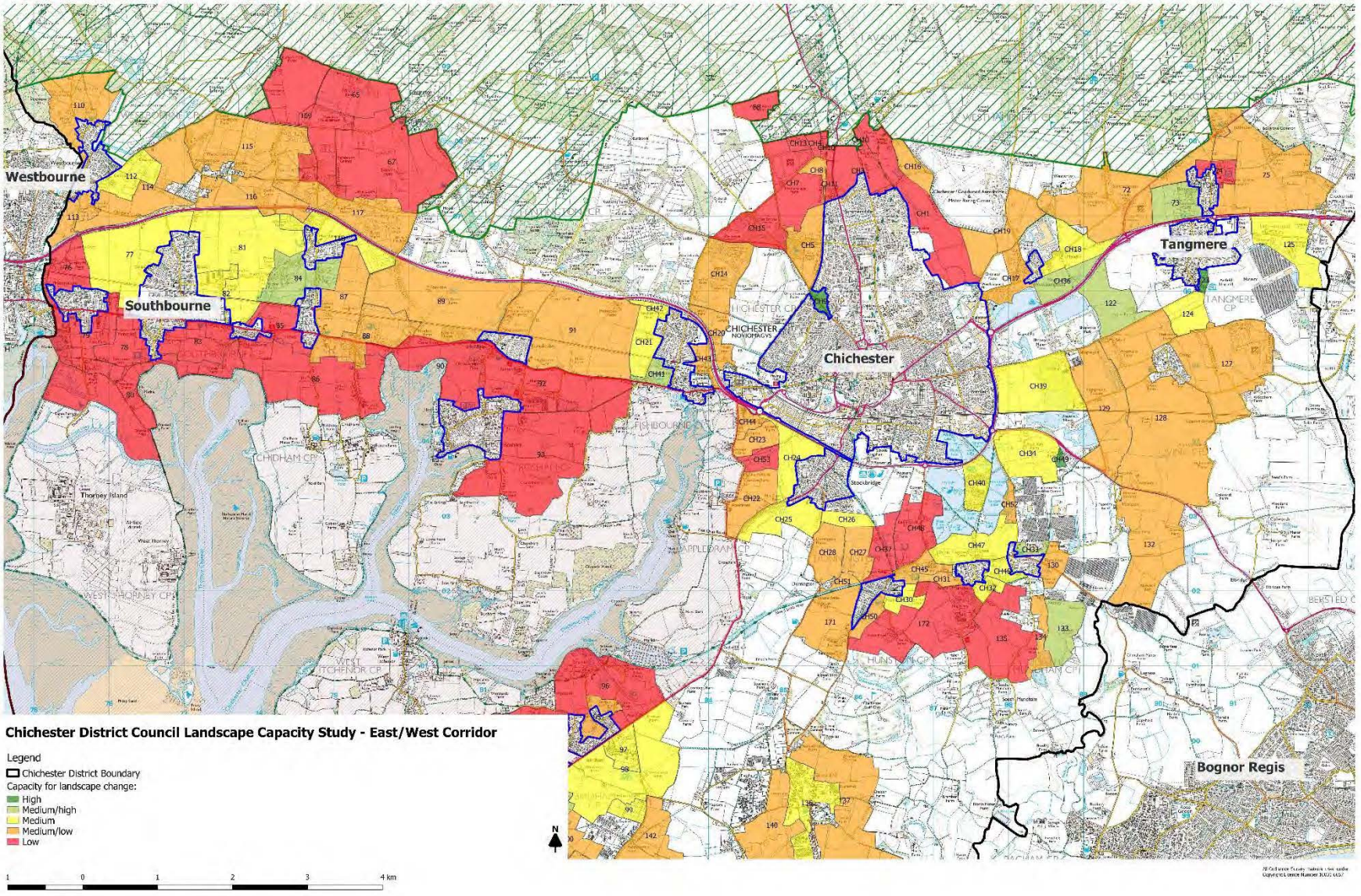



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Sub-areas:

CH1: Lavant Arable Valley Floor
CH3: North Chichester arable farmland
CH4: West Lavant Arable Farmland
CH5: East Broyle Arable Farmland
CH7: Hunters Race Worked Ground
CH8: Hunters Race Amenity Grassland
CH9: Broyle Estate Open Space
CH10: Mid Lavant Pastures
CH11: North Chichester Pastures
CH13: West Lavant Park
CH14: Salthill Park
CH15: West Broyle Park
CH16: Fordwater Arable Farmland
CH17: Westhampnett West Arable Farmland
CH18: Maudlin Arable Farmland
CH19: Westhampnett North Arable Farmland
CH20: Salthill Lane South Arable Farmland
CH21 West Fishbourne Arable Farmland
CH22: Apuldram arable farmland
CH23: Manor Farm arable farmland
CH24: West Stockbridge arable farmland
CH25: Stockbridge SW arable farmland
CH26: Stockbridge SE arable farmland
CH27: North Hunston arable farmland
CH28: Donnington arable farmland
CH30: South Hunston arable farmland
CH31: Hunston/Mundham arable farmland
CH32: North Mundham Arable Farmland
CH33: Walnut Tree farm
CH34: Kives arable farmland
CH36: Maudlin Arable Farmland
CH37: North Hunston arable farmland
CH39: Sherwood worked ground
CH40: Whyke worked ground
CH41 Fishbourne Amenity Grassland
CH42 North Fishbourne Pastures
CH43 East Fishbourne Pastures
CH44: Lower Turnpike pastures
CH45: Hunston pastures
CH46: Runcton pastures
CH47: North Mundham pastures
CH48: North Hunston arable farmland
CH49: Kives pasture
CH50: South Hunston pastures
CH51: Donnington pasture
CH52: Leythorne Meadow
CH53: Apuldram Meadows
65: Funtington Downland Foothills
67: Funtington Coastal Plain
68: Lavant Western Downland
72: Strettington and Halnaker Coastal Plain
73: Boxgrove Western Settlement Edge Coastal Plain
74: Boxgrove Eastern Settlement Edge Coastal Plain
75: Boxgrove Eastern Coastal Plain
76: North Hermitage Enclosed Pasture
77: Hermitage – Southbourne Coastal Plain
78: Prinsted Coastal Plain
79 Hermitage Southern Settlement Edge
80 Thornham Marsh Fringe
81: Southbourne North eastern Coastal Plain
82: Southbourne Eastern Settlement Edge
83: Southbourne Southeastern Settlement Edge
84: Nutbourne East – Hambrook Mosaic
85 Nutbourne West – Nutbourne East Coastal Plain
86 Upper Chidham Coastal Plain
87: Nutbourne East North –eastern Coastal Plain
88: Nutbourne East Nurseries
89: Mulberry Farm Coastal Plain

90 Bosham Channel Northwest Coastal Plain
91: Broadbridge – Fishbourne Coastal Plain
92: Bosham – Broadbridge Coastal Plain
93 Bosham Southeast Coastal Plain
110: Westbourne Common Footslopes
112: Westbourne Western Settlement edge
113: Westbourne – Emsworth Upper Coastal Plain
114: Westbourne – Woodmancote Upper Coastal Plain
115: Woodmancote Footslopes
116: Woodmancote – Hambrook Footslopes
117: Hambrook Northern Footslopes
118: Hambrook Upper Coastal Plan
122: Tangmere Western Upper Coastal Plain
123: Tangmere South and Eastern Edge (West)
124: Tangmere Former Airfield
125: Easthampnett Upper Coastal Plain
127: Oving Eastern Upper Coastal Plain
128: Oving Western Coastal Plain
129: Drayton Eastern Coastal Plain
130: Runcton Horticulture (West)
132: Merston Eastern Coastal Plain
133: Runcton Eastern Coastal Plain
134: Upper Pagham Rife
135: North Mundham – South Mundham Coastal Plain
169: West of Funtington
171: South Donnington
172: Bremere Rife


Westbourne
Southbourne
Chichester
Tangmere
Bognor Regis
Thorney Island
Chichester District Council Landscape Capacity Study - East/West Corridor
Legend
Chichester District Boundary
Capacity for landscape change:
High
Medium/high
Medium
Medium/low
Low
1 0 1 2 3 4 km
N

Sub-area:
CH34: Kives arable farmland

West Sussex County Council Landscape Character Assessment (WSCCLCA) LCA SC9 Chichester to Yapton Coastal Plain
The Future Growth of Chichester (FGoC): LCA 4A Chichester Coastal Plain; LCT Open Arable Lower Coastal Plain

Key characteristics and key qualities (West Sussex LCA unless noted):

- Low lying flat open landscape.
- A low density of hedgerows and hedgerow trees with occasional shelterbelts.
- Large-scale arable farming and market gardening. Extensive farms with both traditional and modern farm buildings and silos.
- Clusters of glasshouses.
- Large farmsteads along roads, and on dead-end tracks.
- Long views to the Downs and to the distinctive spire of Chichester Cathedral.
- The relatively open character of much of the area allows long views so that village church towers are important landmarks in views.
- Frequent urban fringe influences of horse paddocks, light industry and disused airfields, with busy minor and major roads.
- Large gravel pit lakes around the edge of Chichester.
- Few trees or hedgerows, partly as a result of Dutch elm disease, from the 1970s and the Great Storm of 1987 and overall high quality agricultural land, although, where they do exist, they form prominent features.
- Large regular fields, mostly the product of Parliamentary enclosure.
- Semi-natural habitats are scarce due to intensive arable agriculture.
- Artificial lakes of the Chichester Gravel Pit complex are particularly important for wintering and breeding birds as the largest collection of inland water bodies in the county.
- Flat landform under 10m AOD. (FGoC)
- Large scale productive arable farmland punctuated by copses and shelter belts. (FGoC)
- Large glasshouses. (FGoC)
- Small villages and scattered farmsteads characterised by red brick and flint. (FGoC)
- Long views to the Downs and to Chichester Cathedral. (FGoC)

Landscape strategy and key sensitivities and guidelines:

- Key views to the South Downs and Chichester Cathedral.
- Fragmentation and loss of hedgerows and connections between hedgerow and woodland.
- Replacement of mature treescape.
- Changes in drainage patterns.
- Industry in the countryside associated with horticulture and light industry, resulting in large clusters of glasshouses and industrial buildings.
- Loss of distinction between different settlements due to urban expansion.
- Changes in transport infrastructure due to urban development pressures.
- Create a new, large scale tree and hedgerow framework which complements the open intensively farmed landscape, whilst maintaining significant views of Chichester Cathedral, the South Downs and local features.
- Maintain and strengthen field boundaries such as hedgerows and shelterbelts.

- Link up existing remnant hedgerows and tree lines to re-establish coherent field boundaries and wildlife corridors.
- Encourage a full tree survey of the area with a view to conserving and managing existing feature tree groups and individuals.
- Encourage and promote land management schemes to increase species rich grassland areas.
- Promote management and establishment of grassland regimes of grazing, hay cutting and silage.
- Restore and strengthen the landscape of the gaps between settlements.
- Encourage landscape enhancements around villages and on their approaches.
- Establish new vegetation features by the planting of hedgerows and tree clumps in field corners and along roadsides, especially those approaching settlements.
- Encourage bold tree planting associated with large agricultural buildings, glasshouses and industrial buildings to attempt to assimilate them into the landscape more satisfactorily.
- Restrict extensive areas of tree planting to poorer quality agricultural land.
- Encourage the replacement or restoration of derelict glasshouses where these appear detrimental to the landscape.
- Maintain, restore and enhance floodplain woodland and associated species, including native black poplar, where appropriate.
- This land parcel lies the viewcone of the priority view from the A259 approach to Chichester. 2 and 3 storey development is likely to be prominent in the view from the A259 approach to Chichester (FGoC)

Any development in this landscape should seek to:

- Strengthen the landscape structure through new planting while maintaining views to Chichester Cathedral (FGoC)
- Maintain a close relationship with Chichester to minimise adverse effects on adjacent hamlets and farms in the coastal plain (FGoC)
- Conserve views of the cathedral from key points on the A259 approach to Chichester (FGoC)
- Create new public views of the cathedral as an integral part of the development. (FGoC)

Relevant forces for change / threats / opportunities:

- Urban development pressures, especially in the gaps between settlements and on the edge of Chichester.
- Major road improvements.
- Loss of mature elm trees in the 1970's and 1980's due to Dutch elm disease.
- Loss of floodplain and wet woodland due to changes in agricultural drainage practices.
- Loss of tree and hedgerow cover from agricultural intensification since World War II.
- Conversion of agricultural buildings to light industrial uses.
- Farm diversification and garden centres leading to introduction of signs and fencing.
- Derelict glasshouses.

Sub-area map:

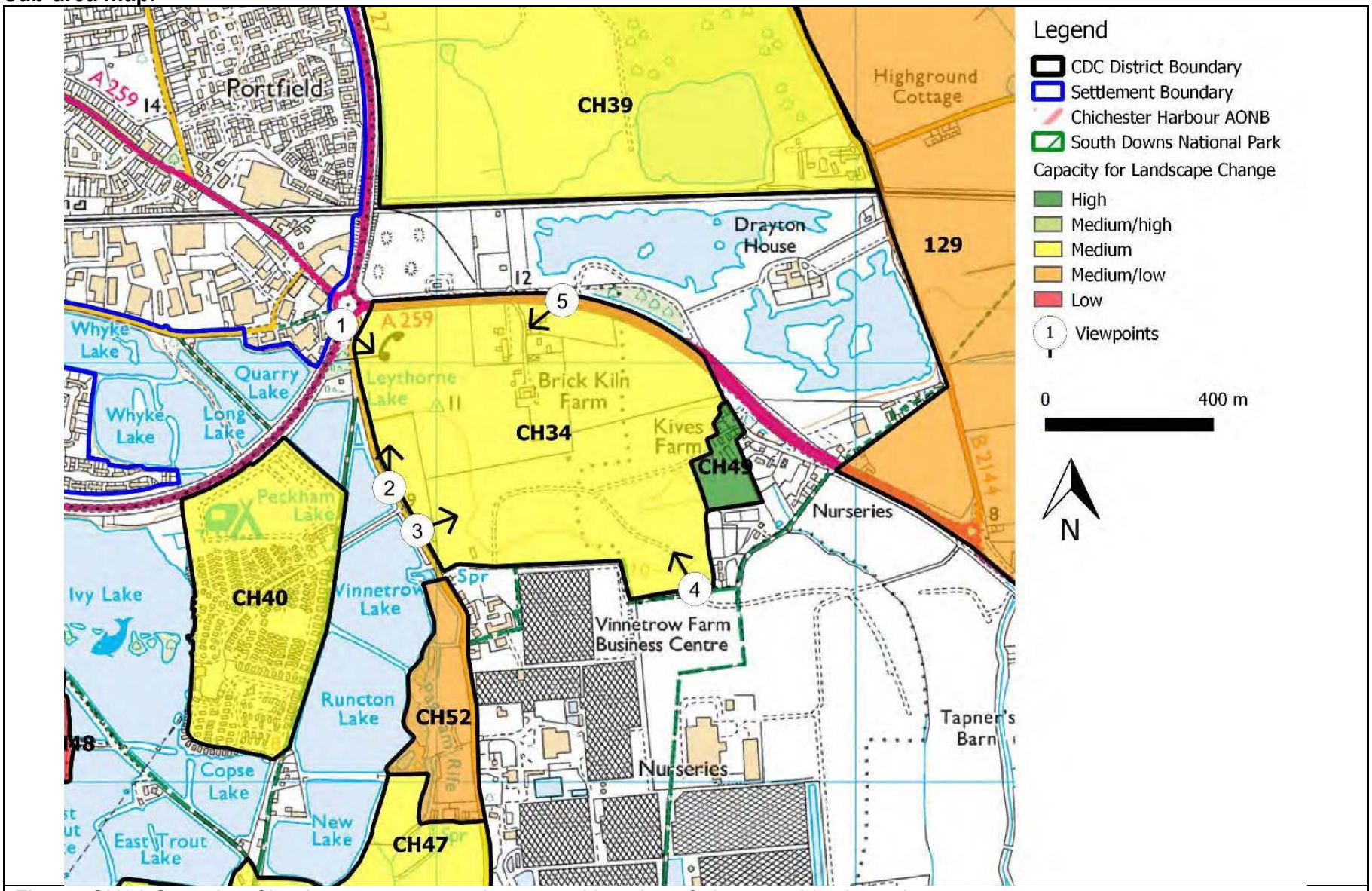


Figure: CH34 Capacity of landscape to accept change and location of photographic viewpoints

Sub-area description:
Sub-area CH34 is irregular in shape and lies to the south of the A259 which defines its northern boundary. The western boundary is defined by Vinnetrow Road and the southern by Vinnetrow Farm Business Centre. The eastern boundary is defined by field boundaries.

For more detail refer to record sheets.

Photographs:



Photo 1: Panorama south-east from pedestrian bridge over A27 at junction with A259/Vinnetrow Road across vineyard within sub-area



Photo 2: View north from Vinnetrow Road across sub-area with South Downs in distance



Photo 3: View east from Vinnetrow Road into sub-area



Photo 4: View north from PRoW on boundary of Vinnetrow Farm Business Centre across sub-area to South Downs



Photo 5: View south-west from busy A259 adjacent to Brick Kiln Garden Centre

Please refer to section 3 methodology of the assessment process

1. Visual Sensitivity: Medium/low

- Sensitive receptors on PRoW along southern boundary of sub-area
- Views into sub-area from busy Vinnetrow Road where vegetation permits
- Long views across sub-area to South Downs and Goodwood including some panoramic
- Views to Chichester Cathedral
- Sensitive receptors in SDNP
- Busy A259
- Popular garden centre within sub-area but with very limited visual connectivity with wider sub-area
- Few opportunities for mitigation due to limited existing internal hedgerow structure but opportunities to restore historic field patterns and mitigate effects of roads and commercial operations but with potential loss of views to SDNP and cathedral.

2. Landscape Sensitivity: Low

- Adjacent to Chichester Gravel Pits and Leythorne Meadow SNCI
- More peaceful in the south away from busy roads but large-scale commercial operations are visually intrusive
- No public access but garden centre is popular
- Landscape more complex and enclosed around Brick Kiln Farm
- Some mature trees associated with Brick Kiln Farm
- Busy A259 is intrusive in north

3. Landscape Character Sensitivity: Low (combines 1 and 2)

4. Wider Landscape Sensitivity: High

- A generally open landscape which is slightly influenced by the settlement edge but physically separated by highways infrastructure and connects more strongly with the horticultural landscape to the south
- The area is somewhat typical of the wider LCA but influenced by commercial and highways activities

5. Overall Landscape Sensitivity: Medium (combines 3 and 4)

6. Landscape Value: Medium

- Forms part of setting on Chichester Lakes SNCI
- Undesignated landscape with no visible historic or recreational value.

7. Landscape Capacity: Medium (combines 5 and 6)

Potential effect on key visual characteristics • Impact on sensitive receptors on PRoW and in SDNP • Loss of long views to SDNP and cathedral • Some opportunities for mitigation to replace historic field patterns but may result in losing views of lakes.
Potential effect on key landscape characteristics • Erosion of setting of PRoW • Loss of characteristic farmstead and setting • Impacts on mature trees
Potential effect on key settlement characteristics • Not applicable
Landscape mitigation and contribution to green infrastructure • Retention of all good and moderate quality tree cover and locally distinctive boundary treatments and features • Retention of other vegetated areas where they contribute to landscape and biodiversity value. • Tree and hedgerow planting to strengthen field boundaries and the landscape between settlements and create wildlife corridors where this will not result in loss of key views. • Retaining legibility and setting of PRoW network and create additional links • Safeguard SNCI

Conclusion and recommendations and potential capacity of sub-area

Sub-area CH34 has a medium capacity, constrained by the nearby SNCI and adjacent PRoW. It is influenced by the highways to the north and west which separate it from Chichester and is well connected to the wider horticultural landscape to the south and east. There are long views to the SDNP and cathedral spire.

Whilst this sub-area has been ascribed a medium capacity, in part because of its lack of designations, it is considered that a significant amount of residential development would be inappropriate within this sub-area as it would not relate well with the existing settlement pattern. It is therefore recommended that only a small amount of residential development may be accommodated around existing clusters of built form and provided it is informed by further landscape and visual impact assessment and sensitively integrated into the landscape. Great care would need to be taken to avoid any landscape or visual harm. Particular care would be needed to protect the setting of any key views.

Sub-area:
CH39: Sherwood worked ground

West Sussex County Council Landscape Character Assessment (WSCCLCA) LCA SC9 Chichester to Yapton Coastal Plain
The Future Growth of Chichester (FGoC): LCA 4A Chichester Coastal Plain; LCT Worked Lower Coastal Plain

Key characteristics and key qualities (West Sussex LCA unless noted):

- Low lying flat open landscape.
- Meandering rifes and straight drainage ditch systems, with associated unimproved grassland and edged by reed beds.
- A low density of hedgerows and hedgerow trees with occasional shelterbelts.
- Scattered, historically nucleated villages with mixed building materials of flint, brick, half timber and stone.
- Large farmsteads along roads, and on dead-end tracks.
- Long views to the Downs and to the distinctive spire of Chichester Cathedral.
- The relatively open character of much of the area allows long views so that village church towers are important landmarks in views.
- Frequent urban fringe influences of horse paddocks, light industry and disused airfields, with busy minor and major roads.
- Large gravel pit lakes around the edge of Chichester.
- Few trees or hedgerows, partly as a result of Dutch elm disease, from the 1970s and the Great Storm of 1987 and overall high quality agricultural land, although, where they do exist, they form prominent features.
- Important medieval churches with spires which distinguish this otherwise flat landscape.
- Large regular fields, mostly the product of Parliamentary enclosure.
- Semi-natural habitats are scarce due to intensive arable agriculture.
- Hedgerow pattern is fragmented with occasional isolated woods.
- Low lying species-rich grasslands adjacent to the rifes, artificial water bodies of gravel pits together with remnant semi-natural broadleaved woodlands form pockets of high nature conservation importance.
- Artificial lakes of the Chichester Gravel Pit complex are particularly important for wintering and breeding birds as the largest collection of inland water bodies in the county.
- Occasional village ponds and greens provide local havens for wildlife.

