

HANKINSON DUCKETT ASSOCIATES

Oving West Sussex Landscape Gap Assessment: Refined Area for Oving Parish Council

DRAFT

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1 INTRODUCTION

Background

1.1 Areas of landscape which are important in preventing the coalescence of towns and villages are often identified within local planning as 'Landscape Gaps' to help limit development in those areas which would have an adverse effect on maintaining the separate identities of the settlements. In 2024, Oving Parish commissioned Hankinson Duckett Associates (HDA) to carry out a Landscape Gap Assessment of the Parish, including the separation between the villages of Oving, Shopwyke and Tangmere, plus the wider separation across the Parish between the towns of Chichester and Bognor Regis. Background to gap policy and relevant assessment methodology is set out in the 2024 study.

1.2 The 2024 study formed part of the evidence base to the draft Oving Neighbourhood Plan which included policies related to maintaining separation between the settlements within the Parish. Following consultation on the Neighbourhood Plan with Chichester District Council, it was considered that the 2024 study should be refined to focus more specifically on the separation between Oving, Shopwyke and the Tangmere Strategic Development Location, and at the request of the Parish, the separation between the hamlet of Merston and surrounding villages. This has led to some changes in judgement within previously identified parcels of land.

1.3 'Gap' policy is intended to maintain the separate identify of settlements, and is therefore primarily related to settlements with recognisable boundaries or extent. Consequently, small hamlets or other groups of dwellings are often excluded from landscape gap assessment, if these settlements have limited settlement identity warranting protection through policy.

1.4 Policy 2 of the adopted Chichester Local Plan sets out a settlement hierarchy for settlements in the District, and section 5 of the Local Plan explains that all settlements classed in the hierarchy as Service Villages or above are defined by Settlement Boundaries. Tangmere and Runcton within neighbouring parishes have Settlement Boundaries, but no settlements within Oving Parish have Settlement Boundaries identified in either the adopted or emerging Chichester Local Plan, including Oving, Shopwyke and the hamlets of Merston and Colworth. However, Oving and Shopwyke have clearly defined settlement edges and the hamlet of Merston has a recognisable form, with all three having separate settlement identifies.

2 APPROACH

Introduction

2.1 This new 2025 report follows a similar approach and method as set out in Oving West Sussex Landscape Gap Assessment, September 2024, but to a more focused study area with assessment parcels revised accordingly, in light of consultation with Chichester District Council and requests from Oving Parish.

Guidance

2.2 Overarching government planning polices for England are set out within the National

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

2.3 In 2019, a Landscape Gap Assessment was published as part of the evidence base for the emerging 2021-2039 Chichester Local Plan. The submission draft of the Local Plan states that the 2019 Landscape Gap Assessment *"explored areas that may be appropriate for local gaps in principle, but this list was not exhaustive and other relevant areas may be identified in due course..."* The draft Local Plan goes on to explain that *"The study includes criteria for determining what constitutes the size of the gap necessary to prevent coalescence and maintain the separate identity of settlements".*

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

Core Criteria

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

Additional criteria

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

Methodology

Baseline data and desk study

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

2.6 Existing studies reviewed as part of this study included:

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

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

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

Field Study

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

Assessment Parcels

2.9 Assessment parcels for the original 2024 Oving Gap Assessment were based on variations in landscape character, identified at an appropriate scale for the areas surrounding Oving, through a review of previous published assessment work, desk study and field study including the structural analysis, to understand the localised variation in character within the study area, and to provide a framework for the following assessment.

2.10 The Assessment Parcels have been further refined taking into account the more focused study area of this 2025 assessment and comments from Chichester District Council. These new Assessment Parcels are mapped on Figure 1, and are numbered 1-21 to differentiate them from the original 2024 Assessment Parcels which were lettered.

Assessment

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

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

2.12 The detailed assessment criteria within each category incorporates all the elements considered within the descriptions and tables of the 2019 Chichester Landscape Gap Assessment and is set out in section 7.

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

- Oving
- Shopwyke
- Tangmere (including the Tangmere Strategic Development Location)
- Merston

2.14 Each assessment parcel is classified as follows:

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

3 LANDSCAPE CONTEXT

Chichester District

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

3.2 South of the downs is the broad sweep of the coastal plain, characterised by flat, open arable farmland with strong rectilinear field patterns. Development has expanded considerably on the coastal plain and within the District including the city of Chichester. There is a string of settlements along the A259 to the west of the city, dispersed villages,



View from The Trundle looking south towards Oving and the coast

ribbon development along roads and occasional villages on the coastline. Large tracts of land are used for horticulture, including rows upon rows of poly tunnels and glasshouses. Solar farms are also a common feature. However, sections of the coastline remain free from significant development, with the channels and inlets to the west designated as the Chichester Harbour National landscape (formerly AONB). Within the wider undeveloped countryside, occasional historic settlements remain as small, nucleated villages, such as Oving.

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

Oving Parish (see figure 1)

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

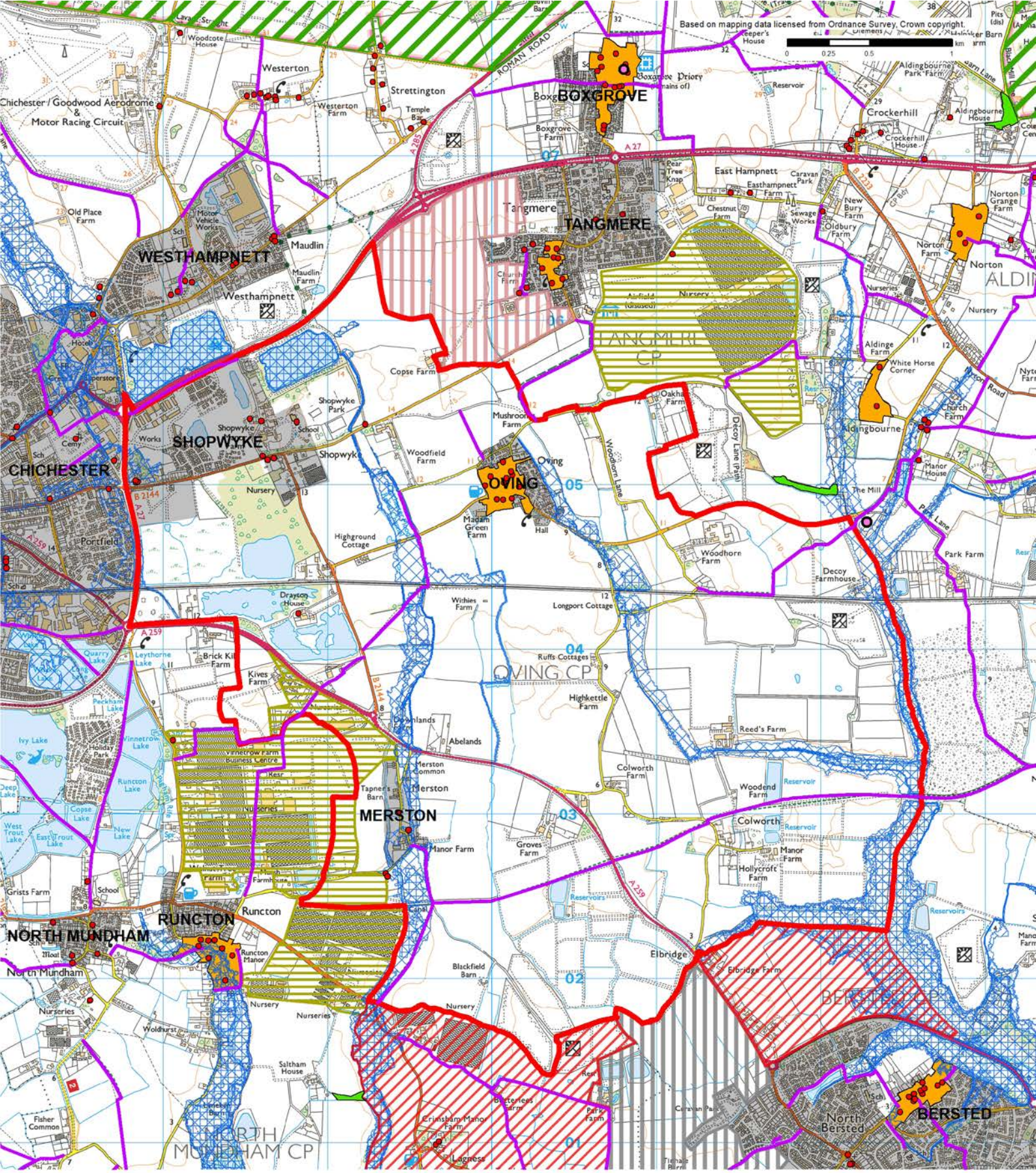
Policy 32) extends marginally into the south-west corner of the Parish.

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

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

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

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



KEY

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

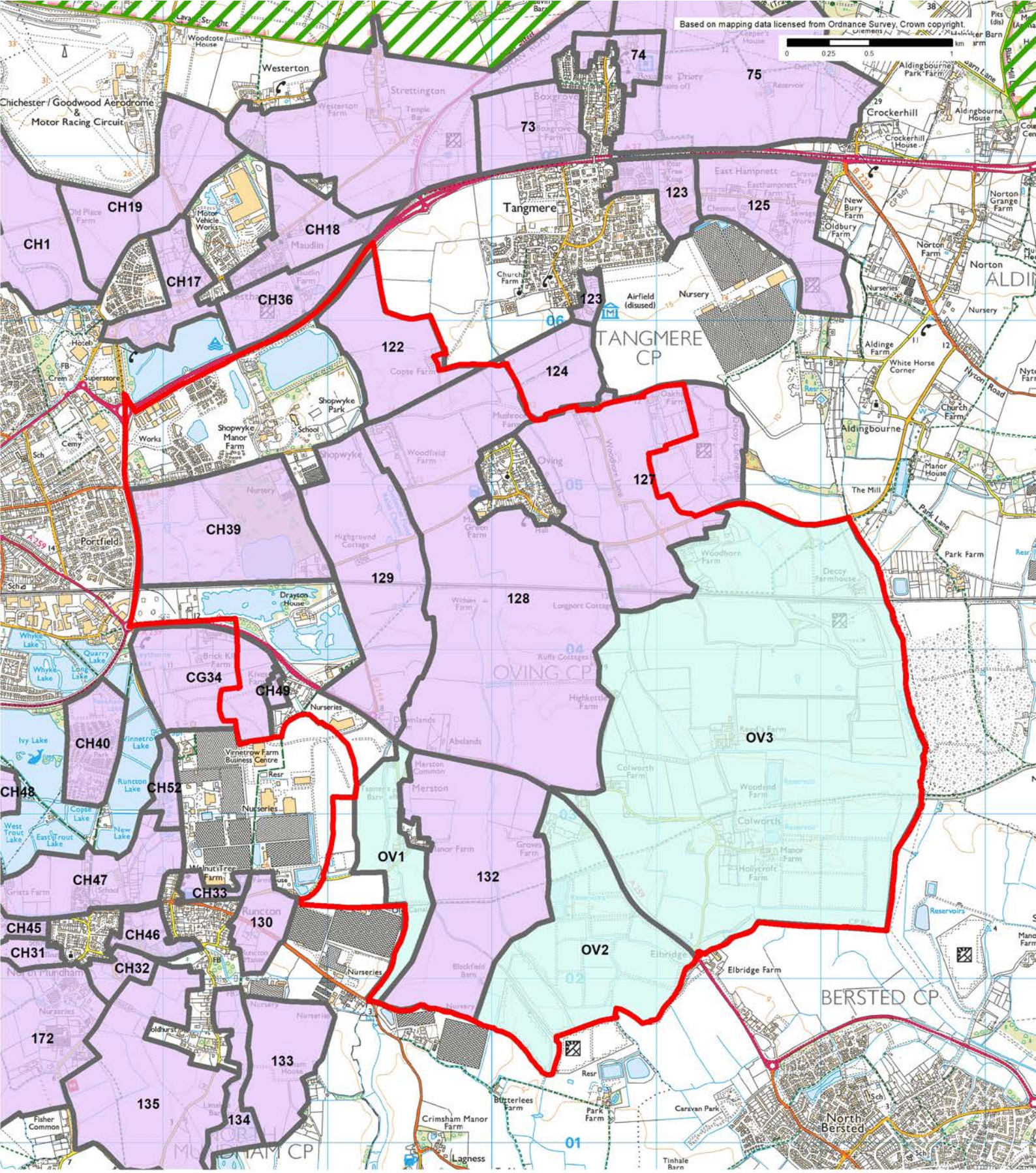
Figure 1 Baseline Information

Oving Landscape Character Areas (see figure 2)

