



## **The Future Growth of Chichester: Landscape and Visual Amenity Considerations**



## **Full Technical Report**

Prepared for Chichester District Council  
by Land Use Consultants

April 2005



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CHICHESTER:  
Landscape and Visual Amenity  
Considerations**

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**FULL TECHNICAL REPORT  
April 2005**

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## ACKNOWLEDGEMENTS

Land Use Consultants (LUC) prepared this report on behalf of Chichester District Council. The study has been jointly funded by Chichester District Council and West Sussex County Council. The team consisted of Mark Lintell and Rebecca Knight (authors), Diana Graham (GIS), Lucas Greysmith (3D modelling and visualisations) and David Hares (historic research).

The study has been steered by an Advisory Group comprising the following members:

Jeff Lander	Chichester District Council
Michael Elkington	West Sussex County Council
Esmond Turner	West Sussex County Council

We are most grateful for the guidance and advice provided by the Advisory Group. However, the views and recommendations in this report are those of Land Use Consultants.

The study has involved the gathering of existing data and information and we appreciate the time and trouble taken by those organisations and individuals involved in this exercise. In particular we are most grateful to Bob Connell and Dr Nicola Bannister who provided the historic landscape character assessment data, and to Mark Jennings who provided a large amount of GIS data on behalf of Chichester District Council.

# 1. INTRODUCTION AND APPROACH

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## The Brief

- 1.1. Finding ways to accommodate the requirement for new housing is a key issue for local planning authorities. Although Government policies are designed to prioritise development on previously developed land, as set out in Planning Policy Guidance note 3: Housing (PPG 3), there is a need in some situations also to consider greenfield sites. In such circumstances, one of the most important challenges that local authorities face is to accommodate built development without undermining landscape and townscape character.
- 1.2. Chichester District Council commissioned Land Use Consultants in December 2004 to undertake a study of landscape and visual constraints to built development around Chichester. This study forms one of a series of constraints studies being undertaken by the Council to identify potential Development Options for accommodating the housing requirement. The final judgement on which, if any, Development Options should be taken forward will be made by weighing the evidence from all of the studies.
- 1.3. Our brief included what is described as the 'Area of Search' within which potential sites for new development might lie (see *Figure 1.1*)

## Approach to the Assessment

- 1.4. An important part of the evaluation of Development Options is to assess how what will inevitably be seen as major development might be accommodated without an unacceptable impact on landscape character, or the setting of the city.
- 1.5. Landscape character assessment forms an important part of the process of landscape and visual impact assessment as it provides the starting point for more detailed baseline surveys of individual sites. An urban fringe landscape character assessment and identification of priority views into, and out from, Chichester form the basis of this piece of work.
- 1.6. This study has been carried out in accordance with 'Landscape Character Assessment: Guidance for England and Scotland'<sup>1</sup> and the Second Edition 'Guidelines for Landscape and Visual Impact Assessment'<sup>2</sup>. 'Topic Paper 6' that accompanies the 'Landscape Character Assessment: Guidance for England and Scotland' sets out further guidance on approaches to evaluating landscape sensitivity and capacity.

## Study Process

- 1.7. The process for undertaking the study involved four main stages, namely:
  - Desk Study.

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<sup>1</sup> The Countryside Agency and Scottish Natural Heritage (2002) Landscape Character Assessment Guidance for England and Scotland (CAX 84).