Landscape strategy and key sensitivities and guidelines:

- Key views to the South Downs and Chichester Cathedral.
- Fragmentation and loss of hedgerows and connections between hedgerow and woodland.
- Replacement of mature treescape.
- Changes in drainage patterns.
- Loss of distinction between different settlements due to urban expansion.
- Create a new, large scale tree and hedgerow framework which complements the open intensively farmed landscape, whilst maintaining significant views of Chichester Cathedral, the South Downs and local features.
- Maintain and strengthen field boundaries such as hedgerows and shelterbelts.
- Link up existing remnant hedgerows and tree lines to re-establish coherent field boundaries and wildlife corridors.
- Encourage a full tree survey of the area with a view to conserving and managing existing feature tree groups and individuals.

- Encourage and promote land management schemes to increase species rich grassland areas.
- Promote management and establishment of grassland regimes of grazing, hay cutting and silage.
- Restore and strengthen the landscape of the gaps between settlements.
- Encourage landscape enhancements around villages and on their approaches.
- Establish new vegetation features by the planting of hedgerows and tree clumps in field corners and along roadsides, especially those approaching settlements.
- Restrict extensive areas of tree planting to poorer quality agricultural land.
- Maintain and enhance the landscape and biodiversity of rifes and other existing habitats. Reprofile banks and encourage more diverse flora by lengthening clearance cycles.
- Maintain, restore and enhance floodplain woodland and associated species, including native black poplar, where appropriate.

Any development in this landscape should seek to:

- Create a new landscape structure through new planting (FGoC)
- Respect the setting of the listed buildings at Shopwyke and use these listed buildings as a reference point for new built development (FGoC)
- Create new public views of the cathedral as an integral part of the development if possible. (FGoC)

Relevant forces for change / threats / opportunities:

- Urban development pressures, especially in the gaps between settlements and on the edge of Chichester.
- Loss of mature elm trees in the 1970's and 1980's due to Dutch elm disease.
- Loss of floodplain and wet woodland due to changes in agricultural drainage practices.
- Loss of tree and hedgerow cover from agricultural intensification since World War II.

Sub-area map:

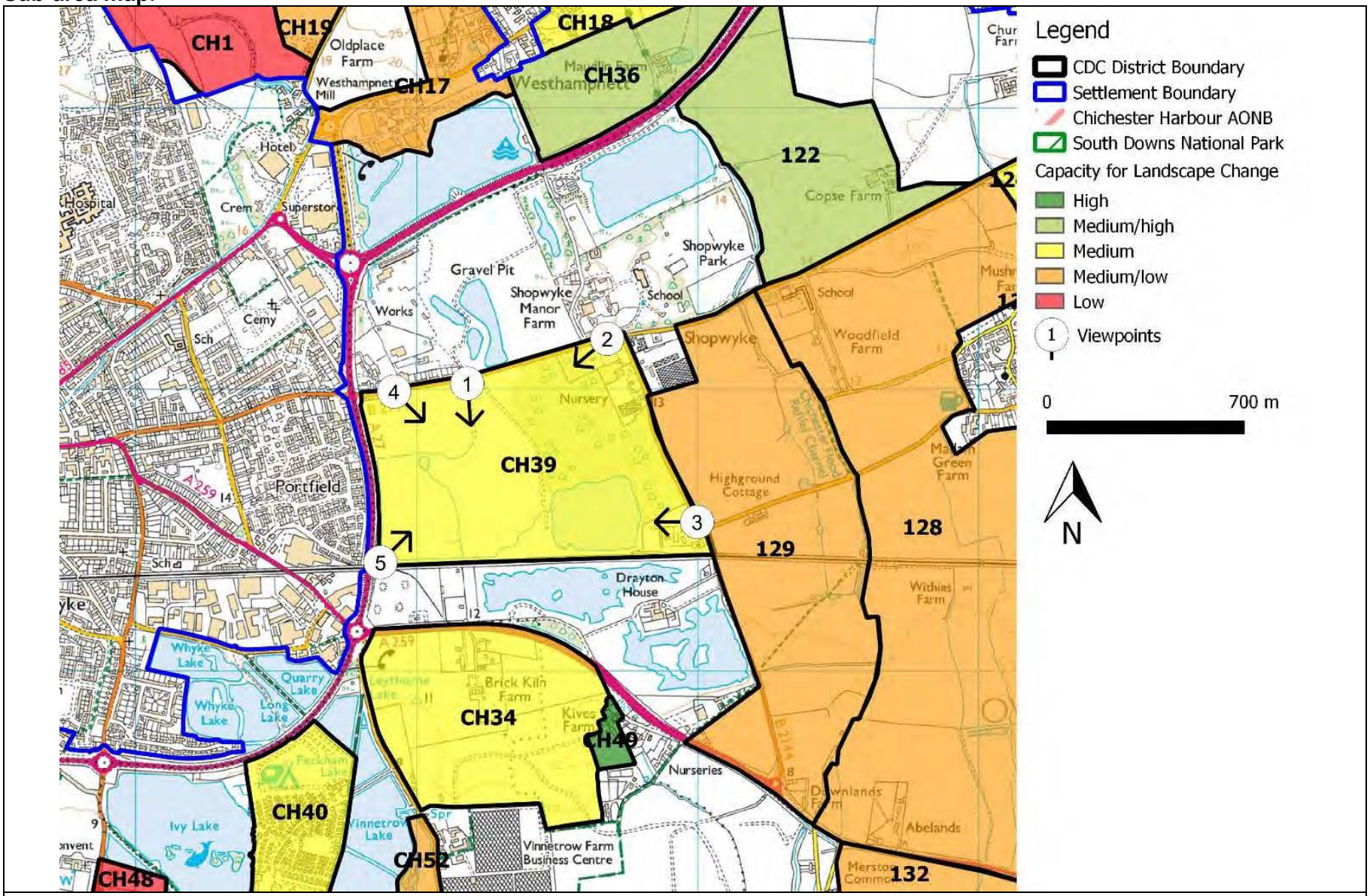


Figure: CH39 Capacity of landscape to accept change and location of photographic viewpoints

Sub-area description:
Sub-area CH39 is approximately rectangular in shape and lies to the east of Portfield. It is bounded to the south by the railway line, to the west by the A27, to the north by Tangmere Road and to the east by Drayton Lane. The sub-area is not publicly accessible.

For more detail refer to record sheets.

Photographs:



Photo 1: Panorama south from B2144 Shopwhyke Road across sub-area towards railway.



Photo 2: View south-west from B2144 Shopwhyke Road in Shopwhyke



Photo 3: View west from Drayton Lane into yard adjacent to railway within sub-area



Photo 4: View south-east from B2144 Shopwhyke Road across sub-area



Photo 5: View north-east from railway bridge on A27 across sub-area with South Downs and Halnaker Windmill visible in the distance.

Please refer to section 3 methodology of the assessment process

1. Visual Sensitivity: Medium

- Long panoramic views to SDNP including potentially Halnaker Windmill, Goodwood House, Goodwood Grandstand and The Trundle.
- Sensitive receptors within SDNP
- Views into the sub-area from sensitive receptors within SDNP
- Sequenced views into sub-area from Shopwhyke Road.
- Views from small number of residential properties in Shopwhyke and on Shopwhyke Road (and new residential development to north of Shopwhyke Road) and from Kingdom Hall of Jehovah's Witnesses.
- Views across sub-area from railway line which forms southern boundary where vegetation permits
- Potential views to Chichester Cathedral spire and Oving church.
- Views from busy A27 where vegetation permits
- Long views to Chichester Cathedral spire where vegetation permits
- Views into the area from local roads and railway
- Views to St Andrew's Church Oving
- Some existing hedgerows to build upon with opportunities for mitigation and reinstating historic field boundaries but may interrupt key views
- Generally peaceful and rural away from transport routes with moderate expectations of scenic beauty
- No PRoW

2. Landscape Sensitivity: Medium

- Small area of Grade 1 agricultural land in south-east of sub-area otherwise classified as 'non-agricultural'. Believed to be former gravel works.
- Former gravel pit now filled with water, some streams/drainage ditches. Some flood zone to centre of sub-area.
- Ruderal regenerating vegetation but with potential biodiversity value
- Few retained hedgerows potentially marking former field boundaries
- Depot on site of former Drayton station in south-east.
- Setting of Grade II and Grade II* listed buildings in Shopwyke with associated mature gardens
- Railway line borders the sub-area and is an intermittent intrusion.
- Highways reduces tranquillity to north and western boundaries
- No PRoW

3. Landscape Character Sensitivity: Medium (combines 1 and 2)

4. Wider Landscape Sensitivity: Medium

- A generally open landscape which is slightly influenced by the settlement edge of Shopwhyke in the north-east and the linear settlement along Shopwyke Road in the north (and the new development north of Shopwhyke Road and Strategic Housing Location) but retains a strong connection with the wider landscape to the east and some connection with the landscape south of the railway.
- The area is largely typical of the wider LCA although influenced by its previous use for gravel extraction

5. Overall Landscape Sensitivity: Medium (combines 3 and 4)

6. Landscape Value: Medium

- North-east corner forms part of setting of cluster Grade II and Grade II* properties
- Majority of sub-area in west heavily influenced by history of gravel extraction

7. Landscape Capacity: Medium (combines 5 and 6)

Potential effect on key visual characteristics • Impact on sensitive receptors within SDNP • Interruption of key views to cathedral and church spires and South Downs potentially including Goodwood Park and Grandstand, The Trundle and Halnaker Windmill.
Potential effect on key landscape characteristics • Erosion of rural approach to Shopwyke • Loss of some Grade 1 soils
Potential effect on key settlement characteristics • Potential erosion of historic nucleated form of Shopwyke • Risk of erosion of separation between Chichester and Shopwyke
Landscape mitigation and contribution to green infrastructure • Retention of all good and moderate quality tree cover and locally distinctive boundary treatments and features • Retention of other vegetated areas where they contribute to landscape and biodiversity value. • Tree and hedgerow planting to strengthen field boundaries and the landscape between settlements and create wildlife corridors where this will not result in loss of key views. • Create additional PRoW links • Opportunities to mitigate effect of locally intrusive elements such as transport corridors where this does not result in loss of key views.

Conclusion and recommendations and potential capacity of sub-area

Sub-area CH39 has a medium capacity. It contributes to the wider setting of the cluster of listed buildings at the junction of Shopwhyke Road/Drayton Lane and retains a somewhat rural character despite its previous use. There are views from local roads and railway across the sub-area and potentially views out to Chichester Cathedral and Oving church spires and potentially panoramic views to the South Downs including Halnaker Windmill, Goodwood House and Grandstand and The Trundle.

Some development may be accommodated adjacent to the existing settlements, around existing clusters of built form or on previously developed land provided it is informed by further landscape and visual impact assessment and sensitively integrated into the landscape although great care would need to be taken to avoid any landscape or visual harm. Particular care would be needed to retain the setting and character of the cluster of buildings at Shopwhyke Road/Drayton Lane (including the listed buildings at Shopwyke Manor, Shopwyke Hall and Shopwyke Grange) and protect any key views.

Sub-area:
CH49: Kives pasture

West Sussex County Council Landscape Character Assessment (WSCCLCA) LCA SC9 Chichester to Yapton Coastal Plain
The Future Growth of Chichester (FGoC): LCA 4A Chichester Coastal Plain; LCT Open Arable Lower Coastal Plain

Key characteristics and key qualities (West Sussex LCA unless noted):

- Low lying flat open landscape.
- A low density of hedgerows and hedgerow trees with occasional shelterbelts.
- Large-scale arable farming and market gardening. Extensive farms with both traditional and modern farm buildings and silos.
- Clusters of glasshouses.
- Large farmsteads along roads, and on dead-end tracks.
- Long views to the Downs and to the distinctive spire of Chichester Cathedral.
- The relatively open character of much of the area allows long views so that village church towers are important landmarks in views.
- Frequent urban fringe influences of horse paddocks, light industry and disused airfields, with busy minor and major roads.
- Large gravel pit lakes around the edge of Chichester.
- Few trees or hedgerows, partly as a result of Dutch elm disease, from the 1970s and the Great Storm of 1987 and overall high quality agricultural land, although, where they do exist, they form prominent features.
- Large regular fields, mostly the product of Parliamentary enclosure.
- Semi-natural habitats are scarce due to intensive arable agriculture.
- Artificial lakes of the Chichester Gravel Pit complex are particularly important for wintering and breeding birds as the largest collection of inland water bodies in the county.
- Flat landform under 10m AOD. (FGoC)
- Large scale productive arable farmland punctuated by copses and shelter belts. (FGoC)
- Large glasshouses. (FGoC)
- Small villages and scattered farmsteads characterised by red brick and flint. (FGoC)
- Long views to the Downs and to Chichester Cathedral. (FGoC)

Landscape strategy and key sensitivities and guidelines:

- Key views to the South Downs and Chichester Cathedral.
- Fragmentation and loss of hedgerows and connections between hedgerow and woodland.
- Replacement of mature treescape.
- Changes in drainage patterns.
- Industry in the countryside associated with horticulture and light industry, resulting in large clusters of glasshouses and industrial buildings.
- Loss of distinction between different settlements due to urban expansion.
- Changes in transport infrastructure due to urban development pressures.
- Create a new, large scale tree and hedgerow framework which complements the open intensively farmed landscape, whilst maintaining significant views of Chichester Cathedral, the South Downs and local features.
- Maintain and strengthen field boundaries such as hedgerows and shelterbelts.

- Link up existing remnant hedgerows and tree lines to re-establish coherent field boundaries and wildlife corridors.
- Encourage a full tree survey of the area with a view to conserving and managing existing feature tree groups and individuals.
- Encourage and promote land management schemes to increase species rich grassland areas.
- Promote management and establishment of grassland regimes of grazing, hay cutting and silage.
- Restore and strengthen the landscape of the gaps between settlements.
- Encourage landscape enhancements around villages and on their approaches.
- Establish new vegetation features by the planting of hedgerows and tree clumps in field corners and along roadsides, especially those approaching settlements.
- Encourage bold tree planting associated with large agricultural buildings, glasshouses and industrial buildings to attempt to assimilate them into the landscape more satisfactorily.
- Restrict extensive areas of tree planting to poorer quality agricultural land.
- Encourage the replacement or restoration of derelict glasshouses where these appear detrimental to the landscape.
- Maintain, restore and enhance floodplain woodland and associated species, including native black poplar, where appropriate.
- This land parcel lies the viewcone of the priority view from the A259 approach to Chichester. 2 and 3 storey development is likely to be prominent in the view from the A259 approach to Chichester (FGoC)

Any development in this landscape should seek to:

- Strengthen the landscape structure through new planting while maintaining views to Chichester Cathedral (FGoC)
- Maintain a close relationship with Chichester to minimise adverse effects on adjacent hamlets and farms in the coastal plain (FGoC)
- Conserve views of the cathedral from key points on the A259 approach to Chichester (FGoC)
- Create new public views of the cathedral as an integral part of the development. (FGoC)

Relevant forces for change / threats / opportunities:

- Urban development pressures, especially in the gaps between settlements and on the edge of Chichester.
- Major road improvements.
- Loss of mature elm trees in the 1970's and 1980's due to Dutch elm disease.
- Loss of floodplain and wet woodland due to changes in agricultural drainage practices.
- Loss of tree and hedgerow cover from agricultural intensification since World War II.
- Conversion of agricultural buildings to light industrial uses.
- Farm diversification and garden centres leading to introduction of signs and fencing.
- Derelict glasshouses.

Sub-area map:

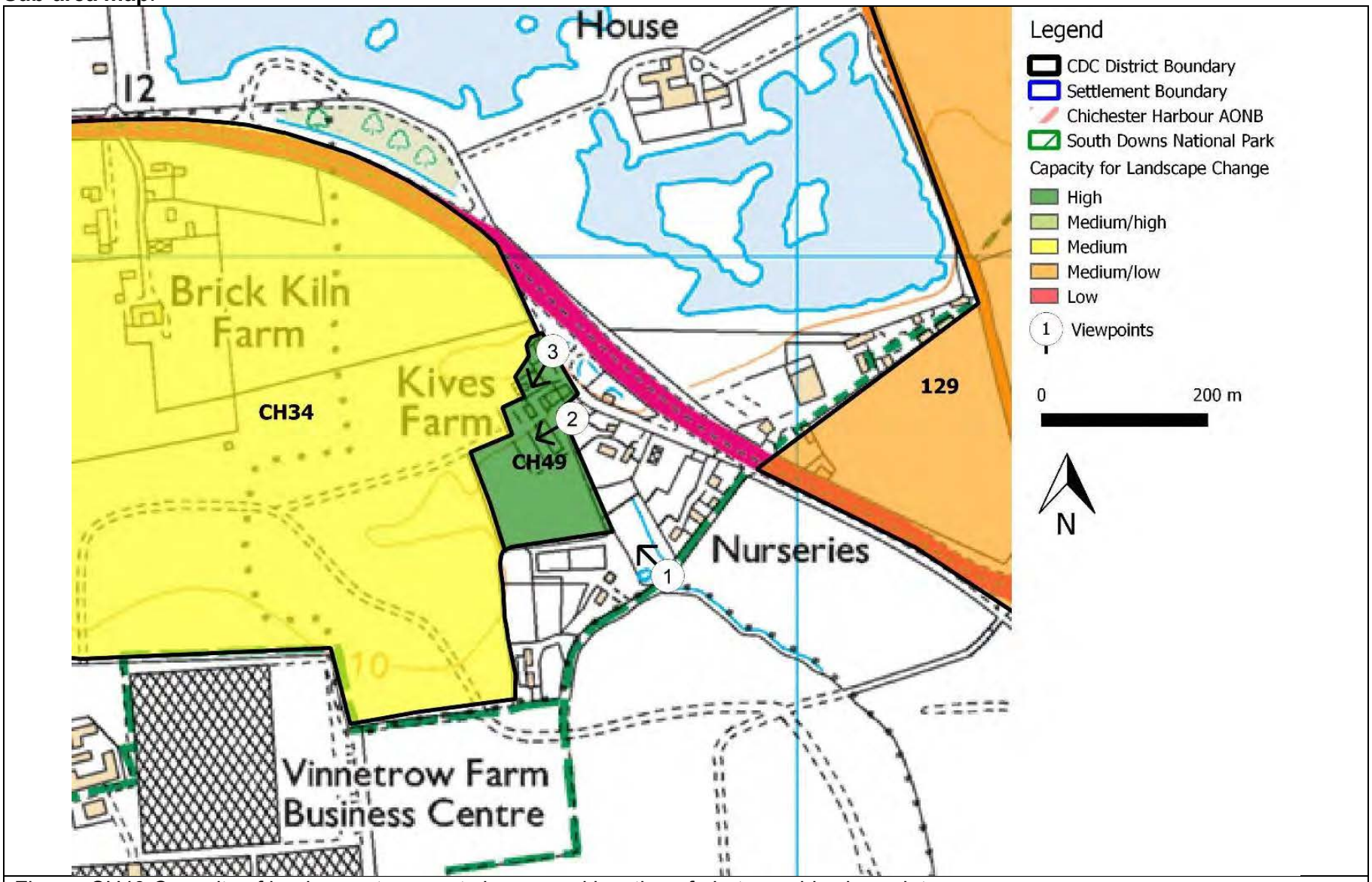


Figure: CH49 Capacity of landscape to accept change and location of photographic viewpoints

Sub-area description:
Sub-area CH49 is irregular in shape and lies to the south of the A259 between Merston and Chichester. The northern boundary is partly defined by Green Lane with other boundaries described by field boundaries.

For more detail refer to record sheets.

Photographs:



Photo 1: Panorama north-west from Green Lane PRoW towards boundary of sub-area



Photo 2: View west from Green Lane into Kives Farm



Photo 3: View south-west from adjacent to India Gate, Green Lane into Kives Farm

Please refer to section 3 methodology of the assessment process

1. Visual Sensitivity: Medium/low

- Sensitive receptors on PRoW to south of sub-area
- A259 which passes nearby is busy
- Few local residents
- India Gate/Kings Head pub/restaurant
- Views into sub-area from busy Vinnetrow Road where vegetation permits
- Potentially long views to South Downs and Goodwood including some panoramic
- Few opportunities for mitigation due to limited existing internal hedgerow structure but opportunities to restore historic field patterns and mitigate effects of roads and commercial operations but with potential loss of views to SDNP.

2. Landscape Sensitivity: Medium/low

- Grade 1 agricultural soil

- Few trees and hedgerows
- Kives Farm and India Gate/Restaurant are built form
- Not accessible by PRoW
- Generally small-scale and enclosed landscape

3. Landscape Character Sensitivity: Medium/Low (combines 1 and 2)

4. Wider Landscape Sensitivity: Medium/high

- A generally open landscape which is influenced by adjacent built form and physically separated from wider landscape to north-east by highways infrastructure but still connects with the horticultural landscape to the south and west
- The area is somewhat typical of the wider LCA but influenced by highways

5. Overall Landscape Sensitivity: Medium (combines 3 and 4)

6. Landscape Value: Low

- Undesignated landscape with no visible historic or recreational value.

7. Landscape Capacity: High (combines 5 and 6)

Potential effect on key visual characteristics • Impact on sensitive receptors on PRoW and in SDNP • Loss of long views to SDNP • Some opportunities for mitigation to replace historic field patterns and mitigate highways but may interrupt key views.
Potential effect on key landscape characteristics • Loss of Grade 1 soil • Loss of characteristic farmstead and setting
Potential effect on key settlement characteristics • Further erosion of farmstead
Landscape mitigation and contribution to green infrastructure • Retention of all good and moderate quality tree cover and locally distinctive boundary treatments and features • Retention of other vegetated areas where they contribute to landscape and biodiversity value. • Tree and hedgerow planting to strengthen field boundaries and the landscape between settlements and create wildlife corridors where this will not result in loss of key views.