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

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

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



KEY

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

Figure 2 Existing Local Landscape Areas

4 STRUCTURAL ANALYSIS AND ASSESSMENT PARCELS

Landscape Structure (see figure 3)

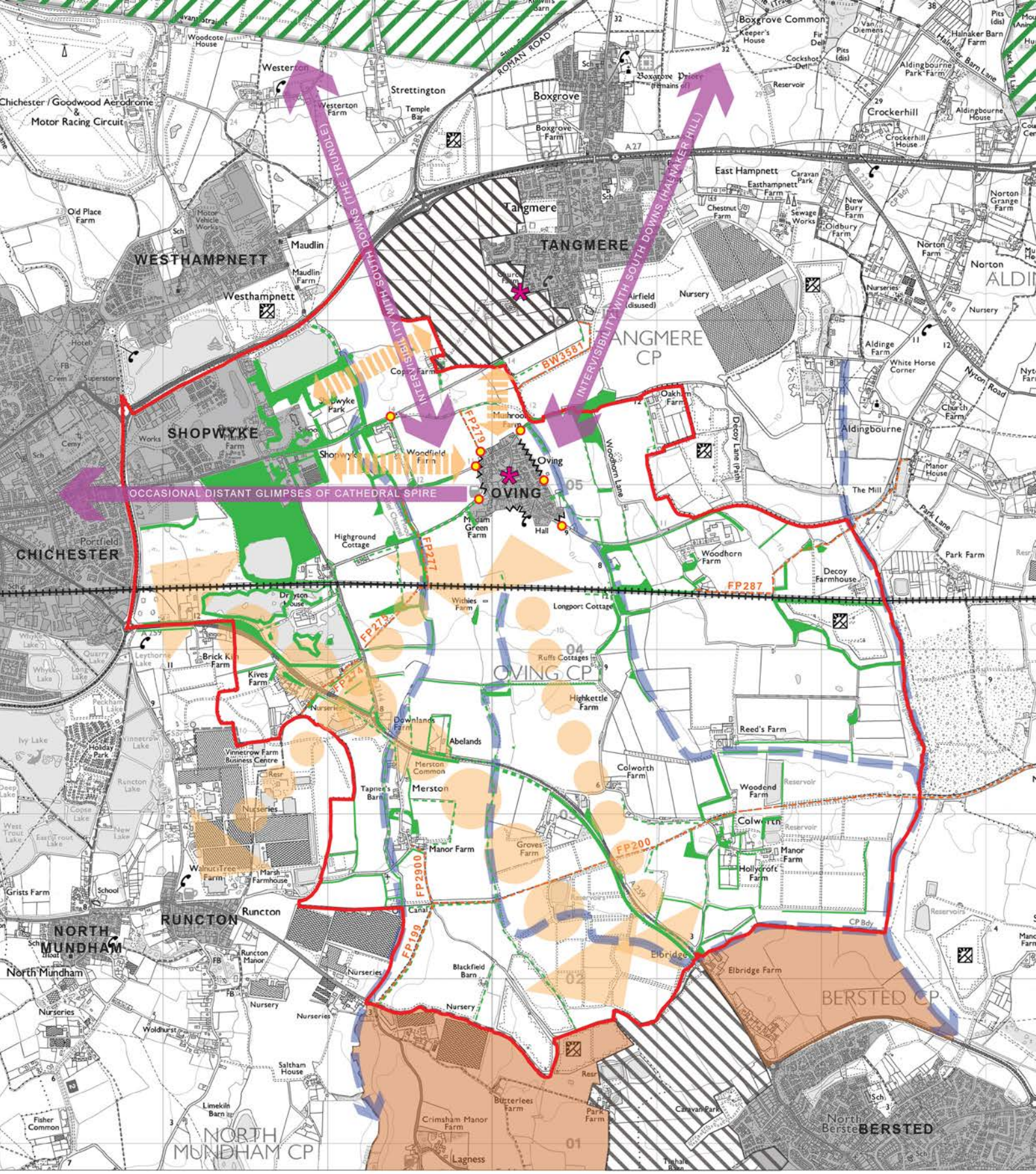
4.1 An analysis of the landscape structure of the Parish has been carried out to distil out the main elements which contribute to landscape character and the setting to the settlement. This in turn informs the identification of assessment parcels and aids the subsequent assessment.

4.2 Figure 3 identifies:

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

Assessment Parcels (see figure 4)

4.3 The desk and field study, including the structural analysis, review of previous landscape character based studies of the area, and comments from Chichester District Council on the original 2024 Oving Gap Assessment where appropriator, are combined to identify 21 assessment parcels, suitable for consideration against the assessment criteria. The extent of each assessment parcel is based on variations in landscape character and landscape features at a local level with boundaries following recognisable physical features on the ground such as hedges, tree lines and roads. Factors which inform the extent of each assessment parcel are noted on the assessment sheets for each parcel contained within Section 7.



KEY

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

Figure 3 Landscape Structural Analysis

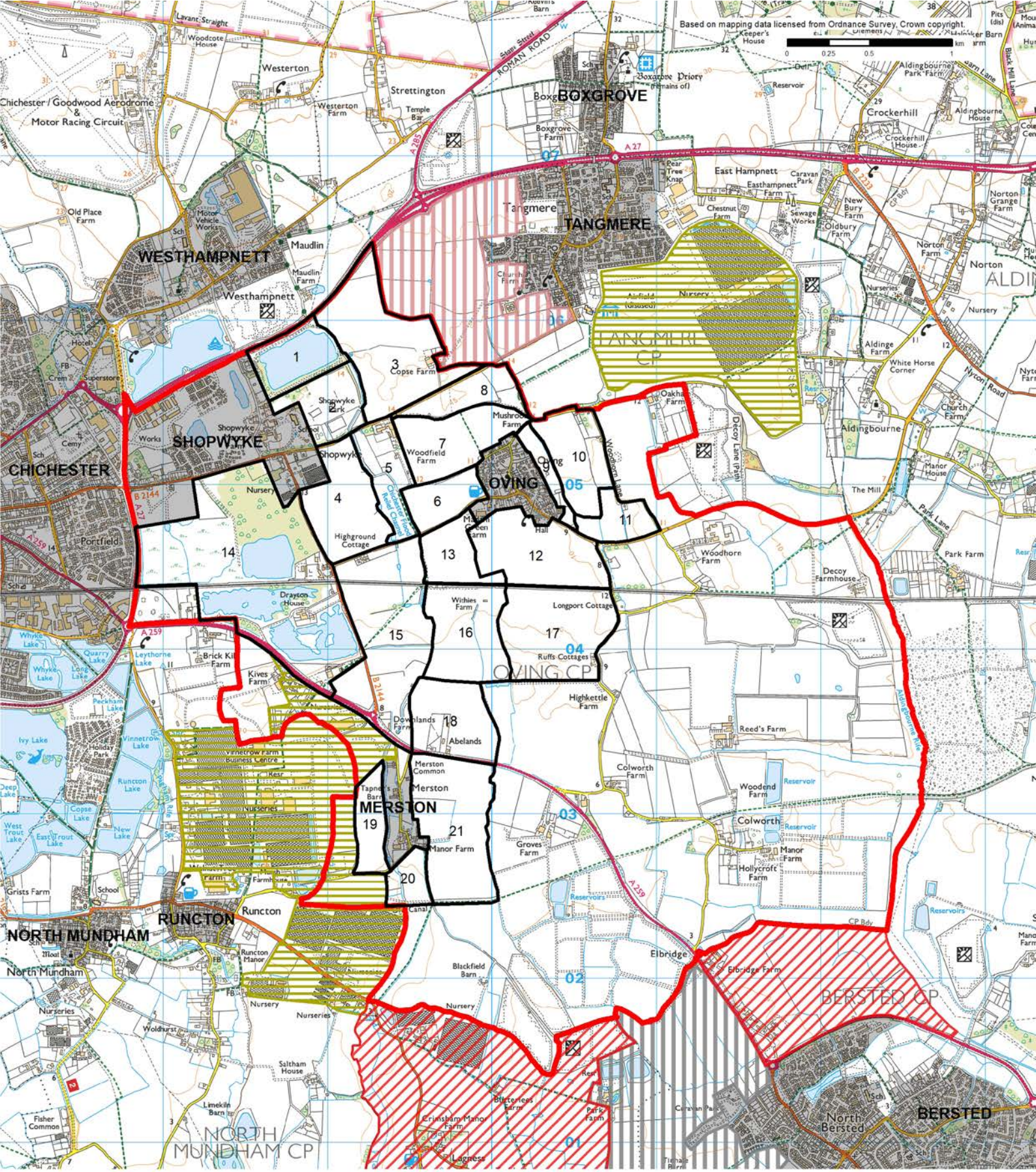


Figure 4 Assessment Parcels for Refined Study Area

5 ASSESSMENT OF GAP FUNCTION

5.1 Each assessment parcel is assessed for its gap function using assessment sheets included in section 7. The location and extent of all assessment parcels are described and accompanied by a location map and representative photograph. Parcels are then assessed against assessment criteria in tabulated format. Table 1 below summaries the assessment of each parcel. Scores reflect changes to the study area and addition of Merston since the original 2024 Oving Gap Assessment.

Table 1: Assessment Parcel Summary

Assessment Parcel	Overarching Criteria (see Appendix A for detailed gap assessment criteria)												Overall Judgement		
	Inclusion of the assessment parcel within potential gap policy would retain the open nature and/ or sense of separation between settlements.			The assessment parcel performs an important role in defining the settlement character of the area and/ or separating settlements at risk of coalescence.			Inclusion of the assessment parcel within potential gap policy would not preclude provision being made for the development proposed in the Chichester Local Plan Review, subsequent site allocations DPD or Parish Neighbourhood Plans.			Inclusion of the assessment parcel within potential gap policy would include no more land than is necessary to prevent the coalescence of settlements having regard to maintaining their physical and visual separation.					
	Yes	Partially	No	Yes	Partially	No	Yes	Partially	No	Yes	Partially	No	Essential	Desirable	Not required
1	*			*			*				*		*		
2		*		*			*				*			*	
3	*			*			*			*			*		
4	*				*		*				*			*	
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21		*			*		*					*			*

***parcels discounted from detailed assessment*

6 CONCLUSION

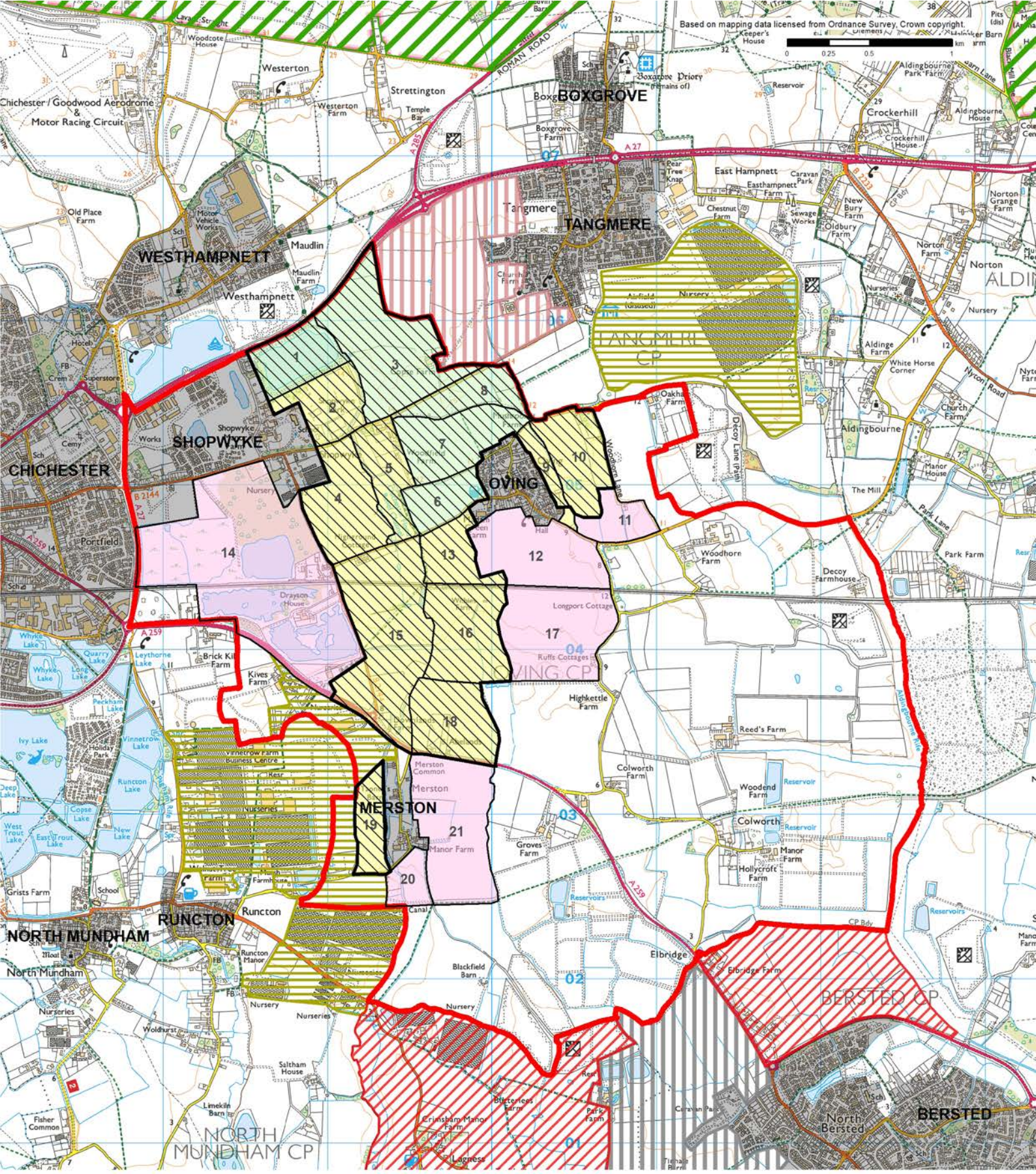
6.1 The desk study, field work, and consideration of each assessment parcel against the gap assessment criteria (see section 7), have identified land between Oving, Shopwyke and Tangmere as suitable for inclusion within an area of gap policy to help maintain the separate identities of each settlement.