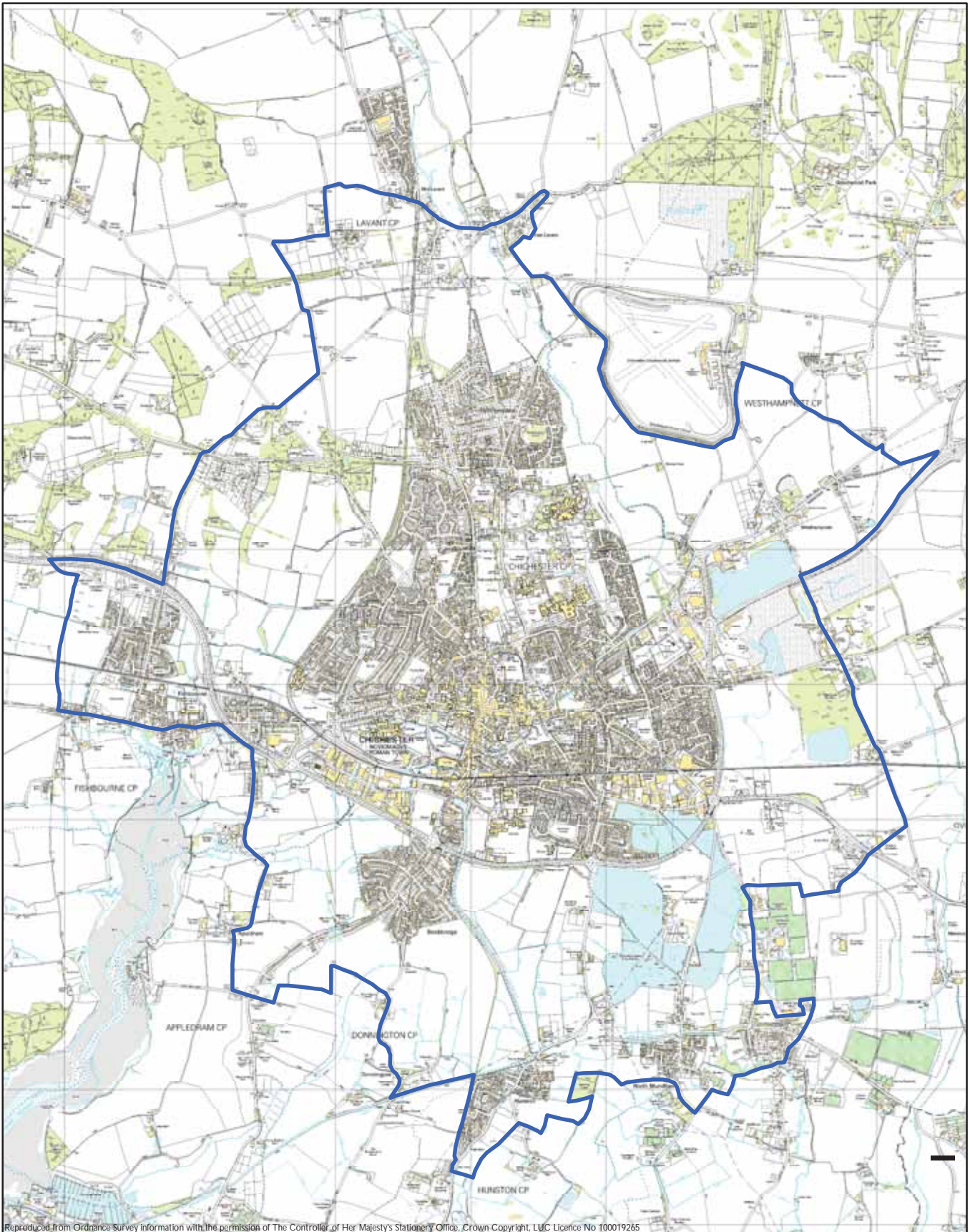
<sup>2</sup> The Landscape Institute and The Institute of Environmental Management and Assessment (2002) *Guidelines for Landscape and Visual Impact Assessment*, 2<sup>nd</sup> Edition, Spon Press.

- Draft Characterisation/ Viewpoint Selection.
- Field Survey.
- Making Judgements/Evaluation.

### *Desk Study*


- 1.8. The purpose of the desk study was to collate data and compile a database of layers of information that would be used to inform the study findings. This involved collecting and collating the following information:
- Digital 2D OS map tiles (1:50,000 and 1:10,000);
  - Digital 3D Panorama topographical tiles at 1:50,000;
  - Air photos;
  - Solid and drift geology;
  - Topography;
  - Floodplain data;
  - Phase 1 habitat survey information;
  - Nature conservation designations (SSSIs, SACs, SPAs, Ramsar sites, and SNClIs);
  - Ancient woodland;
  - Conservation Areas, Listed Buildings, Historic Parks and Gardens, SAMs;
  - National Countryside Character Areas and Landscape Typology;
  - West Sussex County Landscape Character Types and Areas;
  - West Sussex Historic landscape Character Assessment;
  - Chichester Harbour AONB Landscape Assessment and Sussex Downs AONB Landscape Assessment.
- 1.9. A Geographical Information System (GIS) was used for collating, manipulating and presenting the data.
- 1.10. During the desk study, influences on the character of Chichester and its setting were reviewed and summarised. These included both physical and human influences. Physical influences encompassed geology, topography, drainage, soils, and land cover. Human influences are described in the form of a narrative of the development of Chichester and its surrounds. The historic development of Chichester was also mapped, based on work carried out by West Sussex County Council and supplemented by information from historic OS maps. This was digitised and included in the GIS.