Conclusion and recommendations and potential capacity of sub-area

Sub-area CH49 has a high capacity somewhat constrained by the nearby PRoW. It is influenced by the highways to the east but is somewhat connected to the wider horticultural landscape to the south. There are potentially long views to the SDNP and Goodwood.

It is considered that some further development may be accommodated on previously developed land and around existing clusters of built form providing it is informed by further landscape and visual impact assessment and sensitively integrated into the landscape. Great care would need to be taken to avoid any landscape or visual harm. Particular care would be needed to protect the setting of any key views.

Sub-area:
122: Tangmere Western Upper Coastal Plain

West Sussex County Council Landscape Character Assessment (WSCCLCA) LCA SC9 Chichester to Yapton Coastal Plain

Key characteristics and key qualities (West Sussex LCA unless noted):

- Low lying flat open landscape.
- A low density of hedgerows and hedgerow trees with occasional shelterbelts.
- Large-scale arable farming and market gardening. Extensive farms with both traditional and modern farm buildings and silos.
- Large farmsteads along roads, and on dead-end tracks.
- Long views to the Downs.
- The relatively open character of much of the area allows long views so that village church towers are important landmarks in views.
- Frequent urban fringe influences of horse paddocks, light industry and disused airfields, with busy minor and major roads.
- The urban fringes associated with Bognor are particularly obvious, with sporadic urban development in suburban settlements of Tangmere, Barnham, Yapton, and Westergate.
- Few trees or hedgerows, partly as a result of Dutch elm disease, from the 1970s and the Great Storm of 1987 and overall high quality agricultural land, although, where they do exist, they form prominent features.
- Important medieval churches with spires which distinguish this otherwise flat landscape.
- Large regular fields, mostly the product of Parliamentary enclosure.
- Disused airfields, such as at Tangmere and Yapton.
- Semi-natural habitats are scarce due to intensive arable agriculture.

Landscape strategy and key sensitivities and guidelines:

- Key views to the South Downs.
- Fragmentation and loss of hedgerows and connections between hedgerow and woodland.
- Replacement of mature treescape.
- Development on settlement edges of Bognor and suburban settlements of Tangmere, Barnham, Yapton and Westergate.
- Loss of distinction between different settlements due to urban expansion.
- Changes in transport infrastructure due to urban development pressures.
- Maintain and strengthen field boundaries such as hedgerows and shelterbelts.
- Link up existing remnant hedgerows and tree lines to re-establish coherent field boundaries and wildlife corridors.
- Encourage a full tree survey of the area with a view to conserving and managing existing feature tree groups and individuals.
- Encourage and promote land management schemes to increase species rich grassland areas.
- Promote management and establishment of grassland regimes of grazing, hay cutting and silage.
- Restore and strengthen the landscape of the gaps between settlements.
- Encourage landscape enhancements around villages and on their approaches.
- Establish new vegetation features by the planting of hedgerows and tree clumps in field corners and along roadsides, especially those approaching settlements.

- Encourage bold tree planting associated with large agricultural buildings, glasshouses and industrial buildings to attempt to assimilate them into the landscape more satisfactorily.
- Restrict extensive areas of tree planting to poorer quality agricultural land.
- Maintain, restore and enhance floodplain woodland and associated species, including native black poplar, where appropriate.

Relevant forces for change / threats / opportunities:

- Urban development pressures, especially in the gaps between settlements and on the edge of Chichester.
- Loss of tree and hedgerow cover from agricultural intensification since World War II.

Sub-area map:

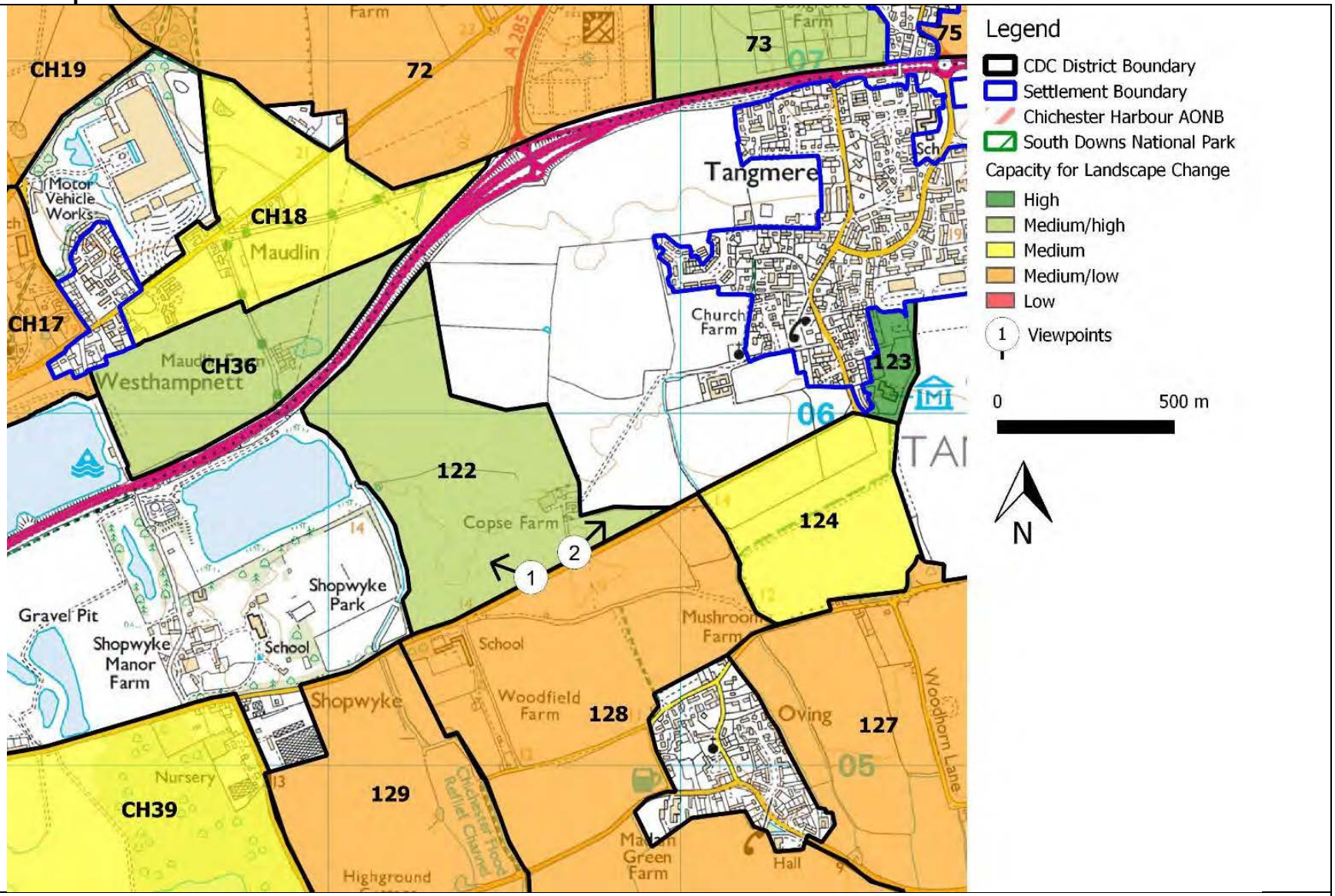


Figure: 122 Capacity of landscape to accept change and location of photographic viewpoints

Sub-area description:

Sub-area 122 is irregular in shape and is bounded to the north by the A27 and to the south by Tangmere Road. The western boundary is formed by Shopwyke Park, Chichester Flood Relief Channel and the former gravel pits and the eastern boundary follows field boundaries.

For more detail refer to record sheets.

Photographs:



Photo 1: Panorama west across sub-area from Tangmere Road. Chichester Cathedral spire is visible through vegetation and there are long views to the South Downs.



Photo 2: View north-east from Tangmere Road across sub-area and Tangmere Strategic Housing Location towards Tangmere and the South Downs. Spire of St Andrew's Church, Tangmere is visible amongst vegetation.

Please refer to section 3 methodology of the assessment process

1. Visual Sensitivity: Medium

- Long panoramic views to SDNP including Halnaker Windmill
- Views into the sub-area from the edge of Tangmere and forthcoming Tangmere Strategic Development Location
- Views into the area from Copse Farm and Westbourne House School playing fields
- Possible intervisibility with Shopwhyke Park
- Few residents but Tangmere Strategic Development Location would increase this
- Views to St Andrew's Church, Tangmere
- Limited opportunities for mitigation without interrupting key views
- Generally well-screened from busy A27

2. Landscape Sensitivity: Medium/low

- Classified as predominantly Grade 1 agricultural land (some Grade 3 in middle of sub-area)
- Chichester Flood Relief Channel lies along western boundary
- Arable field
- Few trees or hedgerows
- A27 is busy and noisy
- Contributes to setting of Grade II East Lodge

3. Landscape Character Sensitivity: Medium/low (combines 1 and 2)

4. Wider Landscape Sensitivity: Medium

- A generally open landscape although influenced busy A27 and nearby settlement (including proposed Tangmere Strategic Development Location)
- Good visual connection to downs to the north and wider landscape to south
- The area is largely typical of the wider LCAs

5. Overall Landscape Sensitivity: Medium (combines 3 and 4)

6. Landscape Value: Medium/low

- Forms part of setting of Grade II listed building
- No PRoW
- No landscape designations

7. Landscape Capacity: Medium/high (combines 5 and 6)

Potential effect on key visual characteristics • Impact on sensitive receptors within SDNP • Interruption of key views to cathedral and church spires and South Downs
Potential effect on key landscape characteristics • Erosion of setting of Grade II East Lodge • Loss of Grade 1 soils
Potential effect on key settlement characteristics • Further loss of historic nucleated form of Tangmere
Landscape mitigation and contribution to green infrastructure • Retention of all good and moderate quality tree cover and locally distinctive boundary treatments and features • Retention of other vegetated areas where they contribute to landscape and biodiversity value. • Tree and hedgerow planting to strengthen field boundaries and the landscape between settlements and create wildlife corridors where this will not result in loss of key views. • Create additional PRoW links • Opportunities to mitigate effect of intrusive elements such as A27 where this does not result in loss of key views.

Conclusion and recommendations and potential capacity of sub-area

Sub-area 122 has a medium/high capacity assuming the delivery of Tangmere Strategic Development Location. It is influenced by the adjacent A27 but still retains a largely rural character. There are views from the settlement edge (and would possibly be from Tangmere Strategic Development Location) and from local roads including views to the Chichester Cathedral spire and spire of St Andrew's Church in Tangmere. There are panoramic views to the South Downs including Halnaker Windmill.

It is possible that some further development may be accommodated adjacent to the proposed Tangmere Strategic Development Location, once it is delivered, or around existing clusters of built form provided it is informed by further landscape and visual impact assessment and sensitively integrated into the landscape although great care would need to be taken to avoid any landscape or visual harm. Particular care would be needed to protect the setting of listed buildings and key views. Any development should respect the aspirations of the Tangmere Neighbourhood Plan (policy 10) with regard to retaining key views of church spires and Halnaker Windmill.

Sub-area:
127: Oving Eastern Upper Coastal Plain

West Sussex County Council Landscape Character Assessment (WSCCLCA) LCA SC9 Chichester to Yapton Coastal Plain

Key characteristics and key qualities (West Sussex LCA unless noted):

- Low lying flat open landscape.
- Meandering rifes and straight drainage ditch systems, with associated unimproved grassland and edged by reed beds.
- A low density of hedgerows and hedgerow trees with occasional shelterbelts.
- Large-scale arable farming and market gardening. Extensive farms with both traditional and modern farm buildings and silos.
- Clusters of glasshouses.
- Scattered, historically nucleated villages with mixed building materials of flint, brick, half timber and stone.
- Large farmsteads along roads, and on dead-end tracks.
- Long views to the Downs and to the distinctive spire of Chichester Cathedral.
- The relatively open character of much of the area allows long views so that village church towers are important landmarks in views.
- Frequent urban fringe influences of horse paddocks, light industry and disused airfields, with busy minor and major roads.
- Few trees or hedgerows, partly as a result of Dutch elm disease, from the 1970s and the Great Storm of 1987 and overall high quality agricultural land, although, where they do exist, they form prominent features.
- Light industry in the countryside at Ford and Tangmere.
- Area settled and resources exploited from prehistoric times onwards. Few visible prehistoric monuments apart from crop marks.
- Important medieval churches with spires which distinguish this otherwise flat landscape.
- Large regular fields, mostly the product of Parliamentary enclosure.
- Disused airfields, such as at Tangmere and Yapton.
- Semi-natural habitats are scarce due to intensive arable agriculture.

Landscape strategy and key sensitivities and guidelines:

- Key views to the South Downs and Chichester Cathedral.
- Fragmentation and loss of hedgerows and connections between hedgerow and woodland.
- Replacement of mature treescape.
- Changes in drainage patterns.
- Industry in the countryside associated with horticulture and light industry, resulting in large clusters of glasshouses and industrial buildings.
- Loss of distinction between different settlements due to urban expansion.
- Create a new, large scale tree and hedgerow framework which complements the open intensively farmed landscape, whilst maintaining significant views of Chichester Cathedral, the South Downs and local features.
- Maintain and strengthen field boundaries such as hedgerows and shelterbelts.
- Link up existing remnant hedgerows and tree lines to re-establish coherent field boundaries and wildlife corridors.
- Encourage a full tree survey of the area with a view to conserving and managing existing feature tree groups and individuals.
- Encourage and promote land management schemes to increase species rich grassland areas.
- Promote management and establishment of grassland regimes of grazing, hay cutting and silage.

- Restore and strengthen the landscape of the gaps between settlements.
- Encourage landscape enhancements around villages and on their approaches.
- Establish new vegetation features by the planting of hedgerows and tree clumps in field corners and along roadsides, especially those approaching settlements.
- Encourage bold tree planting associated with large agricultural buildings, glasshouses and industrial buildings to attempt to assimilate them into the landscape more satisfactorily.
- Restrict extensive areas of tree planting to poorer quality agricultural land.
- Maintain and enhance the landscape and biodiversity of rifes and other existing habitats. Reprofile banks and encourage more diverse flora by lengthening clearance cycles.
- Enhance the visual prominence of rifes through the establishment of waterside vegetation features.
- Maintain, restore and enhance floodplain woodland and associated species, including native black poplar, where appropriate.

Relevant forces for change / threats / opportunities:

- Urban development pressures, especially in the gaps between settlements and on the edge of Chichester.
- Loss of mature elm trees in the 1970's and 1980's due to Dutch elm disease.
- Loss of floodplain and wet woodland due to changes in agricultural drainage practices.
- Loss of tree and hedgerow cover from agricultural intensification since World War II.
- Farm diversification and garden centres leading to introduction of signs and fencing.

Sub-area map:

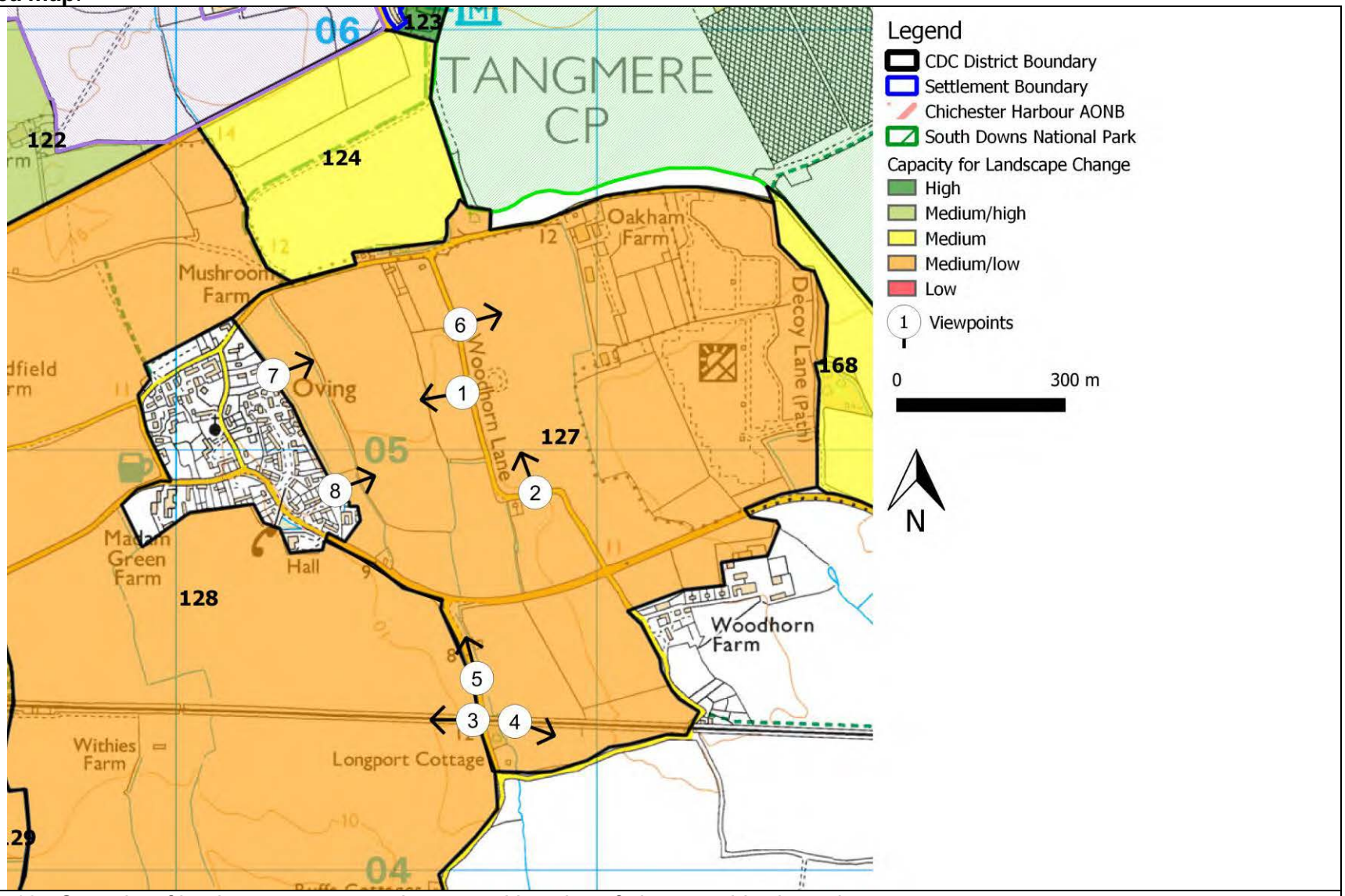


Figure: 127 Capacity of landscape to accept change and location of photographic viewpoints

Sub-area description:
Sub-area 127 is irregular in shape and stretches from Church Lane in the north to south of the railway line. The western boundary is defined by the eastern edge of Oving, Oving Road and Colworth Lane. The western edge is described by Decoy Lane. To the north lies Tangmere Airfield Nursery.

For more detail refer to record sheets.

Photographs:



Photo 1: Panorama west from Woodhorn Lane towards Oving with settlement edge partially screened by vegetation.



Photo 2: Panorama north from Woodhorn Lane towards South Downs with views of Goodwood Park. Settlement edge of Tangmere and Tangmere Airfield Nursery are partially visible through vegetation.



Photo 3: View west from railway bridge from boundary of sub-area. Chichester Cathedral spire is key focus of view.



Photo 4: View south-east from railway bridge across sub-area.



Photo 5: View north along Colworth Lane. South Downs are key focus of view with The Trundle, Goodwood Park and Grandstand visible in the distance.



Photo 6: View east from Woodhorn Lane across sub-area towards Oakham Farm. Agricultural buildings are visible beyond intervening vegetation.



Photo 7: Panorama east from cemetery across open fields and the South Downs. View is noted as 'important' in Oving Conservation Area Character Appraisal



Photo 8: Panorama east from Highland Lane across playing fields towards the South Downs.

Please refer to section 3 methodology of the assessment process

1. Visual Sensitivity: Medium/high

- Long panoramic views to SDNP including Goodwood House, Goodwood Grandstand and The Trundle.
- Sensitive receptors within SDNP
- Views into the sub-area from sensitive receptors within Oving Conservation Area
- Long views to Chichester Cathedral spire
- Views to Tangmere Airfield Nursery
- Views to St Andrew's Church, Tangmere and St Andrew's Oving
- Some opportunities for mitigation without interrupting key views
- Generally peaceful and rural with high expectations of scenic beauty. Reduced slightly around settlement edges and transport corridors

2. Landscape Sensitivity: Medium

- Classified as predominantly Grade 1 agricultural land
- Some small streams/drainage channels
- Arable fields and grazing
- Some trees and hedgerows and shelterbelt to the south-west
- Contributes to setting of Oving Conservation Area (including Grade II buildings)
- Railway line bisects the landscape and is an intermittent intrusion in the south of sub-area.
- Limited local PRoW

- Solar farm, Tangmere Airfield Nursery and scrap yard are locally intrusive
- Some remaining historic field patterns

3. Landscape Character Sensitivity: Medium/high - (combines 1 and 2)

4. Wider Landscape Sensitivity: Medium/high

- A generally open landscape which connects well with the wider landscape including the downs to the north only partly influenced by Oving
- Tangmere Airfield Nursery slightly influences the sub-area
- The area is largely typical of the wider LCA

5. Overall Landscape Sensitivity: Medium/high (combines 3 and 4)

6. Landscape Value: Medium

- Part of setting of Oving Conservation Area
- No landscape designations

7. Landscape Capacity: Medium/low (combines 5 and 6)

Potential effect on key visual characteristics • Impact on sensitive receptors within SDNP and conservation area • Interruption of key views to cathedral, church spires and South Downs including Goodwood House and Grandstand and The Trundle.
Potential effect on key landscape characteristics • Erosion of setting of conservation area and listed buildings • Loss of Grade 1 soils
Potential effect on key settlement characteristics • Potential erosion of historic nucleated form of Oving
Landscape mitigation and contribution to green infrastructure • Retention of all good and moderate quality tree cover and locally distinctive boundary treatments and features • Retention of other vegetated areas where they contribute to landscape and biodiversity value. • Tree and hedgerow planting to strengthen field boundaries and the landscape between settlements and create wildlife corridors where this will not result in loss of key views. • Retaining legibility and setting of conservation area and PRoW network and create additional links • Opportunities to mitigate effect of locally intrusive elements such as solar farm and Tangmere Airfield Nursery where this does not result in loss of key views.