6.2 The majority of assessment parcels between Oving, Shopwyke and Tangmere perform an important role in defining the local settlement pattern and retaining the sense of separation between the three villages. Given recent development within Shopwyke, and the likely growth of Tangmere to the Parish boundary, assessment parcels 6, 7 and 8 are considered essential in maintaining Oving's distinctive identity as a separate nucleated village, isolated within the surrounding flat, generally large scale, open rural landscape of the coastal plain. Assessment parcels 1 and 3, consisting of large scale undeveloped arable fields and open water, provide a keen sense of openness between the Tangmere Strategic Development Location and Shopwyke, and have an essential contribution to maintaining the separate identities of the settlements. Assessment parcels 2, 4, 5, 9 and 10 form a considerable portion of the remaining, primarily undeveloped, land between Oving, Shopwyke and Tangmere and their inclusion within a gap policy would be desirable, as set out in the tabulated assessment which follows.

6.3 Additionally, assessment parcels 15, 16 and 18 between Oving and Merston, which maintain separation between the two settlements with their own distinct identities, have also been identified as desirable for gap policy. Assessment parcel 19 to the west of Merston provides undeveloped land between the hamlet and the Horticultural Development Area and Runcton beyond the parish boundary, thereby helping to maintain the identify of Merston, including it's dispersed linear form.

6.4 Although close to settlements within the parish, assessment parcels 11 and 20 have been discounted from the detailed assessment, since these areas are not located between any nearby settlements and as such do not perform any separation function.

6.5 The recommended area for a gap policy is illustrated on figure 5.



KEY

- South Downs National Park
- Oving Parish
- General settlement areas
- Tangmere Strategic Development Location
- West of Berstead Strategic Allocation (Arun policy H SP2a SD3)
- Bognor Regis to Chichester Gaps Between Settlements (Arun policy SD SP3)
- Horticultural Development Areas

Refined study area:

- Assessment parcel assessed as essential gap (numbered)
- Assessment parcel assessed as desirable gap (numbered)
- Assessment parcel assessed as not required (numbered)
- Recommended Landscape Gaps

Figure 5 Potential Landscape Gaps

7 ASSESSMENT SHEETS

Introduction

7.1 Assessment of each parcel which informs the extent of potential Landscape Gaps is set out on the following pages.

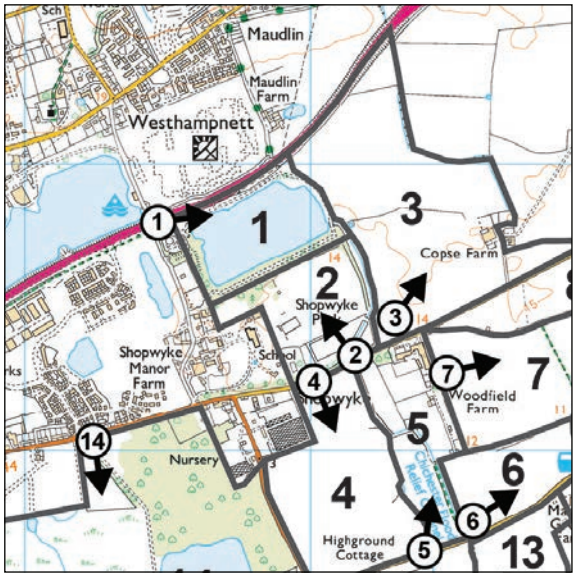
Photograph 1

ASSESSMENT PARCEL 1

Overview including Location and Extent

This assessment parcel is located towards the north-west of the Parish, between Shopwyke and Tangmere. The parcel is formed from a large lake and abuts the general built up area of Shopwyke to the west, including recent residential and employment development, along with open space and ornamental lakes.

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



Assessment parcel and photograph location

Assessment Parcel 1: Tabulated Assessment

	Yes	Partially	No	
LOCATION				
The land which forms the assessment parcel lies between settlements.	*			Located between Shopwyke and Tangmere. The parcel abuts the edge of the general built up area of Shopwyke to the west. At its closest, the Tangmere development allocation is approximately 350m to the east.
SETTLEMENT IDENTITY AND PATTERN				
There is a distinct settlement character/ pattern.	*			Open water on the settlement edge.
There is a well defined settlement edge.		*		Low density development on the adjacent settlement edge is part of transition to urban area.
There is a sense of arrival into and/or departure from settlement.		*		Part of the transition from countryside to settlement along the southern edge of the A27.
Development of the assessment parcel would adversely affect the settlement pattern.	*			Development would likely replace the gradual transition from countryside to settlement, with a more immediate arrival/departure into/from Shopwyke.
LANDSCAPE CHARACTER				
The assessment parcel has an identifiable landscape character/sense of place.	*			The artificial lake has a distinctive open water character, surrounded by perimeter tree cover.
There is a coherent land management pattern (may include a number of uses).	*			Recreational uses including fishing.
Existing land uses and/ or landscape features contribute to the open and undeveloped character of the landscape.	*			The lake provides an open quality when viewed from the A27 footbridge (see photograph 1) but tree cover creates some enclosure.
There is a low density or absence of built development.	*			The assessment parcel primarily consists of open water, with no intrusive built development.
Roads and/or public rights of way cross the landscape, linking to settlement.		*		There is no public access internally, but the A24 travels along the northern edge of the assessment parcel.
The assessment parcel plays an important role in the provision of green infrastructure.	*			Provides tree cover on the eastern edge of Shopwyke and around the lake.

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

Assessment Parcel 1: Overarching Criteria

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

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

Conclusion

Assessment Parcel 1 is primarily formed from a large artificial lake. Whilst this human influence is obvious, the lake is edged with tree cover and there is no intrusive built development. The lake provides a more open aspect, partially filtered by trees around its perimeter. The parcel forms a considerable portion of the landscape between Shopwyke and Tangmere and provides effective separation between the two settlements.

Inclusion of assessment parcel 1 within a gap policy between Oving and Shopwyke is considered: **Essential**



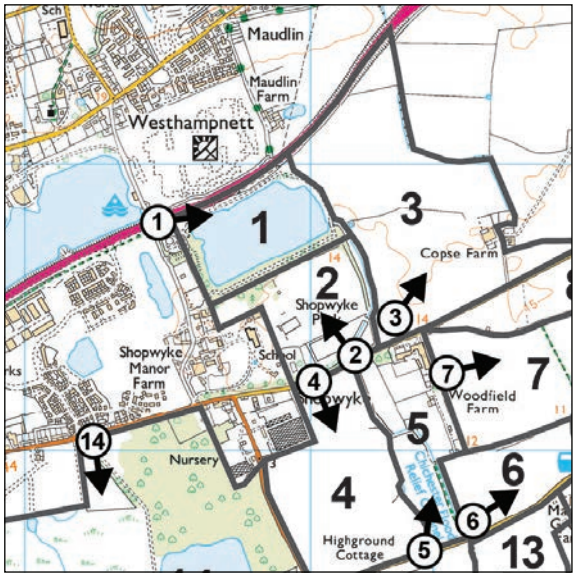
Photograph 2

ASSESSMENT PARCEL 2

Overview including Location and Extent

This assessment parcel is located towards the north-west of the Parish, between Shopwyke and Tangmere. The parcel abuts the general built up area of Shopwyke to the west, including the grounds of Westbourne House School, and is formed from remnant parkland associated with Shopwyke Manor, now occupied by sports pitches. The vegetated Chichester Flood Relief Channel separates the assessment parcel from more open areas to the east.

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



Assessment parcel and photograph location

Assessment Parcel 2: Tabulated Assessment

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

	Yes	Partially	No	
There are opportunities to enhance green infrastructure.		*		Some limited opportunities to enhance tree cover.
VIEWS				
Views to/from settlement contribute positively to the visual character of the area.		*		Tree cover filters views towards built form and the A27 corridor.
Landscape elements such as vegetation and topography contribute to the sense of visual separation.	*			Internal tree cover forms visual separation and helps obscure settlement.
There is intervisibility between settlements across the assessment parcel.			*	Restricted by tree cover and other vegetation.
There are open vistas and long views.		*		There are views across the sport pitches, but internal vegetation shortens or contains the majority of views.
There are views to/from the South Downs National Park.			*	Considerable tree cover between the sports pitches and the lake to the north obscure views of the South Downs to the north.
There are views of landmark features located within settlements.			*	Tall trees along the Chichester Flood Relief Channel obscure views of the spire of St Andrews church within Tangmere.
BOUNDARY DEFENSIBILITY				
There are clearly defined coherent boundaries.		*		Strong boundaries along roads but less obvious within school grounds.
There is potential for new/restored boundary features in keeping with the landscape character.		*		Potential to create a east-west boundary between sports pitches may hinder site use.
The assessment parcel boundary follows identifiable physical features.		*		Boundary primarily follows a combination of roads and vegetation.

Assessment Parcel 2: Overarching Criteria

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

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

Conclusion

Assessment Parcel 2 is formed from the grounds of Westbourne House School, consisting primarily of sports pitches. Whilst this human influence is obvious, the parcel has significant tree cover and limited built development. The assessment parcel provides a vegetated eastern edge to Shopwyke, a buffer to the more open countryside to the east, and aids a sense of transition from the countryside into the built up area of Shopwyke experienced along the B2144. The parcel forms a considerable portion of the land which separates Shopwyke from Tangmere and also has a minor contribution to the separation between Shopwyke and Oving.

Inclusion of assessment parcel 2 within a gap policy between Oving and Shopwyke is considered: **Desirable**



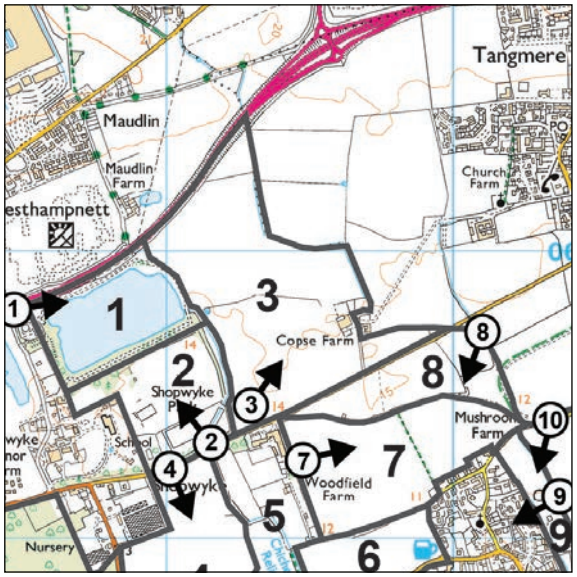
Photograph 3

ASSESSMENT PARCEL 3

Overview including Location and Extent

Assessment parcel 3 is located at the northern edge of the Parish, between Shopwyke and Tangmere. The parcel abuts the Tangmere Strategic Development Location along the parish boundary to the east. The parcel primarily consists of large, irregular shaped, flat arable fields. A low hedge with gaps partially divides the fields through the middle of the parcel. However, the assessment parcel reads as a single unit of consistent landscape character defined by more signification vegetation along the A27 to the north, Tangmere Road to the south, and assessment parcels 1 and 2 enclosed by trees, the west.