Conclusion and recommendations and potential capacity of sub-area

Sub-area 127 has a medium/low capacity. It forms part of the setting of Oving and retains a largely rural character. There are views out from the settlement edge and conservation area and from local roads including long views to Chichester Cathedral spire. There are panoramic views to the South Downs including Goodwood House and Grandstand and The Trundle.

It is possible that a small amount of development may be accommodated adjacent to the existing settlement or around existing clusters of built form provided it is informed by further landscape and visual impact assessment and sensitively integrated into the landscape although great care would need to be taken to avoid any landscape or visual harm. Particular care would be needed to protect the setting of the conservation area, listed buildings and key views. Any development should respect the aspirations of the Tangmere Neighbourhood Plan (policy 10) with regard to retaining key views of church spires and of the Oving Conservation Area Appraisal and Management Proposals.

Sub-area:
128: Oving Western Coastal Plain

West Sussex County Council Landscape Character Assessment (WSCCLCA) LCA SC9 Chichester to Yapton Coastal Plain

Key characteristics and key qualities (West Sussex LCA unless noted):

- Low lying flat open landscape.
- Meandering rifes and straight drainage ditch systems, with associated unimproved grassland and edged by reed beds.
- A low density of hedgerows and hedgerow trees with occasional shelterbelts.
- Scattered, historically nucleated villages with mixed building materials of flint, brick, half timber and stone.
- Large farmsteads along roads, and on dead-end tracks.
- Long views to the Downs and to the distinctive spire of Chichester Cathedral.
- The relatively open character of much of the area allows long views so that village church towers are important landmarks in views.
- Frequent urban fringe influences of horse paddocks, light industry and disused airfields, with busy minor and major roads.
- Few trees or hedgerows, partly as a result of Dutch elm disease, from the 1970s and the Great Storm of 1987 and overall high quality agricultural land, although, where they do exist, they form prominent features.
- Important medieval churches with spires which distinguish this otherwise flat landscape.
- Large regular fields, mostly the product of Parliamentary enclosure.
- Semi-natural habitats are scarce due to intensive arable agriculture.
- Low lying species-rich grasslands adjacent to the rifes, artificial water bodies of Chichester canal (SNCI) and gravel pits together with remnant semi-natural broadleaved woodlands form pockets of high nature conservation importance.
- Occasional species-rich meadows along rifes, for example, Kingston Manor meadows, Runcton.
- Occasional village ponds and greens provide local havens for wildlife.

Landscape strategy and key sensitivities and guidelines: [include guidelines from FGoC where applicable]

- Key views to the South Downs and Chichester Cathedral.
- Fragmentation and loss of hedgerows and connections between hedgerow and woodland.
- Replacement of mature treescape.
- Changes in drainage patterns.
- Development on settlement edges of Bognor and suburban settlements of Tangmere, Barnham, Yapton and Westergate.
- Loss of distinction between different settlements due to urban expansion.
- Create a new, large scale tree and hedgerow framework which complements the open intensively farmed landscape, whilst maintaining significant views of Chichester Cathedral, the South Downs and local features.
- Maintain and strengthen field boundaries such as hedgerows and shelterbelts.
- Link up existing remnant hedgerows and tree lines to re-establish coherent field boundaries and wildlife corridors.
- Encourage a full tree survey of the area with a view to conserving and managing existing feature tree groups and individuals.
- Encourage and promote land management schemes to increase species rich grassland areas.
- Promote management and establishment of grassland regimes of grazing, hay cutting and silage.
- Restore and strengthen the landscape of the gaps between settlements.

- Encourage landscape enhancements around villages and on their approaches.
- Establish new vegetation features by the planting of hedgerows and tree clumps in field corners and along roadsides, especially those approaching settlements.
- Restrict extensive areas of tree planting to poorer quality agricultural land.
- Maintain and enhance the landscape and biodiversity of rifes and other existing habitats. Reprofile banks and encourage more diverse flora by lengthening clearance cycles.
- Enhance the visual prominence of rifes through the establishment of waterside vegetation features.
- Maintain, restore and enhance floodplain woodland and associated species, including native black poplar, where appropriate.

Relevant forces for change / threats / opportunities:

- Urban development pressures, especially in the gaps between settlements and on the edge of Chichester.
- Major road improvements.
- Loss of mature elm trees in the 1970's and 1980's due to Dutch elm disease.
- Loss of floodplain and wet woodland due to changes in agricultural drainage practices.
- Loss of tree and hedgerow cover from agricultural intensification since World War II.
- Farm diversification and garden centres leading to introduction of signs and fencing.

Sub-area map:

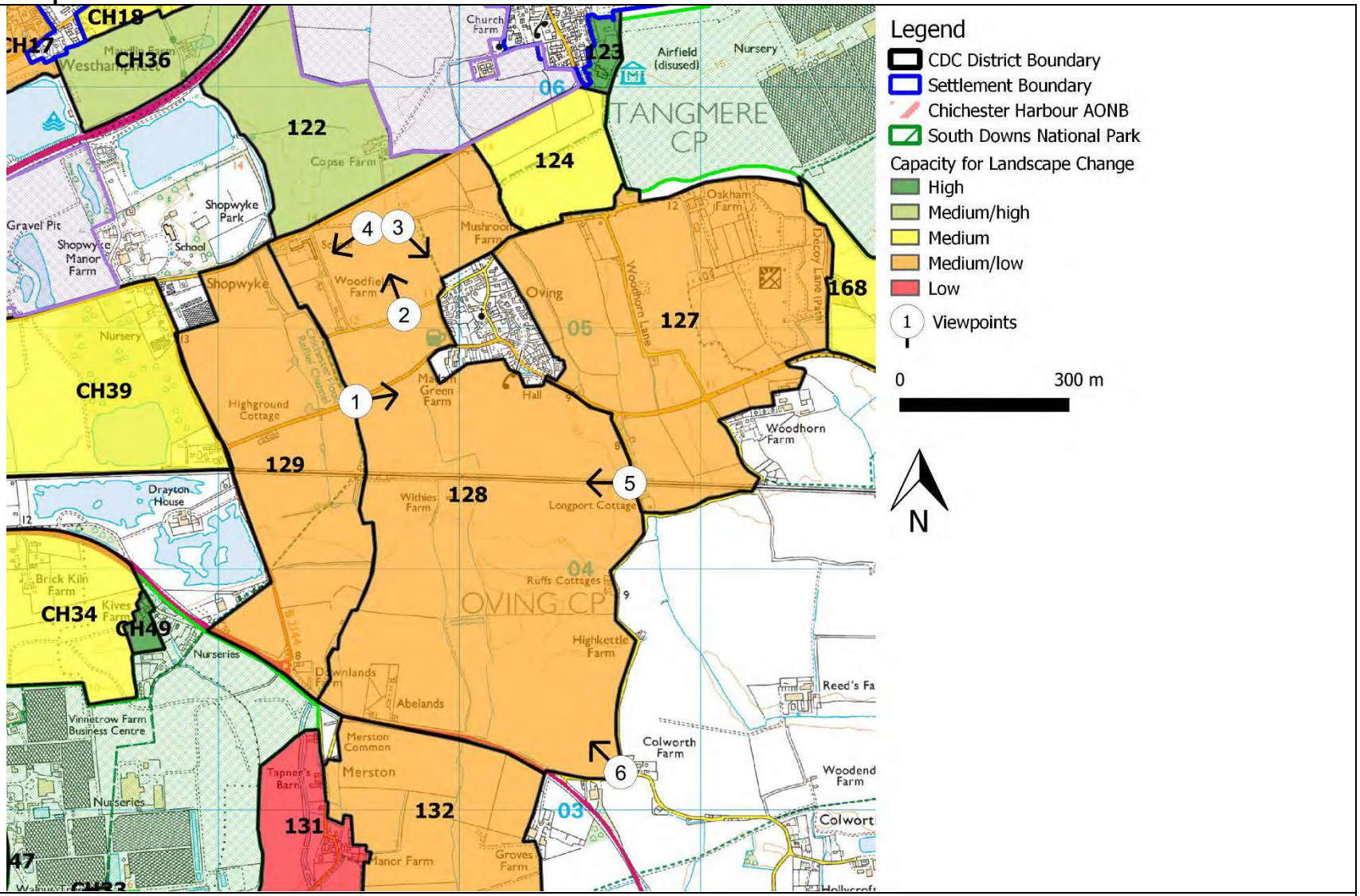


Figure: 128 Capacity of landscape to accept change and location of photographic viewpoints

Sub-area description:
Sub-area 128 is irregular in shape and stretches from Tangmere Road in the north to A259 in the south. The western boundary is defined by the Chichester Flood Relief Channel and the eastern by Colworth Lane, Oving Road and the north, south and western edges of Oving. The sub-area is divided by the railway line which runs east-west across it.

For more detail refer to record sheets.

Photographs:



Photo 1: Panorama east from Drayton Lane towards Oving Conservation Area with spire of St Andrew's Church and the backdrop of the South Downs



Photo 2: Panorama north from Marlpit Lane across sub-area towards South Downs with views of The Trundle and Goodwood House and Grandstand.



Photo 3: View south-east from Oving Road across sub-area towards Oving. Spire of St Andrew's Church is a distinctive landmark amongst built form of village set within rural landscape.



Photo 4: View west from Oving Road towards vegetated boundary of Woodfield House mixed use development.



Photo 5: View west from railway bridge across centre of sub-area. Chichester Cathedral spire is key focus of view.



Photo 6: Panoramic view north-west from Colworth across sub-area towards South Downs including Goodwood Grandstand and The Trundle.

Please refer to section 3 methodology of the assessment process

1. Visual Sensitivity: Medium/high

- Long panoramic views to SDNP including Halnaker Windmill, Goodwood House, Goodwood Grandstand and The Trundle.
- Sensitive receptors within SDNP
- Views into the sub-area from sensitive receptors within Oving Conservation Area
- Long views to Chichester Cathedral spire
- Views into the area from Copse Farm/Woodpecker Nursery and Westbourne House School playing fields
- Intervisibility with Shopwhyke Park
- Possible views into the area from Tangmere Strategic Housing Location
- Views to St Andrew's Church, Tangmere and St Andrew's Oving
- Limited opportunities for mitigation without interrupting key views
- Generally peaceful and rural with high expectations of scenic beauty. More rural and less settled to south of railway.
- A259 is locally busy

2. Landscape Sensitivity: Medium/high

- Classified as predominantly Grade 1 agricultural land
- Chichester Flood Relief Channel lies along western boundary
- Some small streams/drainage channels and a pond, mostly south of railway.
- Arable fields with little significant vegetation
- Some trees and hedgerows and shelterbelt to the south-east
- Contributes to setting of Oving Conservation Area (including Grade II buildings) and Grade II East Lodge
- Railway line bisects the landscape and is an intermittent intrusion
- A259 reduces tranquillity along southern boundary
- Limited local PRoW

3. Landscape Character Sensitivity: Medium/high (combines 1 and 2)

4. Wider Landscape Sensitivity: Medium/high

- A generally open landscape which connects well with the wider landscape including the downs to the north and is only partly influenced by Oving
- The area is largely typical of the wider LCA

5. Overall Landscape Sensitivity: Medium (combines 3 and 4)

6. Landscape Value: Medium

- Forms part of setting of Grade II listed buildings
- Setting of Oving Conservation Area
- No landscape designations

7. Landscape Capacity: Medium/low (combines 5 and 6)

Potential effect on key visual characteristics • Impact on sensitive receptors within SDNP • Interruption of key views to cathedral and church spires and South Downs including Goodwood House and Grandstand and The Trundle.
Potential effect on key landscape characteristics • Erosion of setting of conservation area and listed buildings • Loss of Grade 1 soils
Potential effect on key settlement characteristics • Potential erosion of historic nucleated form of Oving • Risk of coalescence with Tangmere Strategic Housing Location
Landscape mitigation and contribution to green infrastructure • Retention of all good and moderate quality tree cover and locally distinctive boundary treatments and features • Retention of other vegetated areas where they contribute to landscape and biodiversity value. • Tree and hedgerow planting to strengthen field boundaries and the landscape between settlements and create wildlife corridors where this will not result in loss of key views • Retaining legibility and setting of conservation area and PRoW network and create additional links • Opportunities to mitigate effect of locally intrusive elements such as railway where this does not result in loss of key views.

Conclusion and recommendations and potential capacity of sub-area

Sub-area 128 has a medium/low capacity, based on the assumed delivery of the Tangmere Strategic Development Location. It forms part of the setting of Oving and retains a rural character. The village and spire of St Andrew's Church are key foci in local views due to the generally flat and open landscape. There are views out from the settlement edge and conservation area (and would possibly be from Tangmere Strategic Development Location once delivered) and also from local roads including long views to Chichester Cathedral spire. There are panoramic views to the South Downs including Halnaker Windmill, Goodwood House and Grandstand and The Trundle.

It is possible that a small amount of development may be accommodated adjacent to the existing settlement or around existing clusters of built form provided it is informed by further landscape and visual impact assessment and sensitively integrated into the landscape although great care would need to be taken to avoid any landscape or visual harm. Particular care would be needed to protect the setting of listed buildings and key views. Any development should respect the aspirations of the Tangmere Neighbourhood Plan (policy 10) with regard to retaining key views of church spires and of the Oving Conservation Area Appraisal and Management Proposals.

Sub-area:
129: Drayton Eastern Coastal Plain

West Sussex County Council Landscape Character Assessment (WSCCLCA) LCA SC9 Chichester to Yapton Coastal Plain

Key characteristics and key qualities (West Sussex LCA unless noted):

- Low lying flat open landscape.
- Meandering rifes and straight drainage ditch systems, with associated unimproved grassland and edged by reed beds.
- A low density of hedgerows and hedgerow trees with occasional shelterbelts.
- Long views to the Downs and to the distinctive spire of Chichester Cathedral.
- The relatively open character of much of the area allows long views so that village church towers are important landmarks in views.
- Frequent urban fringe influences of horse paddocks, light industry and disused airfields, with busy minor and major roads.
- Few trees or hedgerows, partly as a result of Dutch elm disease, from the 1970s and the Great Storm of 1987 and overall high quality agricultural land, although, where they do exist, they form prominent features.
- Important medieval churches with spires which distinguish this otherwise flat landscape.
- Semi-natural habitats are scarce due to intensive arable agriculture.
- Hedgerow pattern is fragmented with occasional isolated woods, for example, Hunston Copse (Site of Nature Conservation Importance, SNCI).
- Low lying species-rich grasslands adjacent to the rifes, artificial water bodies of Chichester canal (SNCI) and gravel pits together with remnant semi-natural broadleaved woodlands form pockets of high nature conservation importance.
- Occasional village ponds and greens provide local havens for wildlife.

Landscape strategy and key sensitivities and guidelines:

- Key views to the South Downs and Chichester Cathedral.
- Fragmentation and loss of hedgerows and connections between hedgerow and woodland.
- Replacement of mature treescape.
- Changes in drainage patterns.
- Create a new, large scale tree and hedgerow framework which complements the open intensively farmed landscape, whilst maintaining significant views of Chichester Cathedral, the South Downs and local features.
- Maintain and strengthen field boundaries such as hedgerows and shelterbelts.
- Link up existing remnant hedgerows and tree lines to re-establish coherent field boundaries and wildlife corridors.
- Encourage a full tree survey of the area with a view to conserving and managing existing feature tree groups and individuals.
- Encourage and promote land management schemes to increase species rich grassland areas.
- Promote management and establishment of grassland regimes of grazing, hay cutting and silage.
- Restore and strengthen the landscape of the gaps between settlements.
- Encourage landscape enhancements around villages and on their approaches.
- Establish new vegetation features by the planting of hedgerows and tree clumps in field corners and along roadsides, especially those approaching settlements.
- Encourage the planting of shelter belts around horse paddocks, using native species, to give visual and wildlife benefits.
- Restrict extensive areas of tree planting to poorer quality agricultural land.

- Maintain and enhance the landscape and biodiversity of rifes and other existing habitats. Reprofile banks and encourage more diverse flora by lengthening clearance cycles.
- Enhance the visual prominence of rifes through the establishment of waterside vegetation features.
- Maintain, restore and enhance floodplain woodland and associated species, including native black poplar, where appropriate.

Relevant forces for change / threats / opportunities:

- Urban development pressures, especially in the gaps between settlements and on the edge of Chichester.
- Loss of mature elm trees in the 1970's and 1980's due to Dutch elm disease.
- Loss of floodplain and wet woodland due to changes in agricultural drainage practices.
- Loss of tree and hedgerow cover from agricultural intensification since World War II.
- Farm diversification and garden centres leading to introduction of signs and fencing.

Sub-area map:

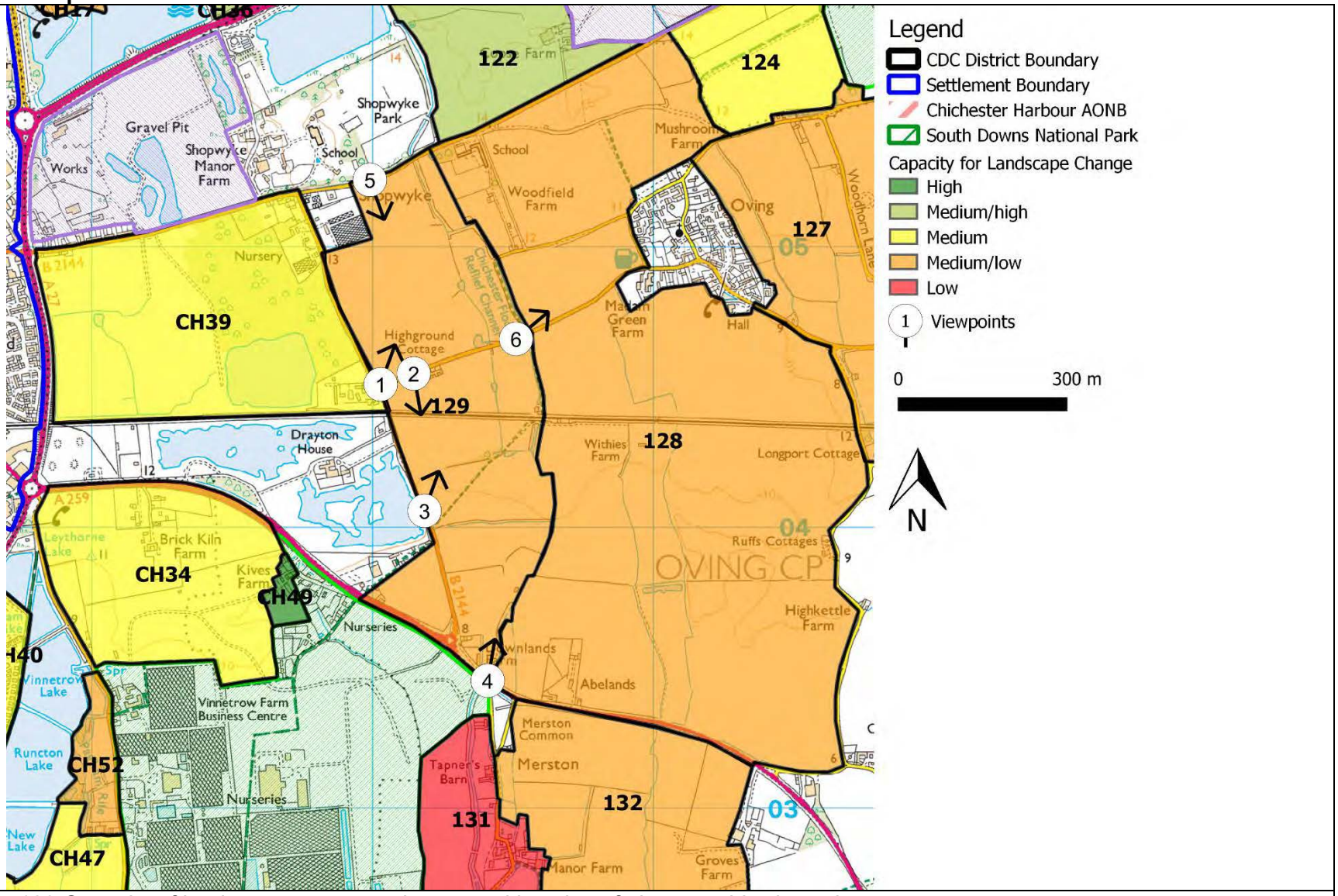


Figure: 129 Capacity of landscape to accept change and location of photographic viewpoints

Sub-area description:
Sub-area 129 is linear and irregular in shape and stretches from Tangmere Road in the north to A259 in the south. The eastern boundary is defined by the Chichester Flood Relief Channel and the western by Drayton Lane and PRoW 274. The sub-area is divided by the railway line which runs east-west across it.

For more detail refer to record sheets.

Photographs:



Photo 1: Panorama north from Drayton Lane across the sub-area towards the South Downs



Photo 2: Panoramic view south from adjacent to Highground Cottage across sub-area towards railway line



Photo 3: View north-east from Drayton Lane across sub-area. South Downs are key focus in views with Goodwood Park and Grandstand visible in distance.



Photo 4: View north from adjacent to Downlands Farm across sub-area towards South Downs. Halnaker Windmill is key focus of view.