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



Assessment parcel and photograph location

Assessment Parcel 3: Tabulated Assessment

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

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

Assessment Parcel 3: Overarching Criteria

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

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

Conclusion

Assessment Parcel 3 is a pocket of large scale undeveloped arable fields, abutting the Tangmere Strategic Development Location along its entire eastern edge and the more enclosed landscape to the west. The parcel is partially divided by a low gappy hedge, but reads as a single parcel of consistent character, forming approximately one half of the land which separates Shopwyke from Tangmere. The parcel provides a keen sense of openness between contrasting more enclosed areas to the west and development to the east (assuming the Tangmere Strategic Development allocation is completed), enabling a sense of separate settlement identities to be maintained, in particular across the southern portion of the assessment parcel. Due to it's location relatively to surrounding settlements, the southern portion of the assessment parcel has a marginally stronger gap function than the northern portion, which abuts the A27 along its northern edge.

Given the location and nature of assessment parcel 3, its inclusion within a gap policy between Shopwyke and Tangmere is considered: **Essential**



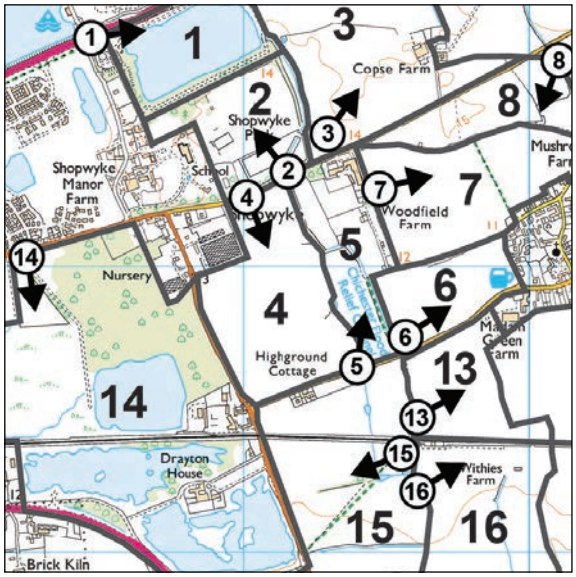
Photograph 4

ASSESSMENT PARCEL 4

Overview including Location and Extent

Assessment parcel 4 is located within the north-west portion of the Parish, between Oving and Shopwyke. The parcel abuts the general developed area of Shopwyke to the north-west, with horticultural structures and a tall shelter belt along the north-west boundary of the parcel. The parcel consists of a large rectilinear flat arable field, bounded by Tangmere Road to the north, Oving Road to the south, Drayton Lane and extensive tree cover to the west, and boundary vegetation associated with smaller parcels of land to the east. There is varied vegetation around the perimeter of the parcel, but none internally.

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



Assessment parcel and photograph location

Assessment Parcel 4: Tabulated Assessment

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

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

Assessment Parcel 4: Overarching Criteria

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

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

Conclusion

Assessment Parcel 4 is a large scale undeveloped arable field, in contrast to more enclosed smaller scale adjoining areas. The parcel abuts the general developed area of Shopwyke to the north-west, providing an open rural setting to the settlement. The parcel is within relatively close proximity of Oving, which can be identified by St Andrews church spire. The parcel is a open and undeveloped, portion of the landscape which separates Shopwyke from Oving, helping Oving maintain its individual identity.

Inclusion of assessment parcel 4 within a gap policy between Oving and Shopwyke is considered: **Desirable**



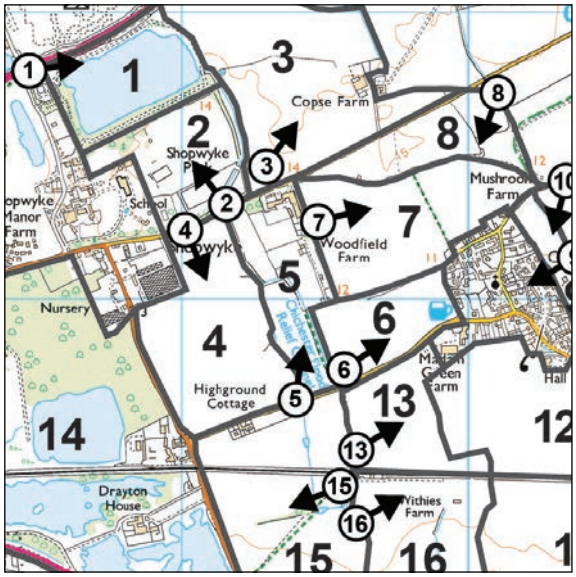
Photograph 5

ASSESSMENT PARCEL 5

Overview including Location and Extent

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

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



Assessment parcel and photograph location

Assessment Parcel 5: Tabulated Assessment

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

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

Assessment Parcel 5: Overarching Criteria

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

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

Conclusion

Assessment Parcel 5 already contains existing development, in particular to the north, albeit softened by tree cover. However, the parcel is located directly between Oving and Shopwyke and boundary vegetation associated with the small scale field pattern provides visual separation between the two settlements helping them to maintain their individual identities.

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

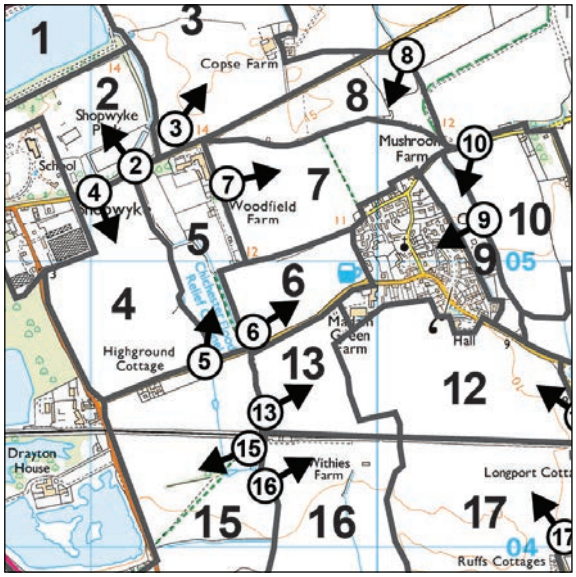
Photograph 6

ASSESSMENT PARCEL 6

Overview including Location and Extent

Assessment Parcel 6 is a moderately large field on the western edge of Oving, between Oving and Shopwyke. The flat rectilinear arable field is sandwiched between much larger fields to the north and south. The parcel is contained by tree cover associated with the Chichester Flood Relief Channel to the west and the settlement edge of Oving along Gribble Lane to the east. Marlpit Lane and a copse of trees define the northern extent of the parcel, and Oving Road with its avenue of Horse Chestnut trees separates the field from the more expansive arable landscape to the south. Internally there are no notable landscape features.

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



Assessment parcel and photograph location

Assessment Parcel 6: Tabulated Assessment

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

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

Assessment Parcel 6: Overarching Criteria

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

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

Conclusion

Assessment Parcel 6 is distinguishable from the larger scale fields which abut Oving to the north and south but still provides an open setting to the village. The parcel enables a sense of arrival/departure in/out of the village to be experienced, in particular along the main route into the village (Oving Road) with rows of Horse Chestnut trees associated with the southern edge of the parcel adding an element of distinctiveness. Views from and across the parcel provide a sense of Oving's form as a nucleated settlement. The parcel also aids an appreciation of the villages isolated situation in distant views of the coastal plain experienced from the South Downs National Park. The parcel is a within relatively close proximity of the general developed area of Shopwyke and forms a significant portion of the landscape which separates Oving from Shopwyke, helping Oving maintain its individual identity.

Inclusion of assessment parcel 6 within a gap policy between Oving and Shopwyke is considered: **Essential**



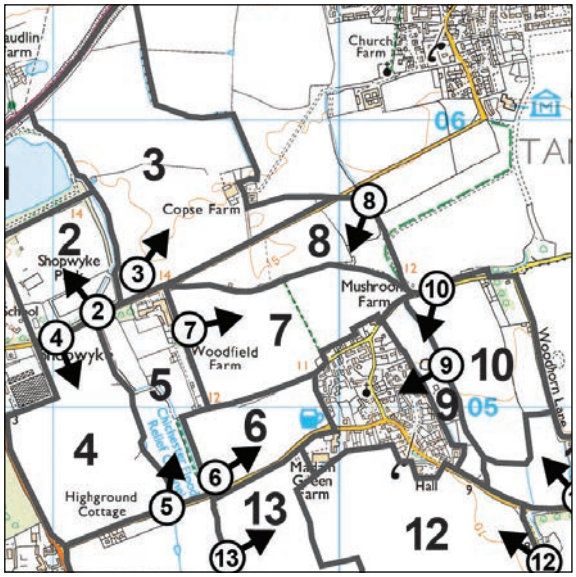
Photograph 7

ASSESSMENT PARCEL 7

Overview including Location and Extent

Assessment parcel 7 is within the northern portion of the Parish. Oving abuts the southern edge of the parcel, the general developed area of Shopwyke is approximately 500m to the west, and the Tangmere Strategic Development. Location is within 250m to the north. The parcel consists of large arable field, defined by Marlpit Lane to the south, and boundary vegetation of the adjacent assessment parcel to the west. A gated lane (Oving Road) with low hedgerows and occasional trees defines the north and east edges of the assessment parcel.

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



Assessment parcel and photograph location

Assessment Parcel 7: Tabulated Assessment

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

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

Assessment Parcel 7: Overarching Criteria

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

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

Conclusion

Assessment Parcel 7 provides an open setting immediately to the north of Oving, and is part of the wider undeveloped southern setting to Tangmere. Roads and footpath 279 allow for a sense of arrival/departure and there is a keen sense of Oving's form as a nucleated village set alone within the wider open countryside. Once the Tangmere Strategic Development Location is completed, parcel 7 would form a considerable portion of the undeveloped land between Oving and Tangmere. Additionally, the assessment parcel forms part of the separation between Oving and Shopwyke in combination with parcels to the north-west. Development of the parcel would weaken the sense of separate settlement identities.

Inclusion of assessment parcel 7 within a gap policy between Oving/Shopwyke and Tangmere is considered: **Essential**



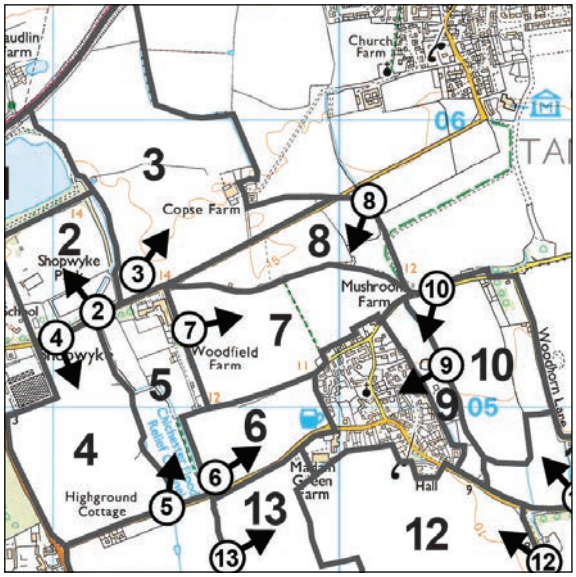
Photograph 8

ASSESSMENT PARCEL 8

Overview including Location and Extent

Assessment parcel 8 is within the northern portion of the Parish. Oving is within approximately 250m of the southern edge of the assessment parcel, the general developed area of Shopwyke is approximately 500m to the west, and the Tangmere Strategic Development Location is within close proximity of the northern corner of the assessment parcel. The parcel consists primarily of three flat arable and pastoral fields, defined by Tangmere Road to the north, and the parish boundary to the east. A gated lane (Oving Road) with low hedgerows and occasional trees defines the south and west edges of the assessment parcel.