Photo 5: View north from Tangmere Road across sub-area adjacent towards Highground Cottage



Photo 6: View east from Drayton Lane towards Oving Conservation Area and the spire of St Andrew's Church with the South Downs beyond

Please refer to section 3 methodology of the assessment process

1. Visual Sensitivity: Medium/high

- Long panoramic views to SDNP including Halnaker Windmill, Goodwood House, Goodwood Grandstand and The Trundle.
- Sensitive receptors within SDNP
- Views into the sub-area from sensitive receptors within Oving Conservation Area
- Long views to Chichester Cathedral spire where vegetation permits
- Views into the area from local roads and railway
- Views to St Andrew's Church, Oving
- Some opportunities for mitigation and reinstating historic field boundaries but may interrupt key views
- Generally peaceful and rural with moderate expectations of scenic beauty away from transport corridors
- Few local PRoW
- Few local residents
- A259 is locally busy

2. Landscape Sensitivity: Medium

- Classified as Grade 1 and 2 agricultural land
- Chichester Flood Relief Channel lies along eastern boundary
- Some small streams/drainage channels and ponds
- Arable fields with small amount of pasture.
- Some trees and hedgerows. Trees associated with Flood Relief Channel
- No listed buildings
- Railway line bisects the landscape and is an intermittent intrusion.
- A259 reduces tranquillity along southern boundary
- Limited local PRoW

3. Landscape Character Sensitivity: Medium/high (combines 1 and 2)

4. Wider Landscape Sensitivity: High

- A generally open landscape which connects well with the wider landscape including the downs to the north
- The area is largely typical of the wider LCA

5. Overall Landscape Sensitivity: High (combines 3 and 4)

6. Landscape Value: Medium/low

- Contributes to wider rural setting of Oving Conservation Area and Drayton House
- No formal landscape designations

7. Landscape Capacity: Medium/low (combines 5 and 6)

Potential effect on key visual characteristics • Impact on sensitive receptors within SDNP • Interruption of key views to cathedral and church spires and South Downs including Goodwood Park and Grandstand, The Trundle and Halnaker Windmill.
Potential effect on key landscape characteristics • Erosion of rural approach to Oving • Loss of Grade 1/2 soils
Potential effect on key settlement characteristics • Potential erosion of historic nucleated form of Oving • Risk of erosion of separation between of Oving and Shopwhyke
Landscape mitigation and contribution to green infrastructure • Retention of all good and moderate quality tree cover and locally distinctive boundary treatments and features • Retention of other vegetated areas where they contribute to landscape and biodiversity value. • Tree and hedgerow planting to strengthen field boundaries and the landscape between settlements and create wildlife corridors where this will not result in loss of key views. • Retaining legibility and setting of PRoW network and create additional links • Opportunities to mitigate effect of locally intrusive elements such as transport corridors where this does not result in loss of key views.

Conclusion and recommendations and potential capacity of sub-area

Sub-area 129 has a medium/low capacity. It contributes to the wider setting of Oving and Shopwhyke and retains a rural character. There are views from local roads and PRoW including long views to Chichester Cathedral spire. There are panoramic views to the South Downs including Halnaker Windmill, Goodwood House and Grandstand and The Trundle.

It is possible that a small amount of development may be accommodated adjacent to the existing settlement or around existing clusters of built form provided it is informed by further landscape and visual impact assessment and sensitively integrated into the landscape although great care would need to be taken to avoid any landscape or visual harm. Particular care would be needed to protect key views.

Sub-area:
132: Merston Eastern Coastal Plain

West Sussex County Council Landscape Character Assessment (WSCCLCA) LCA SC9 Chichester to Yapton Coastal Plain

Key characteristics and key qualities (West Sussex LCA unless noted):

- Low lying flat open landscape.
- Meandering rifes and straight drainage ditch systems, with associated unimproved grassland and edged by reed beds.
- A low density of hedgerows and hedgerow trees with occasional shelterbelts.
- Large-scale arable farming and market gardening. Extensive farms with both traditional and modern farm buildings and silos.
- Scattered, historically nucleated villages with mixed building materials of flint, brick, half timber and stone.
- Large farmsteads along roads, and on dead-end tracks.
- Long views to the Downs.
- The relatively open character of much of the area allows long views so that village church towers are important landmarks in views.
- Few trees or hedgerows, partly as a result of Dutch elm disease, from the 1970s and the Great Storm of 1987 and overall high quality agricultural land, although, where they do exist, they form prominent features.
- Important medieval churches with spires which distinguish this otherwise flat landscape.
- Remains of the line of the Arundel to Chichester Canal. This formed part of an important late 18th century barge route
- Semi-natural habitats are scarce due to intensive arable agriculture.
- Hedgerow pattern is fragmented with occasional isolated woods, for example, Hunston Copse (Site of Nature Conservation Importance, SNCI).
- Low lying species-rich grasslands adjacent to the rifes, artificial water bodies of Chichester canal (SNCI) and gravel pits together with remnant semi-natural broadleaved woodlands form pockets of high nature conservation importance.
- Occasional species-rich meadows along rifes, for example, Kingston Manor meadows, Runcton.

Landscape strategy and key sensitivities and guidelines:

- Key views to the South Downs.
- Fragmentation and loss of hedgerows and connections between hedgerow and woodland.
- Replacement of mature treescape.
- Changes in drainage patterns.
- Industry in the countryside associated with horticulture and light industry, resulting in large clusters of glasshouses and industrial buildings.
- Changes in transport infrastructure due to urban development pressures.
- Create a new, large scale tree and hedgerow framework which complements the open intensively farmed landscape, whilst maintaining significant views of Chichester Cathedral, the South Downs and local features.
- Maintain and strengthen field boundaries such as hedgerows and shelterbelts.
- Link up existing remnant hedgerows and tree lines to re-establish coherent field boundaries and wildlife corridors.
- Encourage a full tree survey of the area with a view to conserving and managing existing feature tree groups and individuals.
- Encourage and promote land management schemes to increase species rich grassland areas.
- Promote management and establishment of grassland regimes of grazing, hay cutting and silage.
- Restore and strengthen the landscape of the gaps between settlements.

- Encourage landscape enhancements around villages and on their approaches.
- Establish new vegetation features by the planting of hedgerows and tree clumps in field corners and along roadsides, especially those approaching settlements.
- Restrict extensive areas of tree planting to poorer quality agricultural land.
- Maintain and enhance the landscape and biodiversity of rifes and other existing habitats. Reprofile banks and encourage more diverse flora by lengthening clearance cycles.
- Enhance the visual prominence of rifes through the establishment of waterside vegetation features.

Relevant forces for change / threats / opportunities:

- Urban development pressures, especially in the gaps between settlements and on the edge of Chichester.
- Major road improvements.
- Loss of mature elm trees in the 1970's and 1980's due to Dutch Elm disease.
- Loss of floodplain and wet woodland due to changes in agricultural drainage practices.
- Loss of tree and hedgerow cover from agricultural intensification since World War II.

Sub-area map:

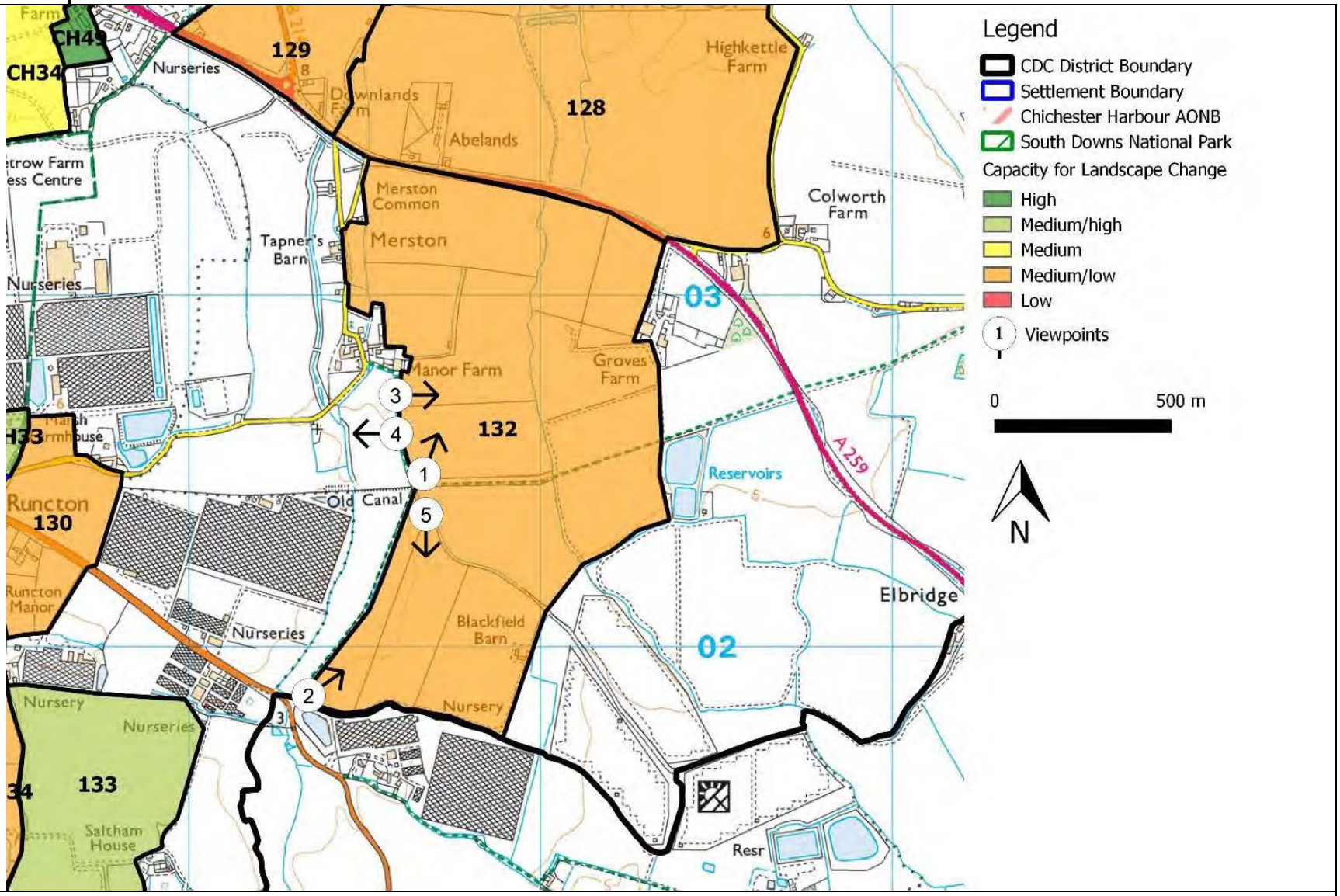


Figure: 132 Capacity of landscape to accept change and location of photographic viewpoints

Sub-area description:
Sub-area 132 is irregular in shape and stretches from the A259 in the north to the district boundary in the south.

The western boundary is defined by the Chichester Flood Relief Channel and the eastern is defined by field boundaries. The sub-area is crossed by the line of the former Arundel to Chichester Canal.

For more detail refer to record sheets.
Photographs:



Photo 1: Panorama north-east from PRoW on line of former Arundel to Chichester Canal. View across arable fields to SDNP with Goodwood Park and Grandstand and Halnaker Windmill visible. Polytunnels visible in adjacent field.



Photo 2: Panorama north-east from PRoW across arable fields. South Downs visible on the horizon. Large glasshouses visible in east.



Photo 3: Panorama north-east across arable fields from PRoW south of Manor Farm. South Downs and Halnaker Windmill visible on the horizon in the north with polytunnels and shelterbelt to the east.



Photo 4: View west from PRoW towards Grade I listed church of St Giles, Merston, which is a distinctive landmark set within rural landscape.



Photo 5: View south from PRoW on line of former Arundel to Chichester Canal towards extensive glasshouses.

Please refer to section 3 methodology of the assessment process

1. Visual Sensitivity: Medium

- Long panoramic views to SDNP including Halnaker Windmill, Goodwood Park, Goodwood Grandstand and The Trundle.
- Sensitive receptors within SDNP
- Views into the area from Merston
- Contributes to setting of 2 no. Grade II buildings in Merston and wider setting of Grade I St Giles' church
- Limited opportunities for mitigation without interrupting key views
- Generally peaceful and rural with high expectations of scenic beauty, especially away from busy roads and large-scale horticulture.
- A259 and Lower Bognor Road are locally busy

2. Landscape Sensitivity: Medium

- Classified as predominantly Grade 2 agricultural land
- Chichester Flood Relief Channel flood plain lies along western boundary

- Some small streams/drainage channels and a pond, mostly south of railway.
- Arable fields with little significant vegetation.
- Some trees and hedgerows and shelterbelt to the east
- Contributes to setting of listed buildings
- Railway line bisects the landscape and is an intermittent intrusion.
- A259 and Lower Bognor Road are locally busy to north and south of sub-area
- Limited local PRoW

3. Landscape Character Sensitivity: Medium (combines 1 and 2)

4. Wider Landscape Sensitivity: High

- A generally open landscape which connects well with the wider landscape including the downs to the north
- The area is largely typical of the wider LCA and not influenced by the settlement edge

5. Overall Landscape Sensitivity: Medium/high (combines 3 and 4)

6. Landscape Value: Medium

- No formal landscape designations
- Forms part of setting of 2 no. Grade II houses in Merston and wider rural setting of Grade I St Giles' church

7. Landscape Capacity: Medium/low (combines 5 and 6)

Potential effect on key visual characteristics • Impact on sensitive receptors within SDNP • Interruption of key views to SDNP including Halnaker Windmill, Goodwood Park, Goodwood Grandstand and The Trundle. • Interruption of key views to Grade I St Giles' Church
Potential effect on key landscape characteristics • Erosion of setting of listed buildings • Loss of Grade 2 soils
Potential effect on key settlement characteristics • Potential erosion of historic form of Merston
Landscape mitigation and contribution to green infrastructure • Retention of all good and moderate quality tree cover and locally distinctive boundary treatments and features • Retention of other vegetated areas where they contribute to landscape and biodiversity value. • Tree and hedgerow planting to strengthen field boundaries and the landscape between settlements and create wildlife corridors where this will not result in loss of key views. • Retaining legibility and setting of listed buildings and PRoW network and create additional links • Opportunities to mitigate effect of locally intrusive elements such as poly-tunnels and glasshouses and highways where this does not result in loss of key views.

Conclusion and recommendations and potential capacity of sub-area

Sub-area 132 has a medium/low capacity. It forms part of the setting of Merston and retains a rural character. It retains a moderate sense of history as manifest in the listed buildings and the legible route of the former Arundel to Chichester Canal. The Grade I listed church of St Giles to the west of the sub-area is a key focus in local views due to the generally flat and open landscape. There are views out from the settlement edge, PRoW and local roads including long and panoramic views to the South Downs including Halnaker Windmill, Goodwood House and Grandstand and The Trundle.

It is possible that a small amount of development may be accommodated adjacent to the existing settlement or around existing clusters of built form provided it is informed by further landscape and visual impact assessment and sensitively integrated into the landscape although great care would need to be taken to avoid any landscape or visual harm. Particular care would be needed to protect the setting of listed buildings and key views.

Appendix B: Extracts from Chichester Local Plan Review 2035 Landscape Capacity Study HDA (March 2019) covering Oving Parish

Sub-area reports: Horticultural Development Areas

CHICHESTER DISTRICT COUNCIL

LANDSCAPE CAPACITY STUDY
MARCH 2019





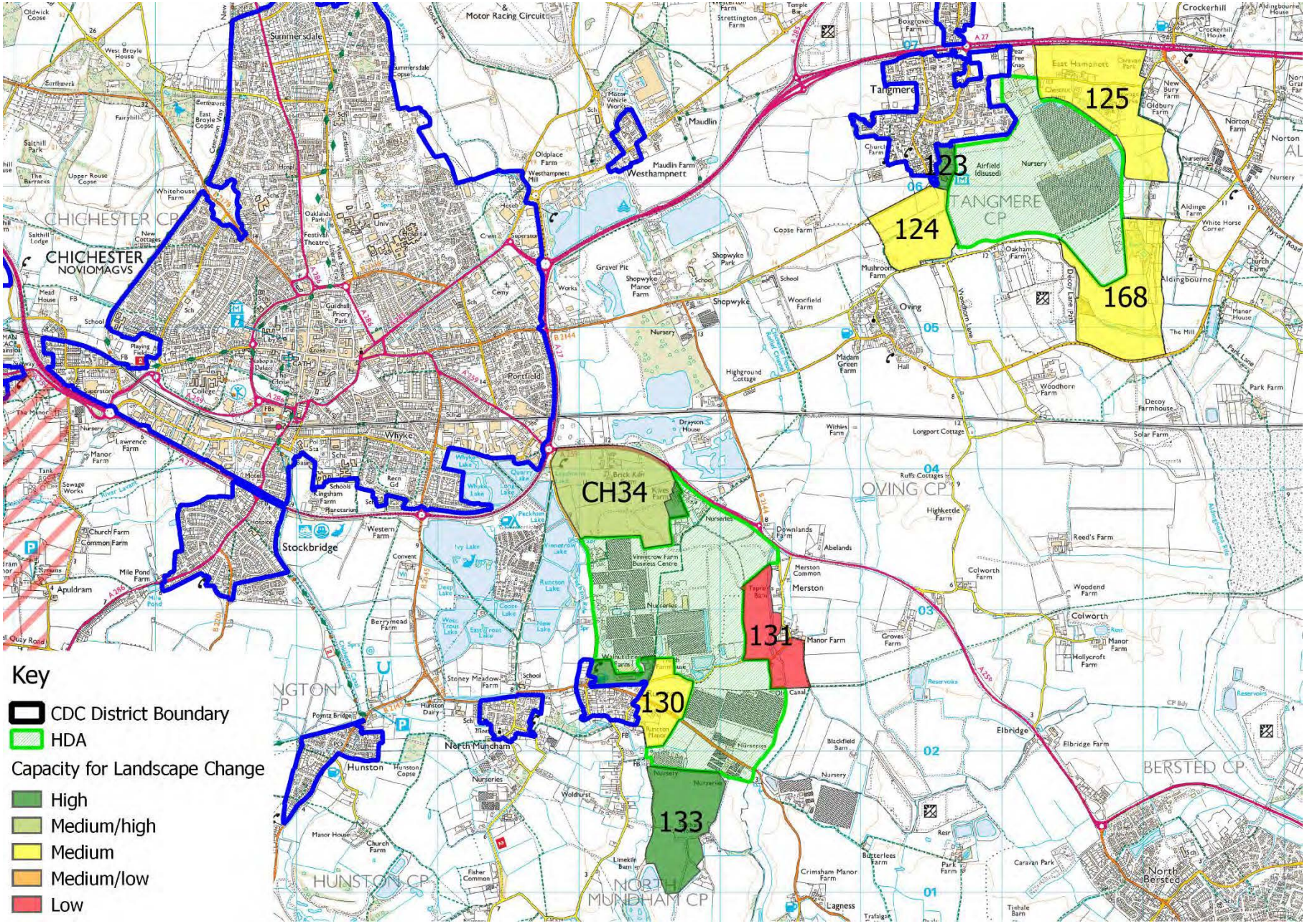



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Sub-areas:

Sub-area: CH33: Walnut Tree farm
Sub-area: CH34: Kives arable farmland
Sub-area: CH49: Kives pasture
Sub-area: 123: Tangmere South and Eastern Edge
Sub-area: 124: Tangmere Former Airfield
Sub-area: 125: Easthampnett Upper Coastal Plain
Sub-area: 130: Runcton Horticulture (West)
Sub-area: 131: Merston Western Coast Plain
Sub-area: 133: Runcton Eastern Coastal Plain
Sub-area: 168: New parcel west of Aldingbourne

Horticultural Development Areas Record sheets


CH34
123
124
125
130
131
133
168
Key
CDC District Boundary
HDA
Capacity for Landscape Change
High
Medium/high
Medium
Medium/low
Low
CHICHESTER CP
TANGMERE CP
OVING CP
HUNSTON CP
NORTH MUNDHAM CP
BERSTED CP
Tangmere
Oving
Stockbridge
Hunston
North Mundham
Merston
Colworth
Elbridge
Aldingbourne
Shopwyke
Westhampnett
Maudlin
Whyke
Portfield
Summersdale
Crockerhill

Sub-area: CH34: Kives arable farmland

West Sussex County Council Landscape Character Assessment (WSCCLCA) LCA SC9 Chichester to Yapton Coastal Plain
The Future Growth of Chichester (FGoC): LCA 4A Chichester Coastal Plain; LCT Open Arable Lower Coastal Plain

Key characteristics and key qualities (West Sussex LCA unless noted):

- Low lying flat open landscape.
- A low density of hedgerows and hedgerow trees with occasional shelterbelts.
- Large-scale arable farming and market gardening. Extensive farms with both traditional and modern farm buildings and silos.
- Clusters of glasshouses.
- Large farmsteads along roads, and on dead-end tracks.
- Long views to the Downs and to the distinctive spire of Chichester Cathedral.
- The relatively open character of much of the area allows long views so that village church towers are important landmarks in views.
- Frequent urban fringe influences of horse paddocks, light industry and disused airfields, with busy minor and major roads.
- Large gravel pit lakes around the edge of Chichester.
- Few trees or hedgerows, partly as a result of Dutch elm disease, from the 1970s and the Great Storm of 1987 and overall high quality agricultural land, although, where they do exist, they form prominent features.
- Large regular fields, mostly the product of Parliamentary enclosure.
- Semi-natural habitats are scarce due to intensive arable agriculture.
- Artificial lakes of the Chichester Gravel Pit complex are particularly important for wintering and breeding birds as the largest collection of inland water bodies in the county.
- Flat landform under 10m AOD. (FGoC)
- Large scale productive arable farmland punctuated by copses and shelter belts. (FGoC)
- Large glasshouses. (FGoC)
- Small villages and scattered farmsteads characterised by red brick and flint. (FGoC)
- Long views to the Downs and to Chichester Cathedral. (FGoC)

Landscape strategy and key sensitivities and guidelines:

- Key views to the South Downs and Chichester Cathedral.
- Fragmentation and loss of hedgerows and connections between hedgerow and woodland.
- Replacement of mature treescape.
- Changes in drainage patterns.
- Industry in the countryside associated with horticulture and light industry, resulting in large clusters of glasshouses and industrial buildings.
- Loss of distinction between different settlements due to urban expansion.
- Changes in transport infrastructure due to urban development pressures.
- Create a new, large scale tree and hedgerow framework which complements the open intensively farmed landscape, whilst maintaining significant views of Chichester Cathedral, the South Downs and local features.
- Maintain and strengthen field boundaries such as hedgerows and shelterbelts.
- Link up existing remnant hedgerows and tree lines to re-establish coherent field boundaries and wildlife corridors.

- Encourage a full tree survey of the area with a view to conserving and managing existing feature tree groups and individuals.
- Encourage and promote land management schemes to increase species rich grassland areas.
- Promote management and establishment of grassland regimes of grazing, hay cutting and silage.
- Restore and strengthen the landscape of the gaps between settlements.
- Encourage landscape enhancements around villages and on their approaches.
- Establish new vegetation features by the planting of hedgerows and tree clumps in field corners and along roadsides, especially those approaching settlements.
- Encourage bold tree planting associated with large agricultural buildings, glasshouses and industrial buildings to attempt to assimilate them into the landscape more satisfactorily.
- Restrict extensive areas of tree planting to poorer quality agricultural land.
- Encourage the replacement or restoration of derelict glasshouses where these appear detrimental to the landscape.
- Maintain, restore and enhance floodplain woodland and associated species, including native black poplar, where appropriate.
- This land parcel lies within the viewcone of the priority view from the A259 approach to Chichester. Two and three-storey development is likely to be prominent in the view from the A259 approach to Chichester (FGoC)

Any development in this landscape should seek to:

- Strengthen the landscape structure through new planting while maintaining views to Chichester Cathedral (FGoC)
- Maintain a close relationship with Chichester to minimise adverse effects on adjacent hamlets and farms in the coastal plain (FGoC)
- Conserve views of the cathedral from key points on the A259 approach to Chichester (FGoC)
- Create new public views of the cathedral as an integral part of the development. (FGoC)

Relevant forces for change / threats / opportunities:

- Urban development pressures, especially in the gaps between settlements and on the edge of Chichester.
- Major road improvements.
- Loss of mature elm trees in the 1970's and 1980's due to Dutch elm disease.
- Loss of floodplain and wet woodland due to changes in agricultural drainage practices.
- Loss of tree and hedgerow cover from agricultural intensification since World War II.
- Conversion of agricultural buildings to light industrial uses.
- Farm diversification and garden centres leading to introduction of signs and fencing.
- Derelict glasshouses.

Sub-area map:

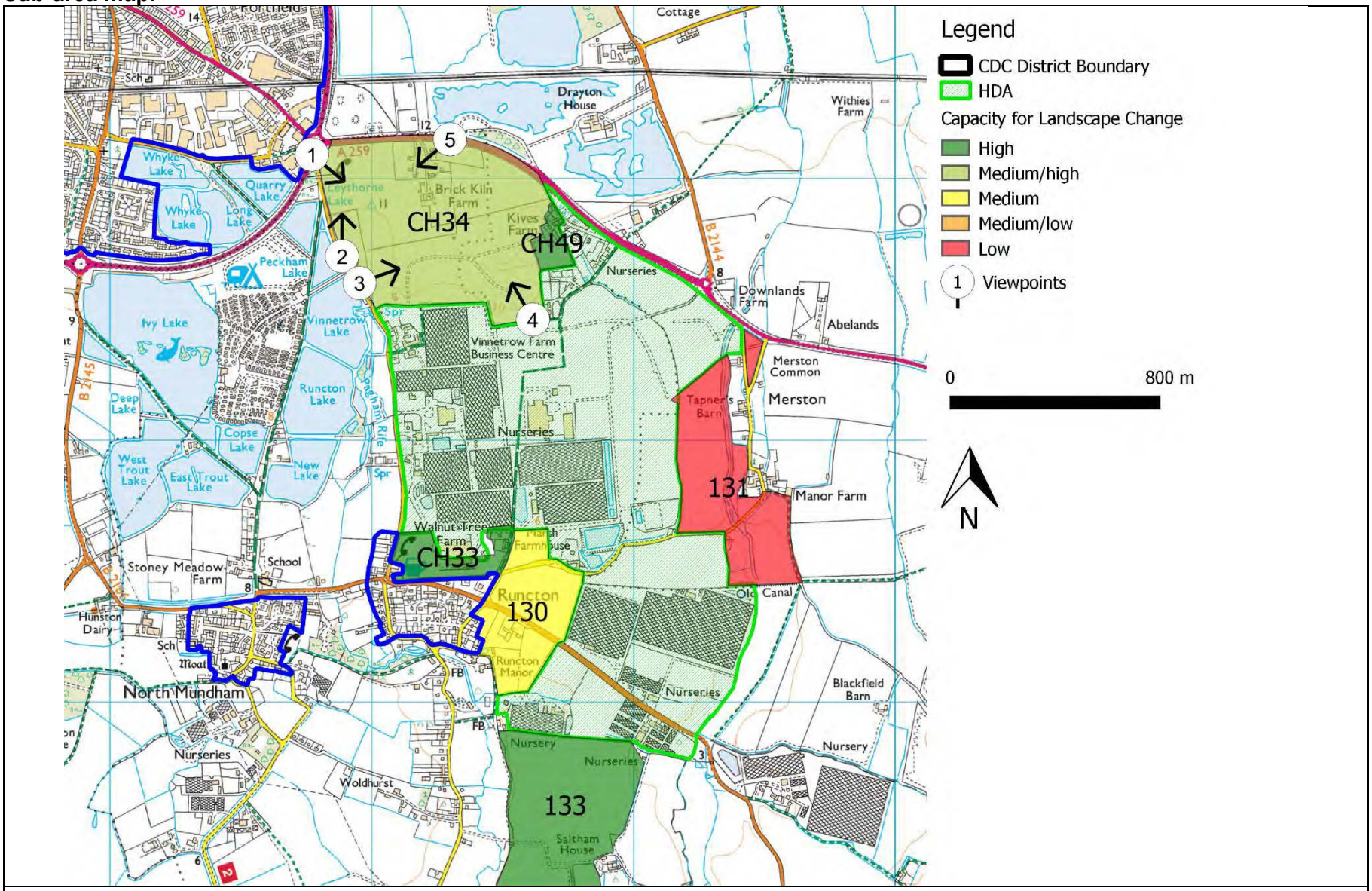


Figure: CH34 Capacity of landscape to accept change and location of photographic viewpoints

Sub-area description:
Sub-area CH34 is irregular in shape and lies to the south of the A259 which defines its northern boundary. The western boundary is defined by Vinnetrow Road and the southern by Vinnetrow Farm Business Centre. The eastern boundary is defined by field boundaries.

For more detail refer to record sheets.

Photographs:



Photo 1: Panorama south-east from pedestrian bridge over A27 at junction with A259/Vinnetrow Road across vineyard within sub-area



Photo 2: View north from Vinnetrow Road across sub-area with South Downs in distance



Photo 3: View east from Vinnetrow Road into sub-area



Photo 4: View north from PRoW on boundary of Vinnetrow Farm Business Centre across sub-area to South Downs



Photo 5: View south-west from busy A259 adjacent to Brick Kiln Garden Centre

Please refer to section 3 methodology of the assessment process

1. Visual Sensitivity: Medium/low

- Sensitive receptors on PRoW along southern boundary of sub-area
- Views into sub-area from busy Vinnetrow Road where vegetation permits
- Long views across sub-area to South Downs and Goodwood including some panoramic
- Views to Chichester Cathedral
- Sensitive receptors in SDNP
- Busy A259
- Popular garden centre within sub-area but with very limited visual connectivity with wider sub-area
- Few opportunities for mitigation due to limited existing internal hedgerow structure but opportunities to restore historic field patterns and mitigate effects of roads and commercial operations but with potential loss of views to SDNP and cathedral

2. Landscape Sensitivity: Low

- Adjacent to Chichester Gravel Pits and Leythorne Meadow SNCI
- More peaceful in the south away from busy roads but large-scale commercial operations are visually intrusive
- No public access but garden centre is popular
- Landscape more complex and enclosed around Brick Kiln Farm
- Some mature trees associated with Brick Kiln Farm
- Busy A259 is intrusive in north

3. Landscape Character Sensitivity: Low (combines 1 and 2)

4. Wider Landscape Sensitivity: Medium/low

- A generally open landscape which is influenced by the nearby HDA to the south and heavily influenced by highways to the north.
- The sub-area physically separated from the city centre by highways infrastructure and retains little connection with the wider landscape
- Vinnetrow Road is locally busy and carries two-way traffic. The A259 is a busy dual-carriageway which connects Chichester with Bognor Regis and has existing access to Brick Kiln Farm and Brick Kiln Garden Centre
- The area is somewhat typical of the wider LCA but influenced by commercial and highways activities

5. Overall Landscape Sensitivity: Medium/low (combines 3 and 4)

6. Landscape Value: Medium

- Forms part of setting on Chichester Lakes SNCI

7. Landscape Capacity: Medium/High (combines 5 and 6)

Potential effect on key visual characteristics • Impact on sensitive receptors on PRoW and in SDNP • Loss of long views to SDNP and cathedral • Some opportunities for mitigation to replace historic field patterns but may result in losing views of lakes.
Potential effect on key landscape characteristics • Erosion of setting of PRoW • Loss of characteristic farmstead and setting • Impacts on mature trees
Potential effect on key settlement characteristics • Not applicable
Landscape mitigation and contribution to green infrastructure • Retention of all good and moderate quality tree cover and locally distinctive boundary treatments and features • Retention of other vegetated areas where they contribute to landscape and biodiversity value. • Tree and hedgerow planting to strengthen field boundaries and the landscape between settlements and create wildlife corridors where this will not result in loss of key views. • Retaining legibility and setting of PRoW network and create additional links • Safeguard SNCI

Conclusion and recommendations and potential capacity of sub-area

Sub-area CH34 has a medium/high capacity, constrained by the nearby SNCI and adjacent PRoW. It is influenced by the highways to the north and west which separate it from Chichester and is well connected to the wider horticultural landscape to the south and east. There are long views to the SDNP and cathedral spire.

This sub-area has been ascribed a medium/high capacity, in part because of its lack of designations and its strong connection with the exiting horticultural landscape and good transport links. It is considered that some additional horticultural development may be

accommodated provided it is informed by further landscape visual impact assessment and sensitively integrated into the landscape. Great care would need to be taken to avoid any landscape or visual harm. Particular care would be needed to protect the setting of any key views.

Sub-area: CH49: Kives pasture

West Sussex County Council Landscape Character Assessment (WSCCLCA) LCA SC9 Chichester to Yapton Coastal Plain
The Future Growth of Chichester (FGoC): LCA 4A Chichester Coastal Plain; LCT Open Arable Lower Coastal Plain

Key characteristics and key qualities (West Sussex LCA unless noted):

- Low lying flat open landscape.
- A low density of hedgerows and hedgerow trees with occasional shelterbelts.
- Large-scale arable farming and market gardening. Extensive farms with both traditional and modern farm buildings and silos.
- Clusters of glasshouses.
- Large farmsteads along roads, and on dead-end tracks.
- Long views to the Downs and to the distinctive spire of Chichester Cathedral.
- The relatively open character of much of the area allows long views so that village church towers are important landmarks in views.
- Frequent urban fringe influences of horse paddocks, light industry and disused airfields, with busy minor and major roads.
- Large gravel pit lakes around the edge of Chichester.
- Few trees or hedgerows, partly as a result of Dutch elm disease, from the 1970s and the Great Storm of 1987 and overall high quality agricultural land, although, where they do exist, they form prominent features.
- Large regular fields, mostly the product of Parliamentary enclosure.
- Semi-natural habitats are scarce due to intensive arable agriculture.
- Artificial lakes of the Chichester Gravel Pit complex are particularly important for wintering and breeding birds as the largest collection of inland water bodies in the county.
- Flat landform under 10m AOD. (FGoC)
- Large scale productive arable farmland punctuated by copses and shelter belts. (FGoC)
- Large glasshouses. (FGoC)
- Small villages and scattered farmsteads characterised by red brick and flint. (FGoC)
- Long views to the Downs and to Chichester Cathedral. (FGoC)

Landscape strategy and key sensitivities and guidelines:

- Key views to the South Downs and Chichester Cathedral.
- Fragmentation and loss of hedgerows and connections between hedgerow and woodland.
- Replacement of mature treescape.
- Changes in drainage patterns.
- Industry in the countryside associated with horticulture and light industry, resulting in large clusters of glasshouses and industrial buildings.
- Loss of distinction between different settlements due to urban expansion.
- Changes in transport infrastructure due to urban development pressures.
- Create a new, large scale tree and hedgerow framework which complements the open intensively farmed landscape, whilst maintaining significant views of Chichester Cathedral, the South Downs and local features.
- Maintain and strengthen field boundaries such as hedgerows and shelterbelts.

- Link up existing remnant hedgerows and tree lines to re-establish coherent field boundaries and wildlife corridors.
- Encourage a full tree survey of the area with a view to conserving and managing existing feature tree groups and individuals.
- Encourage and promote land management schemes to increase species rich grassland areas.
- Promote management and establishment of grassland regimes of grazing, hay cutting and silage.
- Restore and strengthen the landscape of the gaps between settlements.
- Encourage landscape enhancements around villages and on their approaches.
- Establish new vegetation features by the planting of hedgerows and tree clumps in field corners and along roadsides, especially those approaching settlements.
- Encourage bold tree planting associated with large agricultural buildings, glasshouses and industrial buildings to attempt to assimilate them into the landscape more satisfactorily.
- Restrict extensive areas of tree planting to poorer quality agricultural land.
- Encourage the replacement or restoration of derelict glasshouses where these appear detrimental to the landscape.
- Maintain, restore and enhance floodplain woodland and associated species, including native black poplar, where appropriate.
- This land parcel lies within the viewcone of the priority view from the A259 approach to Chichester. Two and three-storey development is likely to be prominent in the view from the A259 approach to Chichester (FGoC)

Any development in this landscape should seek to:

- Strengthen the landscape structure through new planting while maintaining views to Chichester Cathedral (FGoC)
- Maintain a close relationship with Chichester to minimise adverse effects on adjacent hamlets and farms in the coastal plain (FGoC)
- Conserve views of the cathedral from key points on the A259 approach to Chichester (FGoC)
- Create new public views of the cathedral as an integral part of the development. (FGoC)

Relevant forces for change / threats / opportunities:

- Urban development pressures, especially in the gaps between settlements and on the edge of Chichester.
- Major road improvements.
- Loss of mature elm trees in the 1970's and 1980's due to Dutch elm disease.
- Loss of floodplain and wet woodland due to changes in agricultural drainage practices.
- Loss of tree and hedgerow cover from agricultural intensification since World War II.
- Conversion of agricultural buildings to light industrial uses.
- Farm diversification and garden centres leading to introduction of signs and fencing.
- Derelict glasshouses.

Sub-area map:

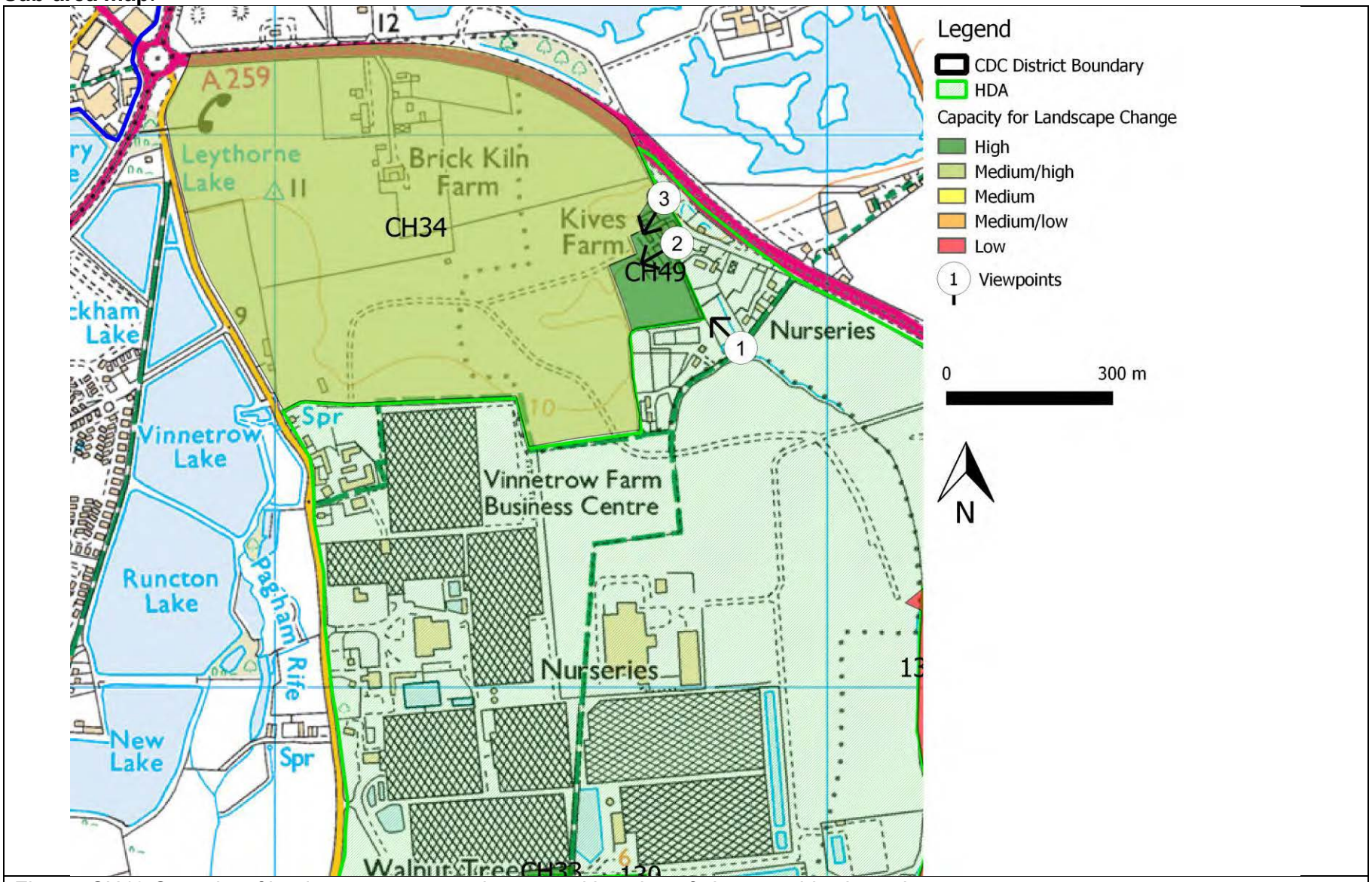


Figure: CH49 Capacity of landscape to accept change and location of photographic viewpoints

Sub-area description:

Sub-area CH49 is irregular in shape and lies to the south of the A259 between Merston and Chichester. The northern boundary is partly defined by Green Lane with other boundaries described by field boundaries.

For more detail refer to record sheets.

Photographs:



Photo 1: Panorama north-west from Green Lane PRoW towards boundary of sub-area



Photo 2: View west from Green Lane into Kives Farm



Photo 3: View south-west from adjacent to India Gate, Green Lane into Kives Farm

Please refer to section 3 methodology of the assessment process

1. Visual Sensitivity: Medium/low

- Sensitive receptors on PRoW to south of sub-area
- A259 which passes nearby is busy
- Few local residents
- Former public house (India Gate)
- Views into sub-area from busy Vinnetrow Road where vegetation permits
- Potentially long views to South Downs and Goodwood including some panoramic
- Few opportunities for mitigation due to limited existing internal hedgerow structure but opportunities to restore historic field patterns and mitigate effects of roads and commercial operations but with potential loss of views to SDNP

2. Landscape Sensitivity: Medium/low

- Grade 1 agricultural soil

- Few trees and hedgerows
- Kives Farm and former public house (India Gate) are built form
- Not accessible by PRoW
- Generally small-scale and enclosed landscape

3. Landscape Character Sensitivity: Medium/Low (combines 1 and 2)

4. Wider Landscape Sensitivity: Medium

- A generally open landscape which is influenced by adjacent built form and physically separated from wider landscape to north-east by highways infrastructure but still connects with the horticultural landscape to the south and west
- The area is somewhat typical of the wider LCA but influenced by highways
- Green Lane which serves the sub-area is a quiet, narrow dead-end lane which joins the busy A259 dual-carriageway which connects Chichester with Bognor Regis.

5. Overall Landscape Sensitivity: Medium (combines 3 and 4)

6. Landscape Value: Low

- Undesignated landscape with no visible historic or recreational value.

7. Landscape Capacity: High (combines 5 and 6)

Potential effect on key visual characteristics • Impact on sensitive receptors on PRoW and in SDNP • Loss of long views to SDNP • Some opportunities for mitigation to replace historic field patterns and mitigate highways but may interrupt key views
Potential effect on key landscape characteristics • Loss of Grade 1 soil • Loss of characteristic farmstead and setting
Potential effect on key settlement characteristics • Further erosion of farmstead
Landscape mitigation and contribution to green infrastructure • Retention of all good and moderate quality tree cover and locally distinctive boundary treatments and features • Retention of other vegetated areas where they contribute to landscape and biodiversity value • Tree and hedgerow planting to strengthen field boundaries and the landscape between settlements and create wildlife corridors where this will not result in loss of key views

Conclusion and recommendations and potential capacity of sub-area

Sub-area CH49 has a high capacity but is somewhat constrained by the nearby PRoW. It is influenced by the highways to the east and is somewhat connected to the wider horticultural landscape to the south although there are intervening paddocks and residential units. There are potentially long views to the SDNP and Goodwood from within the sub-area.

Whilst the sub-area has been ascribed a high capacity, in part because of its lack of designations, it is considered that it is unlikely to be able to accommodate a significant amount of additional horticultural development, due to its size and the presence of existing built form which partially occupies the sub-area and separates it from the wider horticultural landscape to the south. However, should the HDA be extended northwards into sub-area CH34 then further horticultural development may be accommodated in sub-area CH49 provided it is informed by further landscape and visual impact assessment and sensitively integrated into the landscape. Great care would need to be taken to avoid any landscape or visual harm. Particular care would be needed to protect the setting of any key views PRoW and the amenity of local residents.