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



Assessment parcel and photograph location

Assessment Parcel 8: Tabulated Assessment

	Yes	Partially	No	
LOCATION				
The land which forms the assessment parcel lies between settlements.	*			Between Oving and Tangmere. Northern corner of the parcel reaches the southern edge of the Tangmere Strategic Development Location.
SETTLEMENT IDENTITY AND PATTERN				
There is a distinct settlement character/ pattern.	*			Oving is a small nucleated settlement isolated within the wider rural landscape. Tangmere is more dispersed from its historic core and in the process of experiencing significant growth to its south-west in the direction of Shopwyke and Oving.
There is a well defined settlement edge.		*		The existing edge to Tangmere is relatively convoluted and the strategic allocation has yet to be built out. This would form the new settlement edge.
There is a sense of arrival into and/or departure from settlement.	*			Potentially a sense of arrival into Tangmere along Tangmere Road once the Tangmere allocation is constructed.
Development of the assessment parcel would adversely affect the settlement pattern.	*			Development of the parcel would in effect extend Tangmere to the south of Tangmere Road towards Oving, weakening the existing sense of separate settlements.
LANDSCAPE CHARACTER				
The assessment parcel has an identifiable landscape character/sense of place.	*			Primarily farmland, with the South Downs on the horizon to the north.
There is a coherent land management pattern (may include a number of uses).		*		Primarily intensively managed farmland, although becomes marginally more fragmented to the north-west due to fenced horse paddocks.
Existing land uses and/ or landscape features contribute to the open and undeveloped character of the landscape.	*			Large size of fields contributes to the open and undeveloped character of the landscape despite boundary vegetation.
There is a low density or absence of built development.	*			Built development limited to a stables building at the north-west corner of the parcel.
Roads and/or public rights of way cross the landscape, linking to settlement.	*			Adjacent routes including Oving Road (now gated at western end to prevent through vehicle traffic) provide links between Oving and Tangmere.
The assessment parcel plays an important role in the provision of green infrastructure.	*			Includes boundary trees and hedgerows including along Oving Road, a small area of trees at the southern corner of the parcel and vegetation around the perimeter of the parcel including a hedgerow along Tangmere Road.

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

Assessment Parcel 8: Overarching Criteria

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

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

Conclusion

Assessment Parcel 8 provides part of the wider open setting to both Oving and Tangmere, aiding the sense of separate settlements. Once the Tangmere Strategic Development Location is completed, parcel 8 would form a considerable portion of the undeveloped land between Oving and Tangmere. Development of the parcel would weaken the sense of separate settlement identities, with only a single field remaining between Oving and Tangmere.

Inclusion of assessment parcel 8 within a gap policy between Oving and Tangmere is considered: **Essential**



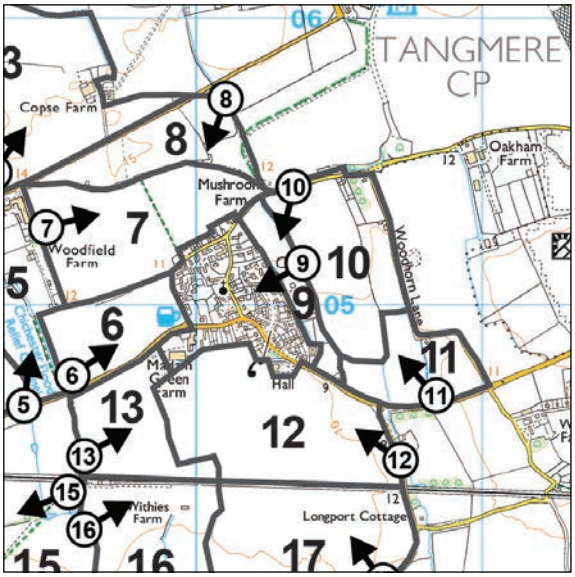
Photograph 9

ASSESSMENT PARCEL 9

Overview including Location and Extent

Assessment parcel 9 is a linear strip of land along the eastern edge of Oving, broadly between Oving and Tangmere. The Tangmere Strategic Development Location is approximately 400m to the north. A ditch line with occasional trees defines the open eastern boundary, Church Lane forms the northern boundary and Oving Road forms the southern boundary. The fields have a settlement edge feel, with Oving Diamond Jubilee Park (including a play ground, sports pitch and BMX track). The parcel is overlooked by houses along the relatively open settlement edge adjacent to the west.

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



Assessment parcel and photograph location

Assessment Parcel 9: Tabulated Assessment

	Yes	Partially	No	
LOCATION				
The land which forms the assessment parcel lies between settlements.	*			The assessment parcel is between Oving and Tangmere. Abuts the entire eastern edge of Oving. The Tangmere Strategic Development Location is approximately 450m to the north at its nearest point.
SETTLEMENT IDENTITY AND PATTERN				
There is a distinct settlement character/ pattern.	*			Oving is a small nucleated settlement isolated within the wider rural landscape.
There is a well defined settlement edge.		*		A relatively straight open settlement edge, formed primarily by back gardens but with varying treatments. Features within Oving Jubilee Park and tree cover within the parcel break up the uniformity and reduce definition to the south.
There is a sense of arrival into and/or departure from settlement.		*		Partially experienced from the pedestrian entrance into Diamond Jubilee park. Plus along adjacent roads to north and south.
Development of the assessment parcel would adversely affect the settlement pattern.			*	Development of the parcel would extend the village slightly eastwards away from the historic core to a new settlement edge along the ditch line, but into an area with existing urban influence, and the compact nature of the village could be retained.
LANDSCAPE CHARACTER				
The assessment parcel has an identifiable landscape character/sense of place.		*		Settlement edge characteristics.
There is a coherent land management pattern (may include a number of uses).		*		Mixture of recreational use, arable field and paddocks associated with dwellings.
Existing land uses and/ or landscape features contribute to the open and undeveloped character of the landscape.		*		Openness filtered in places by internal trees and vegetation along eastern boundary ditch.
There is a low density or absence of built development.	*			Contains some structures, but no significant built development.
Roads and/or public rights of way cross the landscape, linking to settlement.		*		Church Lane abuts to the north and Oving Road to the south. Both contribute to the sense of arrival into the village and there are glimpses of the fields which abut Oving, although roadside vegetation reduces the appreciation of the open setting to Oving in places.

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

Assessment Parcel 9: Overarching Criteria

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

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

Conclusion

Assessment Parcel 9 has a settlement edge character, with 'urban' influence from adjoining relatively modern houses and back gardens. Development of this relatively narrow strip of land would not necessarily have a significant adverse effect on the perception of the village as an isolated settlement surrounded by rural countryside, and there is the potential to create an enhanced eastern settlement edge. However, development of the parcel in its entirety would extend the northern corner of Oving to within 450m of the Tangmere Strategic Development Location, with limited intervening development land.

Inclusion of assessment parcel 9 within a gap policy between Oving and Tangmere is considered: **Desirable**

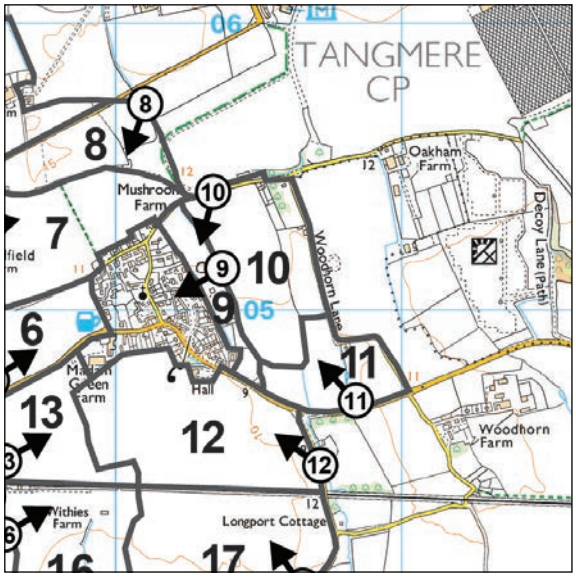


Photograph 10

ASSESSMENT PARCEL 10

Overview including Location and Extent

Assessment Parcel 10 is within the north-eastern portion of the Parish, approximately 100m from the eastern edge of Oving. The parcel is defined by Church Lane to the north, Woodhorn Lane to the east and ditch lines and field boundaries to the west and south. The parcel consists of arable and pastoral fields with ditches and varying boundary vegetation. The north-east corner incorporates some small scale horticulture and dwellings, and there are filtered views back to the settlement edge of Oving, but urban influence is less obvious compared to the adjacent parcel to the west.



Assessment parcel and photograph location

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

Assessment Parcel 10: Tabulated Assessment

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

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

Assessment Parcel 10: Overarching Criteria

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

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

Conclusion

Assessment Parcel 10 combines a contribution to the relatively open aspect of the eastern edge of Oving, with tree cover and boundary vegetation which contributes to the visual separation of Oving and Tangmere. The parcel is detached from both settlements, but within close proximity of the two and, if developed in combination with either parcels to the west or north, could reduce the sense of separate settlement identities.

Inclusion of assessment parcel 10 within a gap policy between Oving and Tangmere is considered: **Desirable**



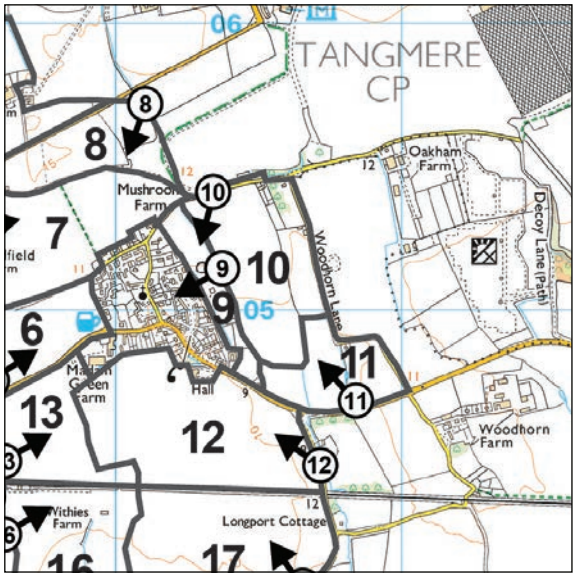
Photograph 11

ASSESSMENT PARCEL 11

Overview including Location and Extent

Assessment Parcel 11 is within the north-eastern portion of the Parish, approximately 100m from the south-eastern edge of Oving. The parcel is defined by Oving Road to the south, Woodhorn Lane to the east and the ditch lines and field boundaries to the west and north. The parcel consists of small arable and pastoral fields with ditches and varying boundary vegetation. There are filtered views back to the settlement edge of Oving, but urban influence is less obvious compared to the adjacent parcel to the west.

The assessment parcel is not located between Oving and any other nearby settlements and does not contribute to the separation between Oving and the Tangmere Strategic Development Location. The assessment parcel is therefore discounted from further assessment against the gap assessment criteria.



Assessment parcel and photograph location



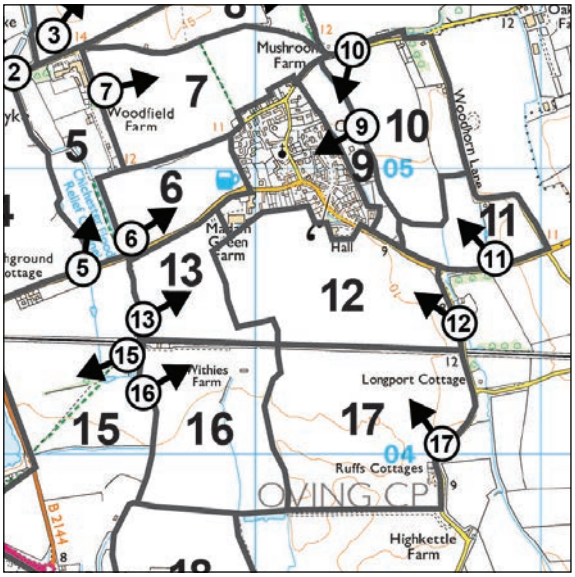
Photograph 12

ASSESSMENT PARCEL 12

Overview including Location and Extent

This assessment parcel abuts the entire southern edge of Oving. Occasional vegetation along a ditch to the west partially separates the areas from the assessment parcel to the west. Oving Road and the southern, partially open edge of Oving, define the northern edge of the parcel, while the West Coastway Line railway and lineside vegetation forms the southern edge.

The assessment parcel is not located between Oving and any other nearby settlements. However, the parcel could potentially contribute to separation between Oving and the hamlet of Merston, approximately 1km to the south of Oving, and is therefore considered against the gap assessment criteria as follows.



Assessment parcel and photograph location

Assessment Parcel 12: Tabulated Assessment

	Yes	Partially	No	
LOCATION				
The land which forms the assessment parcel lies between settlements.		*		The assessment parcel is not situated between Oving and any other nearby settlements. The western portion of the parcel is located between Oving and the hamlet of Merston, but at approximately 1km to the north-east of Merston and is further separated by the vegetation beside the railway line along the southern edge of the parcel.
SETTLEMENT IDENTITY AND PATTERN				
There is a distinct settlement character/ pattern.	*			Oving is a small nucleated settlement isolated within the wider rural landscape, with no significant settlement nearby to the south.
There is a well defined settlement edge.		*		The southern settlement edge is more convoluted and varied than the eastern and northern edges, but there is a relatively abrupt contrast with adjoining open farmland.
There is a sense of arrival into and/or departure from settlement.		*		Arrival/departure experienced along Oving Road which partially forms the northern edge of the parcel.
Development of the assessment parcel would adversely affect the settlement pattern.		*		Development of the adjoining field in its entirely would more than double the size of Oving, inconsistent with its current small nucleated form. However, some limited development, such as between the village hall and Madam Green Farm could be consistent with the existing settlement pattern by balancing development which has occurred away from the historic core to the northern, and potentially creating a robust well defined settlement edge, subject to detailed assessment.
LANDSCAPE CHARACTER				
The assessment parcel has an identifiable landscape character/sense of place.		*		Large scale open farmland gives the parcel an identifiable character, although there are few distinctive features internally.
There is a coherent land management pattern (may include a number of uses).	*			Entirely intensively managed farmland.
Existing land uses and/ or landscape features contribute to the open and undeveloped character of the landscape.	*			Large scale farmland with limited containing vegetation, contributes to the open and undeveloped character of the landscape.
There is a low density or absence of built development.	*			No internal built form.

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

Assessment Parcel 12: Overarching Criteria

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

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

Conclusion

The large scale open nature of Assessment Parcel 12 adjacent to the settlement edge, contributes to the appreciation of Oving as a small village isolated within the wider undeveloped countryside. However, the parcel is not located between nearby settlements, and has no significant internal boundary features or visual containment. The western portion of the parcel is situated between Oving and Merston, but at approxiamtely 1km away from Merston, and parcels to the west and south-west provide more effective separation between Oving and Merston.

Inclusion of assessment parcel 12 within a gap policy is: **Not required**



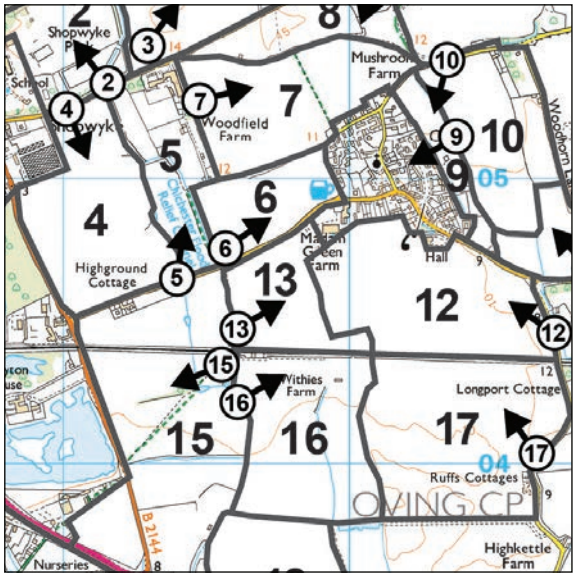
Photograph 13

ASSESSMENT PARCEL 13

Overview including Location and Extent

This assessment parcel adjoins Oving to the north-east. Oving Road defines the northern edge of the parcel, while the West Coastway Line railway and lineside vegetation forms the southern edge. Occasional vegetation along a ditch to the east partially separates the area from the assessment parcel to the east.

The assessment parcel is located marginally between Oving and Shopwyke, and could potentially contribute to separation between Oving and the hamlet of Merston, and is therefore considered against the gap assessment criteria as follows.



Assessment parcel and photograph location

Assessment Parcel 13: Tabulated Assessment

	Yes	Partially	No	
LOCATION				
The land which forms the assessment parcel lies between settlements.	*			The northern end of the assessment parcel is marginally located between Oving and Shopwyke, and the parcel as a whole is situated between Oving and the hamlet of Merston, albeit with Merston approximately 950m to the south.
SETTLEMENT IDENTITY AND PATTERN				
There is a distinct settlement character/ pattern.	*			Oving is a small nucleated settlement isolated within the wider rural landscape, with no significant settlement nearby to the south.
There is a well defined settlement edge.	*			The settlement edge where it abuts the assessment parcel is well defined by a short belt of mixed species trees.
There is a sense of arrival into and/or departure from settlement.		*		Arrival/departure experienced along Oving Road which forms the northern edge of the parcel.
Development of the assessment parcel would adversely affect the settlement pattern.	*			Development of parcel would be inconsistent with the current small nucleated form of Oving.
LANDSCAPE CHARACTER				
The assessment parcel has an identifiable landscape character/sense of place.		*		Large scale open farmland gives the parcel an identifiable character, although there are few distinctive features internally.
There is a coherent land management pattern (may include a number of uses).	*			Entirely intensively managed farmland.
Existing land uses and/ or landscape features contribute to the open and undeveloped character of the landscape.	*			Large scale farmland with limited containing vegetation, contributes to the open and undeveloped character of the landscape.
There is a low density or absence of built development.	*			No internal built form.
Roads and/or public rights of way cross the landscape, linking to settlement.	*			Public footpath 277 runs along the western edge. Oving Road runs along the northern edge of the parcel part of the general road network between settlements in the wider area.

	Yes	Partially	No	
The assessment parcel plays an important role in the provision of green infrastructure.			*	Very limited internal structure and varying perimeter vegetation.
There are opportunities to enhance green infrastructure.		*		Potential to bolster tree cover along the southern boundary, and along the ditch line to the east, thereby contributing to wider green infrastructure network and softening public views of the south-eastern edge of Oving.
VIEWS				
Views to/from settlement contribute positively to the visual character of the area.		*		Views towards Oving include St Andrews church spire, with housing filtered by vegetation to varying degrees. General sense of openness with views to the South Downs.
Landscape elements such as vegetation and topography contribute to the sense of visual separation.			*	Lack of internal features/landscape structure limited visual containment.
There is intervisibility between settlements across the assessment parcel.			*	No intervisibility between the settlements identified.
There are open vistas and long views.	*			Long views across arable farmland to the nearest boundary vegetation including vegetation along the West Coastway Line railway to the south.
There are views to/from the South Downs National Park.	*			The South Downs form the horizon to the north.
There are views of landmark features located within settlements.	*			The church spire of St Andrews in Oving identifiable in views from the assessment parcel.
BOUNDARY DEFENSIBILITY				
There are clearly defined coherent boundaries.		*		No significant internal boundaries. The western boundary follows a ditch line with limited defining vegetation. Elsewhere boundaries follow roads and the railway.
There is potential for new/restored boundary features in keeping with the landscape character.		*		Some potential to bolster existing perimeter vegetation including infilling gaps. Restoration of amalgamated field boundaries unlikely to be appropriate given the prevailing overall character of the coastal plain.
The assessment parcel boundary follows identifiable physical features.		*		Includes roads, rail and the settlement edge, although there are significant gaps in associated vegetation.

Assessment Parcel 13: Overarching Criteria

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

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

Conclusion

Assessment Parcel 13 is adjacent to the settlement edge, and contributes to the appreciation of Oving as a small village isolated within the wider undeveloped countryside. The inclusion of Merston in this assessment has altered some of the related judgements since the original 2024 Oving gap assessment. The parcel is directly between Oving and Merston and marginally between Oving and Shopwyke. The parcel abuts road and footpath links between Oving and Merston, allowing an appreciation of the separation between the two settlements. The introduction of Merston

Inclusion of assessment parcel 13 within a gap policy is considered: **Desirable**



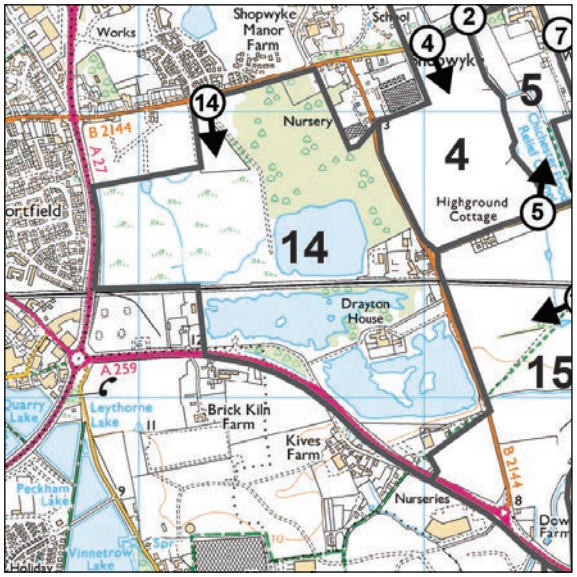
Photograph 14

ASSESSMENT PARCEL 14

Overview including Location and Extent

Assessment parcel 14 is located along the western edge of the Parish and abuts the general developed area of Shopwyke to the north and the edge of Chichester to the west. The parcel consists of significant areas of woodland, scrub and lakes. The parcel incorporates some open fields to the north and there are some limited pockets of development contained within the tree cover. Boundaries to the assessment parcel are primarily formed by roads, including the A27 to the west, A259 to the south and B2144 to the north. Drayton Lane forms the eastern edge of the parcel and marks the transition to arable farmland.

The assessment parcel is not located between Oving and any other nearby settlements. However, the parcel may contribute to the separation between



Assessment parcel and photograph location

Shopwyke and the hamlet of Merston, which is approximately 2km to the south of Shopwyke, and is therefore considered against the gap assessment criteria as follows.

Assessment Parcel 14: Tabulated Assessment

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

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

Assessment Parcel 14: Overarching Criteria

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

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

Conclusion

Assessment Parcel 14 provides a treed setting and relief to Shopwyke, but is separated from Merston by man-made lakes (within the parcel) and the Horticultural Development Area. Whilst the majority of the parcel provides visual containment of settlement to the north and east, the parcel exhibits, and is influenced by, noticeable urban influence. Less spoilt, more open rural farmland to the east provides a greater perception of undeveloped landscape between settlements, than parcel 14.

Inclusion of assessment parcel 14 within a gap policy is: **Not required**



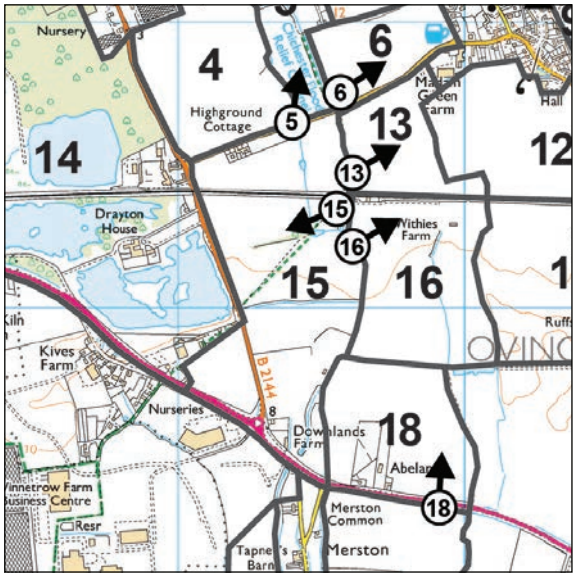
Photograph 15

ASSESSMENT PARCEL 15

Overview including Location and Extent

Assessment parcel 15 is located towards the west of the Parish, approximately 200m to the south-west of Oving. The parcel is formed from a group of flat irregular shaped, moderately sized arable fields with good landscape structure of hedges and trees along boundaries, and a small area of woodland towards the middle of the parcel. The area is primarily bounded by roads and the Chichester Flood Relief Channel, and is in contrast to the larger scale more open fields to the east.

The assessment parcel is located between Oving and the hamlet of Merston, and may have the potential to contribution to the separation between the Merston and Shopwyke, and is therefore considered against the gap assessment criteria as follows.