Sub-area: 123: Tangmere South and Eastern Edge

West Sussex County Council Landscape Character Assessment (WSCCLCA) LCA SC9 Chichester to Yapton Coastal Plain, SC7 Halnaker Upper Coastal Plain;

Key characteristics and key qualities (West Sussex LCA unless noted):

- Low lying flat open landscape.
- A low density of hedgerows and hedgerow trees with occasional shelterbelts.
- Large-scale arable farming and market gardening. Extensive farms with both traditional and modern farm buildings and silos.
- Clusters of glasshouses.
- Long views to the Downs.
- The relatively open character of much of the area allows long views so that village church towers are important landmarks in views.
- Frequent urban fringe influences of horse paddocks, light industry and disused airfields, with busy minor and major roads.
- The urban fringes associated with Bognor are particularly obvious, with sporadic urban development in suburban settlements of Tangmere, Barnham, Yapton, and Westergate.
- Few trees or hedgerows, partly as a result of Dutch elm disease, from the 1970s and the Great Storm of 1987 and overall high quality agricultural land, although, where they do exist, they form prominent features.
- Light industry in the countryside at Ford and Tangmere.
- Disused airfields, such as at Tangmere and Yapton.
- Semi-natural habitats are scarce due to intensive arable agriculture.

Landscape strategy and key sensitivities and guidelines:

- Key views to the South Downs.
- Fragmentation and loss of hedgerows and connections between hedgerow and woodland.
- Replacement of mature treescape.
- Changes in drainage patterns.
- Industry in the countryside associated with horticulture and light industry, resulting in large clusters of glasshouses and industrial buildings.
- Development on settlement edges of Bognor and suburban settlements of Tangmere, Barnham, Yapton and Westergate.
- Create a new, large scale tree and hedgerow framework which complements the open intensively farmed landscape, whilst maintaining significant views of Chichester Cathedral, the South Downs and local features.
- Maintain and strengthen field boundaries such as hedgerows and shelterbelts.
- Link up existing remnant hedgerows and tree lines to re-establish coherent field boundaries and wildlife corridors.
- Encourage a full tree survey of the area with a view to conserving and managing existing feature tree groups and individuals.
- Encourage landscape enhancements around villages and on their approaches.
- Establish new vegetation features by the planting of hedgerows and tree clumps in field corners and along roadsides, especially those approaching settlements.
- Encourage the production of a colour and design study for new and existing agricultural and industrial buildings.

- Encourage bold tree planting associated with large agricultural buildings, glasshouses and industrial buildings to attempt to assimilate them into the landscape more satisfactorily.
- Restrict extensive areas of tree planting to poorer quality agricultural land.

Relevant forces for change / threats / opportunities:

- Urban development pressures, especially in the gaps between settlements and on the edge of Chichester.
- Major road improvements.
- Loss of mature elm trees in the 1970's and 1980's due to Dutch elm disease.
- Loss of tree and hedgerow cover from agricultural intensification since World War II.
- Introduction of large scale industrial buildings and glasshouses with distribution sheds.

Sub-area map:

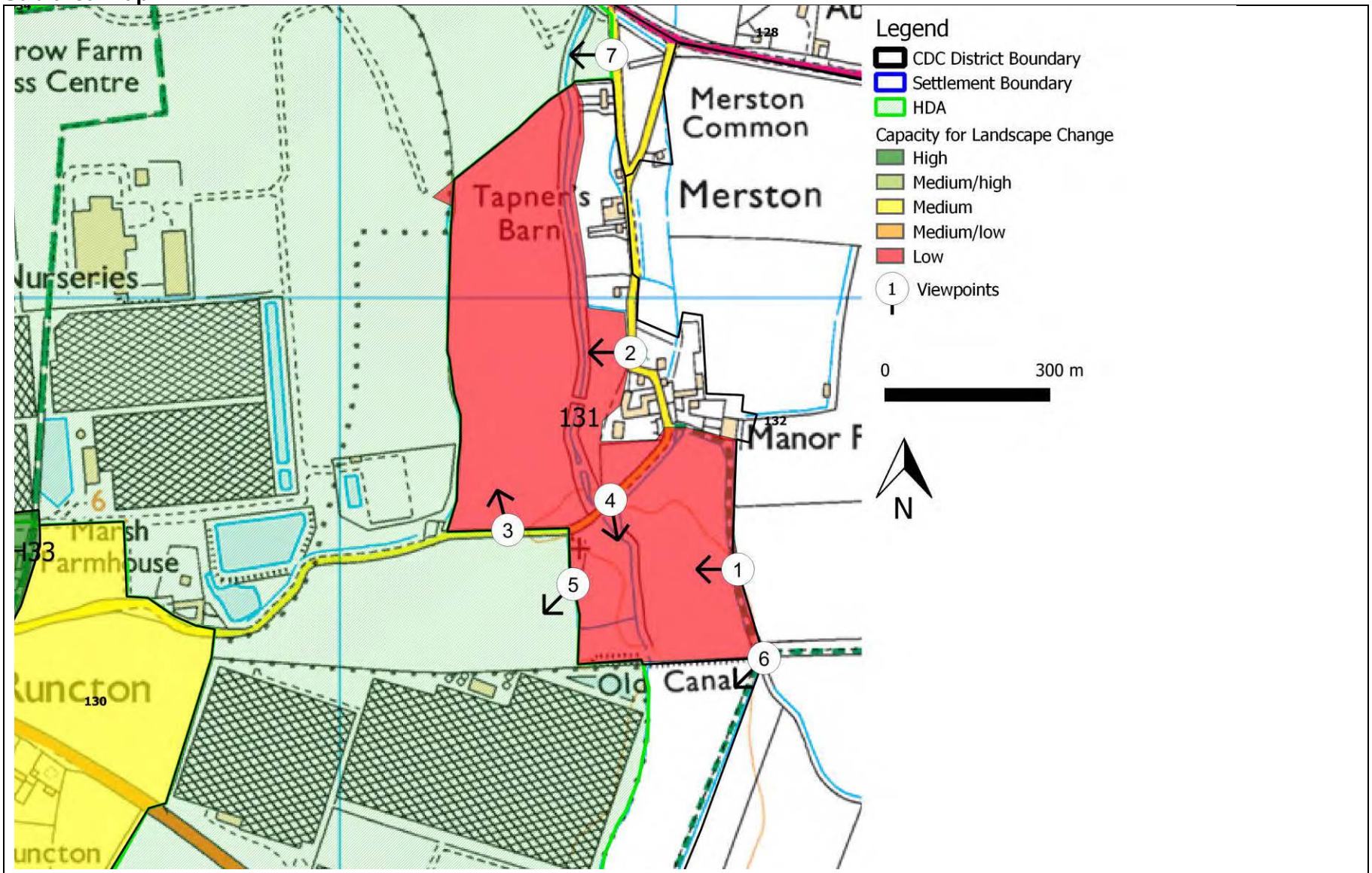


Figure: 131 Capacity of landscape to accept change and location of photographic viewpoints

Sub-area description:
Sub-area 131 is irregular in shape and lies to the south and west of Merston. The north, west and southern boundaries are largely defined by the existing HDA. The southern boundary aligns with the old canal, now a PRoW. The eastern boundary if defined by PRoW, and property/field boundaries.

For more detail refer to record sheets.

Photographs:



Photo 1: View west from PRoW south of Manor Farm towards Grade I listed St Giles' Church



Photo 2: View west from Marsh Lane towards Vinnetrow Farm



Photo 3: View north from Marsh Lane adjacent to St Giles' Church towards South Downs and Goodwood Grandstand



Photo 4: View south-east from Marsh Lane adjacent to St Giles' Church



Photo 5: View south-west from Grade I listed St Giles' Church towards glasshouses



Photo 6: View south-west from PRoW over Old Canal towards glasshouses



Photo 7: View west from Marsh Lane towards glasshouses and warehouses of Vinnetrow Farm. Spire of Chichester Cathedral visible in distance.

Please refer to section 3 methodology of the assessment process

1. Visual Sensitivity: Medium

- Views into the area from local roads including busy A259
- Some intervisibility with large nurseries
- Views into sub-area from small number of residential properties
- Long views to SDNP
- Sub-area contributes to setting of 3 no. Grade II listed buildings within Merston and Grade I listed St Giles' Church which is a local landmark
- Sensitive receptors on PRoW to southern and western boundaries
- Limited structure of hedgerows to build upon, more in south. Mitigation may lead to loss of open views where they exist and field patterns but with opportunities to further mitigate impact of glasshouses

2. Landscape Sensitivity: Medium

- Classified as predominantly Grade 2 agricultural land
- Chichester Flood Relief Channel lies within sub-area
- Former canal lies at south of sub-area
- Arable land with pasture in south and east (including pasture in flood plain)
- Some hedgerows and hedgerow trees. Trees associated with Flood Relief Channel and streams
- PRoW to southern and western boundary
- Contributes to setting of Grade I St Giles' Church and Grade II buildings within Merston
- Polytunnels and glasshouses can be intrusive
- Generally peaceful away from roads

Landscape Character Sensitivity: Medium (combines 1 and 2)

3. Landscape Character Sensitivity: Medium (combines 1 and 2)

4. Wider Landscape Sensitivity: Medium/high

- A generally open landscape which connects well with the wider landscape including visually to the South Downs to the north and physically with the landscape in the south and east
- Some connection to the horticultural premises in the west
- The area is largely typical of the wider LCA and not influenced by the settlement edge
- Marsh Lane is a narrow lane open to two-way traffic with passing places which connects to busy A259 in north

5. Overall Landscape Sensitivity: Medium/high (combines 3 and 4)

6. Landscape Value: Medium/high

- Setting of Grade I listed St Giles Church and 3 more Grade II buildings

7. Landscape Capacity: Low (combines 5 and 6)

Potential effect on key visual characteristics • Impact on sensitive receptors within SDNP • Interruption of key views to SDNP. • Interruption of views of St Giles' Church
Potential effect on key landscape characteristics • Loss of Grade 2 soils • Erosion of setting of Grade I and II listed buildings • Erosion of setting of PRoW
Potential effect on key settlement characteristics • Not applicable
Landscape mitigation and contribution to green infrastructure • Retention of all good and moderate quality tree cover and locally distinctive boundary treatments and features • Retention of other vegetated areas where they contribute to landscape and biodiversity value • Tree and hedgerow planting to strengthen field boundaries and the landscape between settlements and create wildlife corridors where this will not result in loss of key views. • Retaining legibility and setting of PRoW network and create additional links • Opportunities to mitigate effect of locally intrusive elements such as glasshouses and highways where this does not result in loss of key views

Conclusion and recommendations and potential capacity of sub-area

Sub-area 131 has a low capacity. It forms part of the setting of Merston and retains a rural character. It retains a moderate sense of history as manifest in the listed buildings and the legible route of the former Arundel to Chichester Canal. The Grade I listed church of St Giles to south-west of the sub-area is a key focus in local views due to the generally flat and open landscape. There are views out from the settlement edge, PRoW and local roads including long and panoramic views to the South Downs.

It is unlikely that any further horticultural development may be accommodated in the sub-area without significant harm to the setting of listed buildings and key views.

Appendix C: Methodology

4. Methodology

Basis of methodology

4.1 The methodology and assessment criteria used for this assessment are detailed below. Sources of data are identified in Appendix B of this Report. The key texts on which the methodology is based are the Scottish Natural Heritage and The Countryside Agency's *Landscape Character Assessment* (2002) and subsequent *Topic Paper 6 Techniques and Criteria for Judging Capacity and Sensitivity* (2006*),* Natural England's *An Approach to Landscape Character Assessment* (2014), as well as the Landscape Institute / IEMA *Guidelines for Landscape and Visual Impact Assessment* (2013) (GLVIA).

4.2 Landscape capacity is defined as 'the extent to which a particular area or type of landscape is able to accommodate change without significant effects on character or overall change in the landscape type'. It should be noted that landscape capacity is a combination of the sensitivity of the landscape character and the value attached to the landscape.

4.3 As in current best practice, sensitivity should be assessed against a specific change, and for this study, a development scenario based on an initial indicative density of 15-30 residential dwellings per hectare for the whole Sub-area including the provision of open space and roads serving the development. For the purposes of the Study dwellings of two or three storeys, have been assumed for the Sub-areas. Site specific requirements may be set out within the Local Plan Review process as it progresses. The key factor is the height and mass and scale of the built form in this Study, and therefore commercial development of a similar height and overall volume on the Sub-areas may also be appropriate.

4.4 Best practice guidance also recognises that a landscape with a high sensitivity does not automatically mean that landscape has a low capacity for change, but that 'capacity is all a question of the interaction between the sensitivity of the landscape, the type and amount of change and the way that the landscape is valued' (*Topic Paper 6, 2006, p12)*. The Sub-areas have been assessed with the development scenario above in mind. Recommendations and comments have been added to ensure raised awareness of potential unacceptable adverse effects on landscape character.

4.5 Proposals for any development, over the whole or part of any Sub-area, would need to include appropriate, detailed and specialist input into siting, layout and design, and a full landscape and visual impact assessment should accompany a specific planning application relating to the relevant part of the Sub-area. Other studies including ecology, archaeology, arboriculture, traffic, soils may also be required to accompany specific proposals.

4.6 Details of the landscape and visual attributes of the Sub-areas and an assessment of landscape and visual sensitivity (based on desk top studies and field surveys) are to be found on the Record Sheets in Section E. A summary of the landscape sensitivity, value and capacity for each of the Sub-areas follows in each Report.

Assessment process

4.7 The assessment methodology is a staged process. Landscape attributes, and visual attributes, are considered separately in accordance with the guidance in GLVIA. These attributes are used to identify the **intrinsic landscape and visual sensitivity** (Stages 1 and 2) of the Sub-area on a scale of 5 levels from low to high as set out under the Matrix 1 and 2 below. These are set out in the Record Sheets. The landscape and visual sensitivity of the Sub-area are then merged to identify the **landscape character sensitivity** (Stage 3) as set out under Matrix 3 below.

4.8 The Study then goes on to classify the **sensitivity of the Sub-area in its wider context** (Stage 4) into five categories. In Stage 5 the landscape character sensitivity is combined with the wider sensitivity as set out in Matrix 4 to identify the **overall landscape sensitivity** (Stage 5).

4.9 The **landscape value** (Stage 6) of the Sub-area is assessed separately on a scale of 5 levels as set out under Table 3 below. Finally the overall landscape character sensitivity is merged with the landscape value on a scale of 5 levels to give an assessment of **landscape capacity** (Stage 7) on a scale of 5 levels as set out under Matrix 5 below.

4.10 This 'bottom up' process is tested against the five criteria for landscape capacity (Stage 7) based on professional judgement and an overall full understanding of the Sub-areas.

Assessment abbreviations and colour code:

L	– Low Capacity	**M/L**	– Medium / Low Capacity	**M**	– Medium Capacity
M/H	– Medium / High Capacity	**H**	– High Capacity		

Stage 1: Determination of Visual Sensitivity

4.11 This assessment is set out in the Record Sheet and Report for each Sub-area.

4.12 The assessment considers the types of **views (e.g panoramic, distant, context)**, the nature of the **viewers** (people who see the sub-area) and the **potential to mitigate** visual impact on the identified viewpoints. The more viewpoints, the more exposed the area, the greater the sensitivity of the viewers (based on GLVIA) and the greater difficulties in screen planting to mitigate the impact without harm to the landscape and visual attributes of the area, the higher the sensitivity. At this stage each level has been given a score from low = 1 to high = 5 and the scores are added up. Total scores for the Sub-area are grouped as shown.

Matrix 1: Visual sensitivity

General visibility	L (1)	L/M (2)	M (3)	M/H (4)	H (5)
Population	L (1)	L/M (2)	M (3)	M/H (4)	H (5)
Mitigation	L (1)	M/L (2)	M (3)	M/H (4)	H (5)
OVERALL VISUAL SENSITIVITY	**3-4 = low; 5- 7 = Med/low; 8-10 = Med; 11-13 = Med/high; 14-15 = High**				

Table 1: Notes on Visual Sensitivity Assessment

Factor	Higher sensitivity	Lower sensitivity
General Visibility	Sequenced and exposed views toward area	Fleeting and limited views
	Most of Sub-area visible	Little of Sub-area visible
	Area is a key focus in available wider views	Area is an incidental part of wider views
	Area includes prominent and key landmarks	No landmarks present
	Important vistas or panoramas in/out of area	Unimportant or no vistas
	Prominent skyline	Not part of skyline
Population	Large extent or range of key sensitive receptors	Lack of sensitive receptors
	Large number of people see area	Few can see area
	Key view from a sensitive receptor	Views of Sub-area are unimportant
	Area is part of valued view	Area does not form a part of a valued view
	Area in key views to/across/out of town	Not part of setting of settlement view
Mitigation	Mitigation not very feasible	Mitigation possible
	Mitigation would interrupt key views	Would not obscure key views
	Mitigation would damage local character	Mitigation would not harm local character

Stage 2: Determination of Landscape Sensitivity

4.13 This assessment is set out in the Record Sheet and Report for the Sub-area.

4.14 The assessment considers the **natural** physical factors which make up the landscape character of the Sub-area, the **cultural** and built form aspects and the **perceptual** features. The greater the incidence of landscape interest and diversity, historically important features and cultural associations, and the greater the levels of access and perceptions of tranquillity and strong landscape pattern; the greater the sensitivity. At this stage each level has been given a score from low = 1 to high = 5 and the scores are added up. Total scores for the Sub-area are grouped as shown.

Matrix 2: Landscape sensitivity

Natural factors	L (1)	L/M (2)	M (3)	M/H (4)	H (5)
Cultural factors	L (1)	L/M (2)	M (3)	M/H (4)	H (5)
Perceptual features	L (1)	M/L (2)	M (3)	M/H (4)	H (5)
OVERALL LANDSCAPE SENSITIVITY	**3-4 = low; 5- 7 = Med/low; 8-10 = Med; 11-13 = Med/high; 14-15 = High**				

Table 2: Notes on Landscape Sensitivity Assessment

Factor	Higher sensitivity	Lower sensitivity
Natural	Native woodland	Plantation
	Significant tree/groups	Insignificant/young trees
	Strong hedgerow structure with hedgerow trees	Weak structure and no trees
	Species rich grassland	Arable field
	Significant water feature(s)	No water feature(s)
	Varied landform and distinctive feature of the area	Uniform landform and lack of topographical features
	Pronounced Geology	Lack of geological features
	Soils significantly contribute to landscape features	Soils are not an important feature
	Complex and vulnerable landcover	Simple robust landcover
	Presence of other significant vegetation cover	Absence of other significant vegetation
	Presence of valued wildlife habitats	Absence of valued wildlife habitats
	Significant wetland habitats and meadows	Poor water logged areas
	Presence of common land	No common land
	Presence of good heathland	Lost heathland
Cultural	Distinctive good quality boundary features	Generic or poor boundary features
	Evidence of surviving part of an historic landscape	No evidence
	Complex historic landscape pattern with good time depth	Simple modern landscape
	Evidence of historic park	No evidence
	Important to setting or in a Conservation Area	No relationship
	Includes a Scheduled Ancient Monument or Important to setting	No relationship
	Locally distinctive built form and pattern	Generic built form
	Important to setting of a Listed building	No relationship
	Distinctive strong settlement pattern	Generic or eroded pattern
	Locally significant private gardens	Poorly maintained gardens erode the character
	Evidence of visible social cultural associations	Lack of social cultural associations
Perceptual	Quiet area	Noisy area
	Absence of intrusive elements	Intrusive elements present
	Dark skies	High levels of light pollution
	Open exposed landscape	Enclosed visually contained landscape
	Unified landscape with strong landscape pattern	Fragmented/'bitty' or featureless landscape
	Well used area or appreciated by the public	Inaccessible by public
	Important rights of way	None present
	Well used and valued open air recreational facilities	None present
	Open access land	None present

Stage 3: Determination of Landscape Character Sensitivity

4.15 The landscape sensitivity and visual sensitivity are combined, as shown in Matrix 3, to give the **landscape character sensitivity**. The results of the assessment are set out in the Report.

Matrix 3: Landscape character sensitivity

VISUAL SENSITIVITY						
	High	M	M/H	M/H	H	H
	Med/High	M/L	M	M/H	M/H	H
	Medium	M/L	M/L	M	M/H	M/H
	Med/Low	L	M/L	M/L	M	M/H
	Low	L	L	M/L	M/L	M
		Low	Med/Low	Medium	Med/High	High
		LANDSCAPE SENSITVITY				

Stage 4: Determination of Wider Sensitivity – The Contribution of the Sub-area to the Wider Landscape and Settlement Edge Pattern

4.16 Stages 1 to 3 have led to a comprehensive assessment of the intrinsic landscape sensitivity of the Sub-areas. However the sensitivity of each Sub-area to development is also affected by its importance, and contribution, to the adjacent wider rural landscape and the influence of, and pattern of uses within, the settlement edge. The contribution each Sub-area makes to the individual identities of settlements and their settings is also taken into account. The relative wider sensitivity of the Sub-area is assessed as follows:

Low wider sensitivity – The Sub-area is heavily influenced by urbanising development and is not an important part of the adjacent wider landscape.

Medium/Low wider sensitivity – The Sub-area is heavily influenced by urbanising development and has views of some parts of the adjacent urban settlement but shares some of the characteristics of the adjacent wider landscape.

Medium wider sensitivity – The Sub-area is partly influenced by urbanising development but shares many of the characteristics of the wider landscape, with good physical and visual links to the wider landscape.

Medium/High wider sensitivity – The Sub-area has strong physical and visual links to the wider landscape and these outweigh any minor impacts from urbanising development.

High wider sensitivity – The Sub-area is an important part of the wider landscape with which it has strong visual and landscape links. The nearby settlement has little impact on the Sub-area.