Assessment parcel and photograph location

Assessment Parcel 15: Tabulated Assessment

	Yes	Partially	No	
LOCATION				
The land which forms the assessment parcel lies between settlements.		*		The parcel forms part of the wider separation between Merston and Oving, and between Merston and Shopwyke.
SETTLEMENT IDENTITY AND PATTERN				
There is a distinct settlement character/ pattern.				Majority of the parcel is relatively distant from settlement, but the northern portion contributes to the wider rural setting to the distinctive isolated form of Oving.
There is a well defined settlement edge.			*	Not near settlement edge.
There is a sense of arrival into and/or departure from settlement.		*		The parcel forms the northern rural setting to the A259 junctions with roads which approach Merston from the north.
Development of the assessment parcel would adversely affect the settlement pattern.	*			Development would be detached from existing settlement.
LANDSCAPE CHARACTER				
The assessment parcel has an identifiable landscape character/sense of place.		*		Relatively unremarkable irregular pattern of moderate sized fields with boundary vegetation including a small linear area of woodland.
There is a coherent land management pattern (may include a number of uses).		*		Primarily managed arable fields but with pasture, horticulture and occasional dwellings/gardens.
Existing land uses and/ or landscape features contribute to the open and undeveloped character of the landscape.		*		Openness reduced by internal and perimeter tree cover.
There is a low density or absence of built development.		*		Contains a limited number of dwellings, but no significant built development.
Roads and/or public rights of way cross the landscape, linking to settlement.		*		Public footpath 275 crosses diagonally through the parcel with onward connections to Oving, and Runcton, but no obvious experience of crossing from one settlement to another.
The assessment parcel plays an important role in the provision of green infrastructure.	*			Includes a network of significant boundary vegetation, albeit with gaps, and a small linear area of woodland.

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

Assessment Parcel 15: Overarching Criteria

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

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

Conclusion

The inclusion of Merston in this assessment has altered some of the related judgements since the original 2024 Oving gap assessment. Assessment Parcel 15 forms a significant portion of the separation between the hamlet of Merston and Oving, and is approximately half of the separation between Merston and Shopwyke. The parcel is part of the wider separation between Oving and Runcton (albeit with Runcton beyond the Horticultural Development Area). Although the parcel is not overly distinctive, the medium scale fields and landscape structure of Parcel 15 provides both undeveloped countryside in contrast to more disturbed areas to the west, and visual containment in the form of boundary vegetation and other tree cover in contrast to larger scale more open areas to the east.

Inclusion of assessment parcel 15 within a gap policy between Merston and settlements to the north is considered: **Desirable**



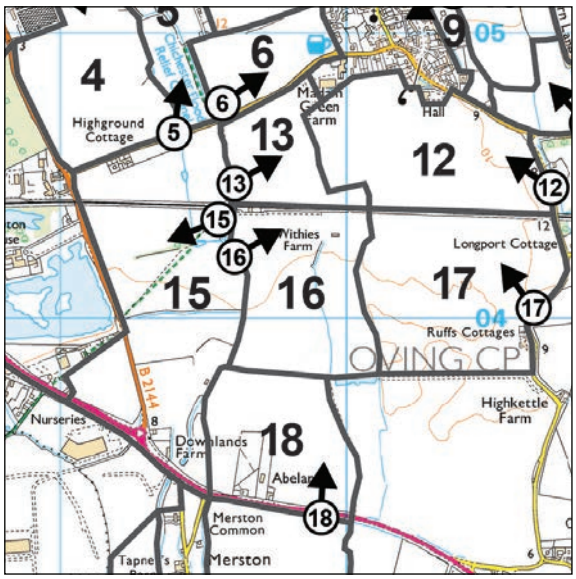
Photograph 16

ASSESSMENT PARCEL 16

Overview including Location and Extent

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

The assessment parcel is not located between Oving and any other nearby settlements. However, the parcel is situated directly between Oving and the hamlet of Merston (albeit with considerable distance between the two settlements), and may have potential to contribute to the separation between the village and hamlet,



Assessment parcel and photograph location

and is therefore considered against the gap assessment criteria as follows.

Assessment Parcel 16: Tabulated Assessment

	Yes	Partially	No	
LOCATION				
The land which forms the assessment parcel lies between settlements.	*			The assessment parcel lies between Oving and the hamlet of Merston, but with approximately 1.5km between the two settlements, including other undeveloped fields to the north and south of the parcel.
SETTLEMENT IDENTITY AND PATTERN				
There is a distinct settlement character/ pattern.		*		The parcel is relatively distant from settlement, but there is intervisibility over the railway with Oving, which has a distinctive isolated location within the surrounding undeveloped countryside .
There is a well defined settlement edge.			*	Not near settlement edge.
There is a sense of arrival into and/or departure from settlement.			*	Not near the approach into settlement.
Development of the assessment parcel would adversely affect the settlement pattern.	*			Development would be detached from existing settlement.
LANDSCAPE CHARACTER				
The assessment parcel has an identifiable landscape character/sense of place.	*			Large scale open farmland and occasional irregular boundary vegetation give the parcel an identifiable character.
There is a coherent land management pattern (may include a number of uses).	*			Entirely intensively managed farmland.
Existing land uses and/ or landscape features contribute to the open and undeveloped character of the landscape.	*			Large scale farmland with limited containing vegetation, contributes to the open and undeveloped character of the landscape.
There is a low density or absence of built development.	*			No significant built development.
Roads and/or public rights of way cross the landscape, linking to settlement.			*	No public rights of way or roads to experience crossing from one settlement to another.
The assessment parcel plays an important role in the provision of green infrastructure.		*		Limited internal structure, and varying vegetation around the perimeter.

	Yes	Partially	No	
There are opportunities to enhance green infrastructure.	*			Potential to enhance boundary vegetation, connecting with existing green infrastructure.
VIEWS				
Views to/from settlement contribute positively to the visual character of the area.		*		Views towards Oving include St Andrews church spire, with housing filtered by vegetation to varying degrees. General sense of openness with views to the South Downs.
Landscape elements such as vegetation and topography contribute to the sense of visual separation.			*	Limited internal features/landscape structure limited visual containment.
There is intervisibility between settlements across the assessment parcel.			*	No intervisibility between the settlements identified.
There are open vistas and long views.	*			Long views across arable farmland to the nearest boundary vegetation including vegetation along the West Coastway Line railway to the north.
There are views to/from the South Downs National Park.	*			The South Downs form the horizon to the north.
There are views of landmark features located within settlements.	*			Despite the distance, clear views of Chichester Cathedral spire and the spire of St Andrews Church help locate the settlements in relation to the assessment parcel.
BOUNDARY DEFENSIBILITY				
There are clearly defined coherent boundaries.		*		Internal boundaries follows ditch lines with occasional defining vegetation.
There is potential for new/restored boundary features in keeping with the landscape character.		*		Some potential to bolster existing perimeter vegetation including infilling gaps. Restoration of amalgamated field boundaries unlikely to be appropriate given the prevailing overall character of the coastal plain.
The assessment parcel boundary follows identifiable physical features.		*		Railway line to the north and varying perimeter boundary vegetation to the south, east and west.

Assessment Parcel 16: Overarching Criteria

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

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

Conclusion

The inclusion of Merston in this assessment has altered some of the related judgements since the original 2024 Oving gap assessment. The tract of large scale farmland which forms Assessment Parcel 16 provides a keen sense of open, relatively remote landscape free from built development, as part of the wider separation between Oving and the hamlet of Merston. Distant glimpses of cathedral and church spires allow an appreciation of the location of settlements despite their distance from the assessment parcel.

Inclusion of assessment parcel 16 within a gap policy between Oving and Merston is considered: **Desirable**

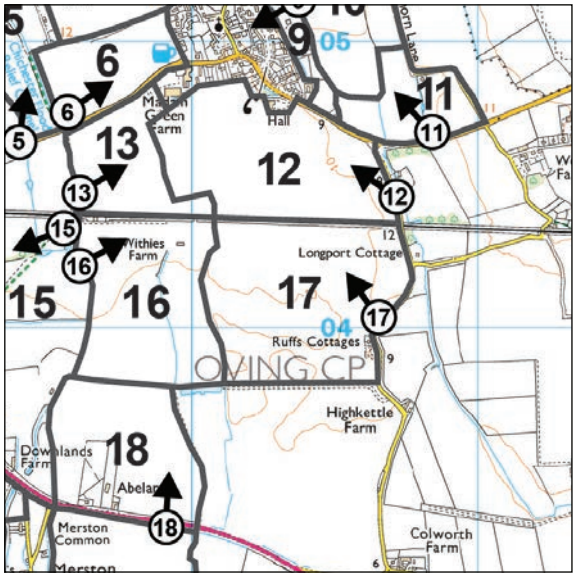
Photograph 17

ASSESSMENT PARCEL 17

Overview including Location and Extent

This assessment parcel is located towards the middle of the Parish and consists of a large scale arable field. The area is open with a sense of remoteness, however occasional small tree groups and shrubs, including along the ditch line which forms the western edge of the assessment parcel, break up views in places. The parcel is defined by a lane to the east, a hedge and tree line to the south, and the West Coastway Line railway and lineside vegetation to the north.

The assessment parcel is not located between nearby settlements, but is situated marginally between Oving and the hamlet of Merston, and is therefore considered against the gap assessment criteria as follows.



Assessment parcel and photograph location

Assessment Parcel 17: Tabulated Assessment

	Yes	Partially	No	
LOCATION				
The land which forms the assessment parcel lies between settlements.		*		Not directly located between nearby settlements, but the western edge of the parcel lies between Oving, approximately 400m to the north and the hamlet of Merston, approximately 800m to the south-west.
SETTLEMENT IDENTITY AND PATTERN				
There is a distinct settlement character/ pattern.		*		The parcel is relatively distant from settlement, but there is intervisibility over the railway with Oving, which has a distinctive isolated location within the surrounding undeveloped countryside .
There is a well defined settlement edge.			*	Not near settlement edge.
There is a sense of arrival into and/or departure from settlement.			*	Not near the approach into settlement.
Development of the assessment parcel would adversely affect the settlement pattern.	*			Development would be detached from existing settlement.
LANDSCAPE CHARACTER				
The assessment parcel has an identifiable landscape character/sense of place.	*			Large scale open farmland and occasional irregular boundary vegetation give the parcel an identifiable character.
There is a coherent land management pattern (may include a number of uses).	*			Entirely intensively managed farmland.
Existing land uses and/ or landscape features contribute to the open and undeveloped character of the landscape.	*			Large scale farmland with limited containing vegetation, contributes to the open and undeveloped character of the landscape.
There is a low density or absence of built development.	*			Ruffs Cottages along the eastern edge are the only built development.
Roads and/or public rights of way cross the landscape, linking to settlement.			*	No public rights of way or roads to experience crossing from one settlement to another.
The assessment parcel plays an important role in the provision of green infrastructure.		*		Limited internal structure, but relatively intact boundary vegetation around the perimeter to the south and east and along the railway to the north.

	Yes	Partially	No	
There are opportunities to enhance green infrastructure.		*		Potential to enhance vegetation along the western boundary to enhance the local green infrastructure network generally.
VIEWS				
Views to/from settlement contribute positively to the visual character of the area.		*		Views towards Oving include St Andrews church spire, with housing filtered by vegetation to varying degrees. General sense of openness with views to the South Downs.
Landscape elements such as vegetation and topography contribute to the sense of visual separation.			*	Limited internal features/landscape structure limited visual containment.
There is intervisibility between settlements across the assessment parcel.			*	No intervisibility between the settlements identified.
There are open vistas and long views.	*			Long views across arable farmland to the nearest boundary vegetation including vegetation along the West Coastway Line railway to the north.
There are views to/from the South Downs National Park.	*			The South Downs form the horizon to the north.
There are views of landmark features located within settlements.	*			Despite the distance, clear views of Chichester Cathedral spire and the spire of St Andrews Church help locate the settlements in relation to the assessment parcel.
BOUNDARY DEFENSIBILITY				
There are clearly defined coherent boundaries.		*		Internal boundaries follows ditch lines with occasional defining vegetation.
There is potential for new/restored boundary features in keeping with the landscape character.		*		Some potential to bolster existing perimeter vegetation including infilling gaps. Restoration of amalgamated field boundaries unlikely to be appropriate given the prevailing overall character of the coastal plain.
The assessment parcel boundary follows identifiable physical features.		*		Road to the east, railway line to the north and perimeter boundary vegetation to the south and west.

Assessment Parcel 17: Overarching Criteria

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

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

Conclusion

The tract of large scale farmland which forms Assessment Parcel 17 provides a keen sense of open, relatively remote landscape free from built development, as part of the wider landscape between Oving and the hamlet of Merston. Distant glimpses of cathedral and church spires allow an appreciation of the location of settlements despite their distance from the assessment parcel. However, the majority of the parcel is not directly between settlements and parcels to the west provide more effective separation.