4.17 The results of the assessment are set out in the reports for each Sub-area.

Stage 5: Determination of Overall Landscape Sensitivity

4.18 The **overall landscape sensitivity** is determined by combining the landscape character sensitivity with the wider sensitivity as shown in Matrix 4. The results of the assessment are set out in the Report Sheet for each Sub-area.

Matrix 4: Overall landscape sensitivity

LANDSCAPE CAHARACTER SENSITIVITY						
	High	H	H	M/H	M/H	M
	Med/High	H	M/H	M/H	M	M/L
	Medium	M/H	M/H	M	M/L	M/L
	Med/Low	M/H	M	M	M/L	M/L
	Low	M	M	M/L	M/L	L
		High	Med/High	Medium	Med/Low	Low
		WIDER SENSITIVITY				

Stage 6: Determination of Landscape Value

Table 3 – Landscape value criteria

Value	Typical criteria	Typical scale	Typical examples
High	Very High importance (or quality) and rarity. No or limited potential for substitution	International	World Heritage Site SAC SPA
Medium/high	High importance (or quality) and rarity. Limited potential for substitution	National	National Park/ AONB SSSI SPA 400m Buffer SANG HE Register of Parks and Gardens Scheduled Monuments Grade I and II* listed buildings and their settings National recreational route or area e.g. South Downs Way
Medium	Medium importance (or quality) and rarity. Limited potential for substitution	Regional	Setting of AONB / National Park Local landscape designation Open Access or common land Landscape value identified in the Local/Neighbourhood Plan SNCI/Conservation Areas and their setting Grade II listed buildings and their setting Local Wildlife sites Regional recreational route/area
Medium/low	Local importance (or quality) and rarity. Limited potential for substitution	Local	Local buildings and parks/gardens of historic interest and their settings Local recreational facilities of landscape value
Low	Low importance (or quality) or rarity		Area of little value and identified for improvement

Designations: Although value is implicit in the assessment of sensitivities, the location of the Sub-area within a designated area, or the presence of a designated area within the Sub-area, is an important additional measure of the value society gives to the landscape of the Sub-area. These include landscape, historic and ecological designations and recreational routes at a national/international level, regional or district level, or at the local level.

Local Associations: These are included as far as possible using available published data. In addition to the more formal designations above, Sub-areas may sometimes have special scenic value, associations or meanings to the local community and therefore make a contribution to the value of the local landscape. This has been assessed through a review of readily available evidence of community value. Further research may be required as part of any detailed landscape and visual impact assessment.

Professional judgement: Professional judgement has been used to modify the value scoring where a particular designation has little effect on the sensitivity of a Sub-area, e.g if there is only a single Grade I Listed Building which has little relationship with or influence over the wider Sub-area, the value might be reduced from medium / high to medium.

Stage 7: Determination of Landscape Capacity

4.19 Landscape capacity is the ability, or otherwise, of the Sub-area to accommodate a certain amount of development. The landscape capacity is determined by combining the overall landscape sensitivity with the landscape value as shown in Matrix 5. The results of the assessment are set out in the Report Sheet.

Matrix 5 Landscape Capacity

OVERALL LANDSCAPE SENSITIVITY						
	High	M	M/L	L	L	L
	Med/High	M/H	M	M/L	L	L
	Medium	H	M/H	M	M/L	L
	Med/Low	H	H	M/H	M	M/L
	Low	H	H	H	M/H	M
		Low	Med/Low	Medium	Med/High	High
		LANDSCAPE VALUE				

4.20 The results from the matrix are subsequently tested against the following classifications for each level of landscape capacity, building on classifications used by the authors of this Report for other capacity studies.

Low capacity (red) – The Sub-area could not accommodate areas of new development without a significant and adverse impact on the landscape character. Occasional, very small scale development may be possible, providing it has regard to the setting and form of existing settlement and the character and the sensitivity of adjacent landscape character areas.

Medium / Low capacity (orange) – A low amount of development may be accommodated only in limited situations, providing it has regard to the setting and form of existing settlement and the character and the sensitivity of adjacent landscape character areas. In some cases no development would be acceptable and the reason for this is explained in the conclusion.

Medium capacity (yellow) - The Sub-area could be able to accommodate areas of new development in some parts, providing it has regard to the setting and form of existing settlement and the character and sensitivity of adjacent landscape character areas. There are landscape constraints and therefore the key landscape and visual characteristics must be retained and enhanced.

Medium/ High capacity (pale green) – The Sub-area is able to accommodate larger amounts of development, providing it has regard to the setting and form of existing settlement and the character and the sensitivity of adjacent landscape character areas. Certain landscape and visual features in the area may require protection.

High capacity (dark green) – Much of the Sub-area is able to accommodate significant areas of development, providing it has regard to the setting and form of existing settlement and the character and the sensitivity of adjacent landscape character areas.

Stage 8: Determination of landscape capacity within the Sub-area and of Green Infrastructure

4.21 Each Sub-area Report contains an overall plan showing the landscape capacity classification. The landscape capacity is indicative, and the actual capacity of each Sub-area will be determined by more detailed assessment of the area.

4.22 In some cases an area of least sensitivity is described which identifies a part of the Sub-area that could be considered further as a potential growth area subject to further detailed assessment and the provision of Green Infrastructure which is multi-functional and appropriate to the rural character of the area. The policy constraint affecting areas within the SPA 400m buffer have also been taken into account.

4.23 It is important to note that this Study does NOT recommend that all the least sensitive areas would be suitable as potential developable areas within the undeveloped open land within the Local Plan Review period. The object of the Study is to identify those parts which are the least sensitive in landscape and visual terms to development from which Chichester District Council can select those Sub-areas it wishes to investigate further for possible inclusion to meet demand within the Local Plan period.

Study Constraints

1. The Sub-areas have been assessed from publicly accessible viewpoints including the local road network, public rights of way, public open space and other publicly owned land. Views from private houses and from private land are noted where obvious, but were not visited. This has not resulted in any significant constraint on the assessment.
2. Photographs included in this study are representative of key views of the Sub-area.
3. Views from the surrounding countryside or urban areas have been assessed by noting intervisibility from within or adjacent to the Sub-area, but the Study does not include an assessment of the potential zone of visual influence of any development on each Sub-area.
4. The majority of study fieldwork was undertaken in August and September 2018.
5. The Agricultural Grade Classification (ALC) of each Sub-area has been noted in the Record Sheets. However the quality of the agricultural land is not considered a key factor in determining the contribution each Sub-area makes to defining the separate identity of the settlements or preventing coalescence. The ALC however is a material consideration in its own right and should be considered separately from this Study.

Appendix D: Record sheets for sub-areas OV1, OV2 and OV3

OVING NEIGHBOURHOOD PLAN LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	OV1: Merston (outside Horticultural Development Area (HDA))
Date of area survey:	25.6.21
Surveyors:	KB
Weather/visibility:	Clear, dry.
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA SC9
Landscape designations:	XX

VISUAL SENSITIVITY

General visibility	*Population*	*Mitigation potential*
Views into the sub-area from: Local roads Busy A259 PRoW SDNP Farms and nurseries Settlement of Merston	**Types of viewers:** Local residents Walkers on PRoW Motorists on A259 and local roads Visitors to SDNP Visitors and workers at nurseries Visitors to St Giles	**Opportunities for mitigation and landscape compatibility of mitigation:** Some structure of hedgerows to build upon
Views out of the sub-area to: SDNP including long views northwards to the South Downs possibly including Goodwood House and Goodwood Grandstand Church of St Giles Glasshouses and polytunnels	**Magnitude of viewers (level of use and popularity):** Local roads A259 is busy Few local residents Few PRoW	**Impacts of mitigation:** Loss of field patterns, loss of open views where they exist Opportunities to reinstate historic field boundaries where lost and to mitigate impact of HDA
Does the sub-area form part of a skyline? No	**Visual perceptions (activity and expectations of local visual receptors):** A rural area with high expectations of scenic beauty, but somewhat reduced around commercial premises and along transport corridors.	
Panoramic views: Yes, including to SDNP		
Landmark features: Church of St Giles		

General visibility	*Population*	*Mitigation potential*
Sensitivity score: Medium/high	**Sensitivity score:** Medium	**Sensitivity score:** Medium
Visual sensitivity score: Medium		
Additional comments:		

LANDSCAPE SENSITIVITY

Natural factors	*Cultural factors*	*Perceptual features*
Topography and landform: Sloping gently from approx. 5m AOD in south to approx. 7m AOD in north	**Boundary features other than vegetation:** Post and rail fence Post and wire Brick and flint walls to residential properties	**Tranquillity – Noise levels:** Generally peaceful away from main road
Geological features: None noted	**Historic landscapes:** Formal enclosure (medieval to post medieval) in south Historic settlement associated with church and residential properties. Horticulture in west	**Tranquillity – Visual intrusion / detractors:** Polytunnels and glasshouses where visible
Soil quality: Predominantly Grade 2 agricultural with small area of Grade 1 to centre of sub-area and Grade 3 to east.	**Parkland features:** None noted	**Tranquillity – Light pollution/dark skies:** Some locally with traffic on A259 which is unlit
Water features: Chichester Flood Relief Channel runs north-south through village and includes a duck pond which is a notable feature.		
Landcover and land use: Arable, pasture and residential	**Conservation Area:** No	
Tree belts, individual trees and riverside trees: Shelter belts on Marsh Lane Some trees along Chichester Flood Relief Channel	**Landscape features of CA:** N/A	
Hedgerows and hedgerow trees: Hedges to roadside and field boundaries	**Built form:** Brick built houses and converted farm buildings Church of St Giles	**Accessibility by public footpath:** Yes, particularly in south and east

Natural factors	*Cultural factors*	*Perceptual features*
Woodland and copses: None noted	**Setting of listed buildings:** Grade 1 Church of St Giles Grade 2 The Old Parsonage, Merston House and Building at north-west corner of the churchyard of St Giles's church	**Open access areas:** None noted
Wetland and meadow: Small areas of meadow around Church of St Giles and close to settlement Some pasture in flood plain	**Scheduled Monuments:** None	**Recreational areas:**
Common land: None noted although a house called 'Merston Common' is marked on the OS map	**Settlement pattern:** Linear hamlet	
Heathland: None noted	**Contribution of private gardens to landscape character:** Some contribution of private gardens (inc hedges and trees etc) in centre of village	**Aesthetic sensitivity - Elements of openness/enclosure:** Generally more enclosed around settlement
Other significant vegetation cover: Riverside vegetation associated with Flood Relief Channel	**Cultural associations:** Listed in Domesday Book Nearby was RAF Merston WW2 airfield.	**Aesthetic sensitivity – landscape pattern:** Summer scale and more complex around settlement
Priority Habitat Inventory/Phase 1 records: None noted	**Features of cultural importance:** Crossed by line of former canal Church of St Giles	
Presence of SPA/SAC/SSSI/SINC/SANG local wildlife designation/Semi-Natural Ancient Woodland: None noted		
Other information		
Sensitivity score: Medium	**Sensitivity score:** Medium/high	**Sensitivity score:** Medium

Natural factors	*Cultural factors*	*Perceptual features*
Landscape sensitivity score: Medium		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: Merston
Character of the urban edge: Vegetated but influenced by warehouses and glasshouses in north-west
Presence in a floodplain: Some flooding associated with Flood Relief Channel
Relationship with adjacent wider countryside: Connects quite well with wider countryside to the south and east. Some visual links to the South Downs in north
Character of adjacent village(s): Merston is a small hamlet with an historic core
Historic links with the wider area if known: Crossed by former route of canal
Ecological links with the wider area if known:
Recreational links with the wider area: Footpath following line of former canal
Extracts from other relevant evidence (e.g VDS, NDP):

OVING NEIGHBOURHOOD PLAN LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	OV2: West of Elbridge
Date of area survey:	25.6.21
Surveyors:	KB
Weather/visibility:	Clear, dry.
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA SC9
Landscape designations:	XX

VISUAL SENSITIVITY

General visibility	*Population*	*Mitigation potential*
Views into the sub-area from: A259 PRoW (route of former canal) Groves Farm Elbridge Farm Backfield Barn SDNP	**Types of viewers:** Local residents Walkers on PRoW Motorists Farm workers	**Opportunities for mitigation and landscape compatibility of mitigation:** Moderate. Some existing hedgerows to build on
Views out of the sub-area to: Potentially to SDNP (long views northwards) where boundary vegetation permits Potential views to Chichester Cathedral spire Roundstone nurseries	**Magnitude of viewers (level of use and popularity):** A259 busy road (Chichester- Bognor Regis) PRoW appears not well-used Few local residents	**Impacts of mitigation:** Loss of field patterns, loss of open views where they exist Opportunities to restore field patterns
Does the sub-area form part of a skyline? No	**Visual perceptions (activity and expectations of local visual receptors):** An area with fairly low expectation of scenic beauty due to intensive use for poly-tunnels and solar farm	
Panoramic views: Yes, towards SDNP where not obscured by poly tunnels		
Landmark features: Line of former canal		

General visibility	*Population*	*Mitigation potential*
Sensitivity score: Medium	**Sensitivity score:** Medium/Low	**Sensitivity score:** Medium
Visual sensitivity score: Medium		
Additional comments: Access was limited due to limited (and blocked) PRoW network.		

LANDSCAPE SENSITIVITY

Natural factors	*Cultural factors*	*Perceptual features*
Topography and landform: Generally level	**Boundary features other than vegetation:** Post and wire fencing Timber fencing	**Tranquillity – Noise levels:** Noisy adjacent to A259
Geological features: None noted	**Historic landscapes:** Mostly Informal fieldscapes/ Modern amalgamation (post medieval top modern) In south-west formal enclosure (planned/ private) (post-medieval to modern)	**Tranquillity – Visual intrusion / detractors:** Solar farm Poly-tunnels
Soil quality: Grade 1 in north, grade 2 in south	**Parkland features:** None noted	**Tranquillity – Light pollution/dark skies:** Some locally associated with roads and horticultural industries but A259 without street lamps
Water features: Small reservoirs		
Landcover and land use: Horticultural poly tunnels Solar farm Reservoirs	**Conservation Area:** No	
Tree belts, individual trees and riverside trees: Some shelter belts	**Landscape features of CA:**	
Hedgerows and hedgerow trees: Some hedgerows with trees	**Built form:** Glasshouses and poly tunnels. Groves Farm includes large modern barns and few potentially residential properties.	**Accessibility by public footpath:** Crossed by line of former canal but appears not well used.
Woodland and copses: Small area of woodland against A259	**Setting of listed buildings:** No	**Open access areas:** No

Natural factors	*Cultural factors*	*Perceptual features*
Wetland and meadow: Potentially small amount at southern end of PROW	**Scheduled Monuments:** No	**Recreational areas:** No
Common land: None	**Settlement pattern:** Formerly scattered farmhouses	
Heathland: No	**Contribution of private gardens to landscape character:** No	**Aesthetic sensitivity - Elements of openness/enclosure:** Somewhat enclosed due to wooded field margins and shelterbelts
Other significant vegetation cover: No	**Cultural associations:** Crossed by line of former canal	**Aesthetic sensitivity – landscape pattern:** Generally medium-scale but somewhat complex
Priority Habitat Inventory/Phase 1 records: None noted	**Features of cultural importance:** None	
Presence of SPA/SAC/SSSI/SINC/SANG local wildlife designation/Semi-Natural Ancient Woodland: None noted		
Other information		
Sensitivity score: Low/Medium	**Sensitivity score:** Low/Medium	**Sensitivity score:** Medium
Landscape sensitivity score: Low/Medium		
Additional comments: Access was limited due to limited (and blocked) PRoW network.		

Relationship with the wider landscape/townscape

Adjacent settlement: None
Character of the urban edge: N/A
Presence in a floodplain: No
Relationship with adjacent wider countryside: Someone cut off and inaccessible due to busy road, shelterbelts and lack of PRoW
Character of adjacent village(s): N/A Merston is small and generally historic
Historic links with the wider area if known: A 259 connects Bognor Regis with Chichester
Ecological links with the wider area if known: None known
Recreational links with the wider area: PRoW on route of former canal but not very accessible.
Extracts from other relevant evidence (e.g VDS, NDP): None noted

OVING NEIGHBOURHOOD PLAN LANDSCAPE CAPACITY STUDY RECORD SHEET

Sub-area:	OV3: Colworth
Date of area survey:	25.6.21
Surveyors:	KB
Weather/visibility:	Clear, dry.
LCA:	West Sussex County Council Landscape Character Assessment (WSCCLCA): LCA SC9
Landscape designations:	XX

VISUAL SENSITIVITY

General visibility	*Population*	*Mitigation potential*
Views into the sub-area from: A259 Local roads which cross and border the sub-area PRoW (route of former canal) Woodhorn Farm Elbridge Farm Colworth SDNP Railway line	**Types of viewers:** Local residents Walkers on PRoW Motorists Farm workers Rail passengers	**Opportunities for mitigation and landscape compatibility of mitigation:** Moderate. Some existing hedgerows to build on
Views out of the sub-area to: SDNP (long views northwards) where boundary vegetation permits Potential views to Chichester Cathedral spire	**Magnitude of viewers (level of use and popularity):** A259 busy road (Chichester- Bognor Regis) Local lanes PRoW appears not well-used Few local residents Frequent trains service	**Impacts of mitigation:** Loss of field patterns, loss of open views where they exist. Opportunities to restore field patterns.
Does the sub-area form part of a skyline? No	**Visual perceptions (activity and expectations of local visual receptors):** An area with fairly low expectation of scenic beauty in the south close to A259 but increasing northwards and around Colworth	
Panoramic views: Yes towards SDNP		
Landmark features: Line of former canal		

General visibility	*Population*	*Mitigation potential*
Sensitivity score: Medium	**Sensitivity score:** Medium	**Sensitivity score:** Medium
Visual sensitivity score: Medium		
Additional comments:		

LANDSCAPE SENSITIVITY

Natural factors	*Cultural factors*	*Perceptual features*
Topography and landform: Generally level Railway sits on slight embankment	**Boundary features other than vegetation:** Post and wire fencing Some brick walls associated with farmsteads/Colworth	**Tranquillity – Noise levels:** Noisy adjacent to A259 Intermittent train noise in north
Geological features: None noted	**Historic landscapes:** Large central area of informal fieldscapes/ modern field amalgamations/ modern to WW2. Adj A259 informal fieldscapes/ modern field amalgamations/ post medieval to modern. North of Elbridge small area of informal fieldscape, irregular piecemeal enclosure, medieval to post-medieval. In north formal enclosure, moat, post-medieval.	**Tranquillity – Visual intrusion / detractors:** Solar farm Poly tunnels Scrap metal yard at Woodhorn Farm Some telegraph wires Railway line on slight embankment and trains
Soil quality: Varied. Grade I to south (and small area to north), grade 2 in north and band of grade 3 across centre.	**Parkland features:** No	**Tranquillity – Light pollution/dark skies:** Some locally associated with roads, railway and horticultural industries but A259 without street lamps
Water features: Aldingbourne rife lies along eastern boundary Ditches and drains, reservoirs		
Landcover and land use: Arable to north, south and west Poly tunnels/glasshouses to east of Colworth Solar farm in north-east Small area of pasture/ paddocks to west of Colworth Train line cuts across north of sub-area Varied use at and adjacent to Woodhorn Farm- including apparent scrap metal yard Some evidence of former vineyard at Colworth	**Conservation Area:** None	

Natural factors	*Cultural factors*	*Perceptual features*
Tree belts, individual trees and riverside trees: Some mature field boundary oaks Very few trees along Aldingbourne Rife	**Landscape features of CA:** N/A	
Hedgerows and hedgerow trees: Some hedgerows with trees	**Built form:** Several isolated farmsteads, Small hamlet at Colworth. Brick and flint barn, ruined house Poly tunnels Solar farm	**Accessibility by public footpath:** Crossed by line of former canal but appears not well used. Footpath to north of railways appears more popular
Woodland and copses: Several small copses	**Setting of listed buildings:** None	**Open access areas:** No
Wetland and meadow: Potentially very few small areas of meadow. Likely to be wetland adjacent to Aldingbourne Rife which forms eastern boundary	**Scheduled Monuments:** None	**Recreational areas:** No
Common land: None	**Settlement pattern:** Scattered farmsteads	
Heathland: None	**Contribution of private gardens to landscape character:** Some contribution at Colworth	**Aesthetic sensitivity - Elements of openness/enclosure:** More enclosed around Colworth Elsewhere some large open fields
Other significant vegetation cover:	**Cultural associations:** *'In 988 AD King Æthelred the Unready granted four hides at Colworth to his minister Leofstan, with leave to bequeath it to whom he would. A chapel at Colworth is referred to in Sussex county records in 1510.' Wikipedia*	**Aesthetic sensitivity – landscape pattern:** Small scale and regular adj to farmsteads and Colworth with larger, irregular fields elsewhere
Priority Habitat Inventory/Phase 1 records: 2 small traditional orchards in/near Colworth and a small number of small areas of deciduous woodland	**Features of cultural importance:** Crossed by line of former canal	

Natural factors	*Cultural factors*	*Perceptual features*
Presence of SPA/SAC/SSSI/SINC/SANG local wildlife designation/Semi-Natural Ancient Woodland: None noted		
Other information		
Sensitivity score: Medium	**Sensitivity score:** Medium	**Sensitivity score:** Medium
Landscape sensitivity score: Medium		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: Colworth
Character of the urban edge: Colworth is a small hamlet within the sub-area- otherwise no urban edge
Presence in a floodplain: Some flooding associated with Aldingbourne Rife and ditches/drains
Relationship with adjacent wider countryside: Generally good relationship with wider countryside, although cut by A259 and railway
Character of adjacent village(s): Colworth is a small rural hamlet but adj to a large area of poly tunnels/glasshouses at Manor Farm
Historic links with the wider area if known: A 259 connects Bognor Regis with Chichester
Ecological links with the wider area if known: None known
Recreational links with the wider area: PRoW on route of former canal but not very accessible.
Extracts from other relevant evidence (e.g VDS, NDP): None noted