Inclusion of assessment parcel 17 within a gap policy is: **Not required**



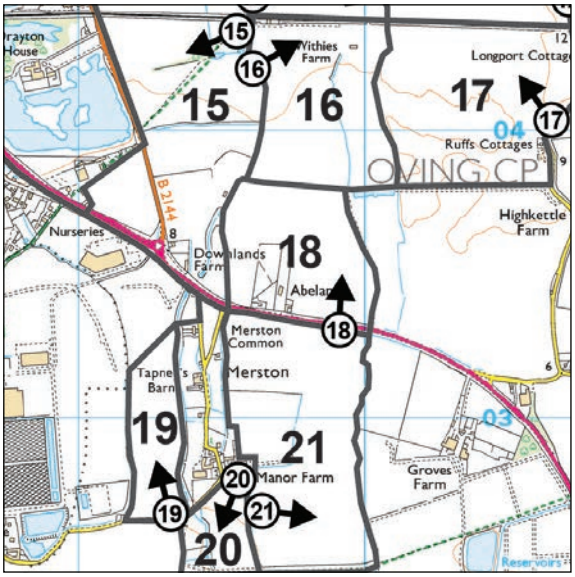
Photograph 18 - Image adapted from Google Street View (March 2021)

ASSESSMENT PARCEL 18

Overview including Location and Extent

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

The assessment parcel is not located between Oving and any other nearby settlements. However, the parcel is situated directly between Oving and the hamlet of Merston (albeit with considerable distance between the two settlements), and may have potential to contribute to the separation between the village and hamlet, and is therefore considered against the gap assessment criteria as follows.



Assessment parcel and photograph location

Assessment Parcel 18: Tabulated Assessment

	Yes	Partially	No	
LOCATION				
The land which forms the assessment parcel lies between settlements.	*			The assessment parcel lies between Oving and the hamlet of Merston, but with approximately 1.5km between the two settlements, including several other undeveloped fields to the north of the parcel.
SETTLEMENT IDENTITY AND PATTERN				
There is a distinct settlement character/ pattern.		*		The parcel is distant from significant settlement, but the nearby hamlet of Merston to the south-west is defined with a dispersed linear pattern along Marsh Lane.
There is a well defined settlement edge.			*	Limited association with settlement edge which in any case is weakly defined to the north.
There is a sense of arrival into and/or departure from settlement.		*		Limited to providing the northern rural setting to the junction off the A259 which approaches Merston from the north.
Development of the assessment parcel would adversely affect the settlement pattern.	*			Development would be detached from existing settlement.
LANDSCAPE CHARACTER				
The assessment parcel has an identifiable landscape character/sense of place.	*			Large scale open farmland and occasional irregular boundary vegetation give the parcel an identifiable character.
There is a coherent land management pattern (may include a number of uses).		*		Majority of the parcel is intensively managed farmland.
Existing land uses and/ or landscape features contribute to the open and undeveloped character of the landscape.	*			Large scale farmland with limited containing vegetation, contributes to the open character of the landscape.
There is a low density or absence of built development.		*		Small group of houses within the assessment parcel, but the majority of the parcel is unsettled.
Roads and/or public rights of way cross the landscape, linking to settlement.		*		No public rights of way or roads internally, but the parcel contributes to the northern aspect from A259, including at the junction with the lane into Merston.

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

Assessment Parcel 18: Overarching Criteria

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

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

Conclusion

The inclusion of Merston in this assessment has altered some of the related judgements since the original 2024 Oving gap assessment. The tract of large scale farmland which forms Assessment Parcel 18 provides a keen sense of open landscape as part of the wider landscape between Oving and the nearby hamlet of Merston, seen by large numbers of motorists travelling along the A259 north of Merston.

Inclusion of assessment parcel 18 within a gap policy between Oving and Merston is considered: **Desirable**



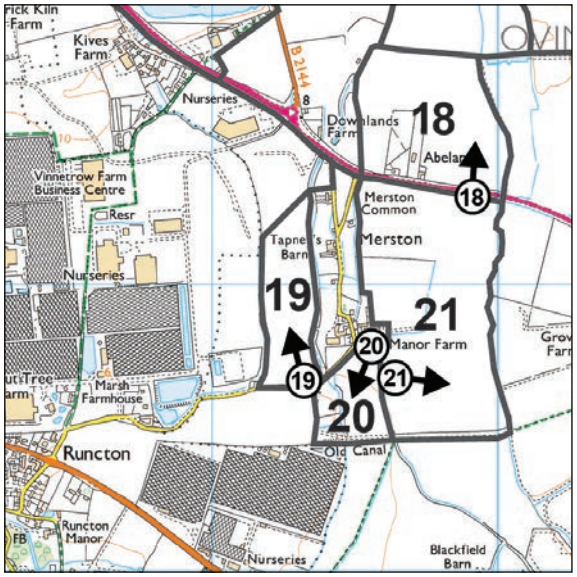
Photograph 19

ASSESSMENT PARCEL 19

Overview including Location and Extent

Assessment parcel 19 is located towards the south-western edge of the Parish. The parcel consists of a single linear arable field annexed by the Horticultural Development Area which borders the parcel to the north, south and west, and by a watercourse to the east.

The assessment parcel is not located between Oving and any other nearby settlements within the parish. However, the parcel is part of the wider separation between Merston and the hamlet of Runcton within North Mundham parish, beyond the adjacent Horticultural Development Area and is therefore considered against the gap assessment criteria as follows.



Assessment parcel and photograph location

Assessment Parcel 19: Tabulated Assessment

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

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

Assessment Parcel 19: Overarching Criteria

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

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

Conclusion

Assessment Parcel 19 is a small isolated parcel abutting the hamlet of Merston and surrounded on three sides by the Horticultural Development Area. Boundary vegetation limits visibility but there is longer distance intervisibility with the South Downs to the north. The area is part of the eastern landscape setting to Merston and provides undeveloped land between the hamlet and Runcton beyond the parish boundary.

Inclusion of assessment parcel 19 within a gap policy is: **Desirable**



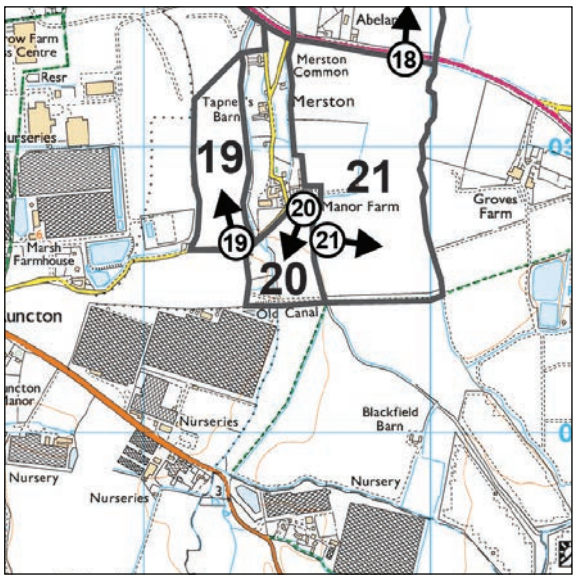
Photograph 20

ASSESSMENT PARCEL 20

Overview including Location and Extent

Assessment parcel 20 is located towards the south-west of the Parish and consists of an arable field and small pastoral fields associated with Chichester Flood Relief Channel to the west. The parcel is defined by Marsh Lane and Merston to the north, a vegetated track to the east, and the course of an old canal to the south. The area abuts the Horticultural Development Area to the west, and contrasts with the extensive tracts of horticulture including poly tunnels and glasshouses to the south and west.

The assessment parcel is not located between Oving and Merston or any other nearby settlements. The assessment parcel is therefore discounted from further assessment against the gap assessment criteria.



Assessment parcel and photograph location



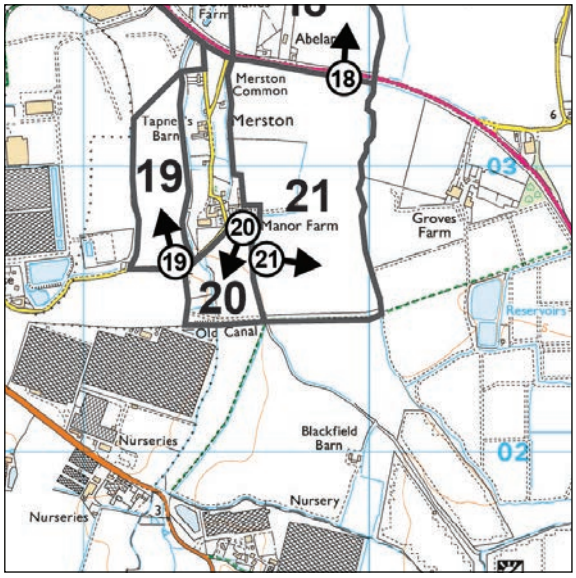
Photograph 21

ASSESSMENT PARCEL 21

Overview including Location and Extent

Assessment parcel 21 is located towards the south-west of the Parish and consists of large arable fields with ditches and varying boundary vegetation, between the A259 to north and the course of an old canal to the south. The area abuts the hamlet of Merston to the north-west, and contrasts with the extensive tracts of horticulture including poly tunnels and glasshouses to the south and west.

The assessment parcel is not located between Oving and any other nearby settlements. However, the parcel lies marginally between Oving and the hamlet of Merston (albeit with considerable distance between the two settlements), and may have potential to contribute to the separation between the village and hamlet, and is therefore considered against the gap



Assessment parcel and photograph location

assessment criteria as follows.

Assessment Parcel 21: Tabulated Assessment

	Yes	Partially	No	
LOCATION				
The land which forms the assessment parcel lies between settlements.		*		The assessment parcel abuts the edge of Merston hamlet to the west, and forms a limited part of the landscape between Merston and the village of Oving, approximately 1.5km to the north.
SETTLEMENT IDENTITY AND PATTERN				
There is a distinct settlement character/ pattern.		*		The parcel is distant from significant settlement, but abuts the hamlet of Merston to the west, which is defined by a dispersed linear pattern along Marsh Lane.
There is a well defined settlement edge.			*	Not near the edge of significant settlement. In any case the edge of Merston is not well defined.
There is a sense of arrival into and/or departure from settlement.		*		The parcel forms the south-eastern rural setting to the A259 junction with the lane which approach Merston from the north.
Development of the assessment parcel would adversely affect the settlement pattern.		*		Development would be inconsistent with the pattern and form of Merston.
LANDSCAPE CHARACTER				
The assessment parcel has an identifiable landscape character/sense of place.		*		Large scale open farmland has a identifiable character, in contrast with the horticulture including glasshouses to the east and treed smaller scale landscape beyond the flood channel and ditches along the western edge of the parcel.
There is a coherent land management pattern (may include a number of uses).		*		Primarily intensively managed farmland.
Existing land uses and/ or landscape features contribute to the open and undeveloped character of the landscape.		*		Large scale farmland contributes to the open character of the landscape.
There is a low density or absence of built development.	*			No significant settlement.
Roads and/or public rights of way cross the landscape, linking to settlement.		*		Public footpaths wrap around the southern edge of the parcel and connect into Merston, and the parcel contributes to the southern aspect along the A259 with a large number of motorists, cyclists, and pedestrians on the pavement.

	Yes	Partially	No	
The assessment parcel plays an important role in the provision of green infrastructure.		*		Hedgerows and trees along field boundaries including adjacent watercourses form a relatively good network of green infrastructure.
There are opportunities to enhance green infrastructure.		*		Infill gaps and improve connectivity of boundary vegetation.
VIEWS				
Views to/from settlement contribute positively to the visual character of the area.		*		Influence from elements such as traffic along the A259 and glimpses of poly tunnels to the east detract from views.
Landscape elements such as vegetation and topography contribute to the sense of visual separation.		*		Landscape structure shortens views, but has less of a containing effect due to the scale of the fields and thereby lower density of the boundary network.
There is intervisibility between settlements across the assessment parcel.			*	No intervisibility between the settlements identified.
There are open vistas and long views.	*			Long views across arable farmland to the nearest boundary vegetation, including views from the A259 over low boundary vegetation along the north-eastern edge of the parcel.
There are views to/from the South Downs National Park.	*			The South Downs visible in the distance the north.
There are views of landmark features located within settlements.			*	No obvious landmarks identified from public vantage points.
BOUNDARY DEFENSIBILITY				
There are clearly defined coherent boundaries.		*		An irregular pattern of internal boundaries, but the majority are clearly defined.
There is potential for new/restored boundary features in keeping with the landscape character.		*		Infill gaps.
The assessment parcel boundary follows identifiable physical features.		*		Roads and boundary vegetation, although less well identified with gaps in vegetation in places.

Assessment Parcel 21: Overarching Criteria

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

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

Conclusion

The tract of large scale farmland which forms Assessment Parcel 21 provides a sense of open undeveloped landscape as part of the eastern landscape setting to the hamlet of Merston. The parcel provides reduced containment due to the large field sizes, is over 1.5km from Oving, and parcels to the north provide more effective separation between Oving and Merston.

Inclusion of assessment parcel 21 within a gap policy is considered: **Not required**