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Figure 1.1:  
**Area of Search for Potential New Development**

Key  
 Area of Search

0 1 2 km

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- 1.11. The structure of Chichester today is described in terms of its historic routes, gateways, landmarks, skylines, vegetation, and settlement pattern.
- 1.12. Landscape, wildlife and historic values are set out in terms of designated areas.
- 1.13. The desk study also provided an opportunity to establish the Zone of Visual Influence (ZVI) of the Chichester Cathedral spire as basis from which to identify 'priority views' towards Chichester during the fieldwork.

#### ***Draft Characterisation/ Viewpoint Selection***

- 1.14. A draft characterisation of Chichester's landscape setting was undertaken at two levels of detail to fit within the existing hierarchy of higher order landscape character assessments and to provide the context for the assessment of landscape sensitivity within the 'Area of Search'.
- 1.15. The first level of assessment involved defining landscape character types (i.e. areas with broadly similar patterns of elements) for the area around Chichester (up to c. 5km from the centre) by overlaying data on geology, topography, land cover, habitats, land use, field patterns and settlement patterns at a scale of 1:25,000. These landscape character types were subdivided into geographically unique landscape character areas (i.e. areas which share generic characteristics with other areas of the same type, but have their own particular identity). Landscape character types and landscape character areas were mapped onto 1:25,000 field work maps for checking in the field.
- 1.16. The second level of assessment focussed on the 'Area of Search' and sub-divided the landscape character areas into more detailed landscape character parcels by overlaying more detailed information on geology (solid, drift and artificial), topography, field patterns, historic time-depth (from historic maps), phase 1 habitat survey data, flood data and land use at a scale of 1:10,000. These were mapped onto 1:10,000 field work maps for checking in the field.
- 1.17. A draft selection of viewpoints was identified based on the ZVI of the cathedral, focussing on views from popular public viewpoints, from public footpaths and recreational routes, historic views that have been documented through paintings/drawings/photographs, and views from each of the main approaches to Chichester.

#### ***Field Survey***

- 1.18. The field survey provided an opportunity to check boundaries of the draft landscape character types and character areas at 1:25,000, collect information on key characteristics of the landscapes within Chichester's landscape setting, and gather information on landscape sensitivity. The field survey also provided the opportunity to make notes on the common characteristics of the detailed landscape character types at 1:10,000 and check the boundaries of the landscape character parcels which formed the basis of the sensitivity assessment.
- 1.19. Each of the potential viewpoints identified in the desk study was visited and analysed to identify which of the views should be taken forward as priority views. The criteria used to identify priority views to Chichester were: aesthetic quality of the view;

historic significance of the view; public accessibility to the viewpoint; and number of potential viewers likely to experience the view. Information on the character of the view, the quality/integrity of the view, viewpoint type and importance, and view value were recorded for each priority view. Definitions of each of these are provided in **Appendix 3**. Views focussed on the cathedral were drawn as viewcones on a 1:10,000 map base. Panoramic views of the whole of Chichester in its setting were modelled by computer and mapped as 'zones of visual influence'.

- 1.20. The field survey also provided the opportunity to identify priority views from Chichester out to the surrounding landscape. Criteria used to identify priority views from Chichester were: aesthetic quality of the view; historic significance of the view; public accessibility to the viewpoint; and number of potential viewers likely to experience the view. Information on the character of the view, the quality/integrity of the view, viewpoint type and importance, and view value were recorded for each priority view. Views from Chichester were modelled by computer and mapped as 'zones of visibility'.

### ***Making Judgements/ Evaluation***

- 1.21. The baseline data collated during the desk study and field survey phases of the study was fed into the evaluation of landscape and visual sensitivity to built development as described in Chapter 6 of this report. Each landscape character parcel was evaluated on a consistent basis to provide an indication of landscape sensitivity, visual sensitivity in relation to priority views, and visual sensitivity in terms of the amenity for viewers.
- 1.22. Indicative blocks of 2 and 3 storey development were introduced into sample land parcels in AutoCAD. 2 storey development was assumed to be 9m to roofline, and 3 storey (and industrial/commercial buildings) was assumed to be 11m to roofline. 3D Studio software was used to set up virtual cameras at the priority viewpoints (at a typical viewer's eye height of 1.65m) in order to simulate the impact of the indicative 2 and 3 storey development. This method was used to check the results of the assessment of visual sensitivity. Guidance was also produced for each landscape character parcel.

### **Outputs**

- 1.23. The outputs from the study are:
  - this full technical report setting out the results of the assessment, accompanied by maps and photographs;
  - a summary report presenting the results accompanied by key maps;
  - a GIS data base;
  - a simplified 3D model of Chichester Cathedral in its landscape setting including camera points at each of the priority viewpoints.

## Structure of the Full Technical Report

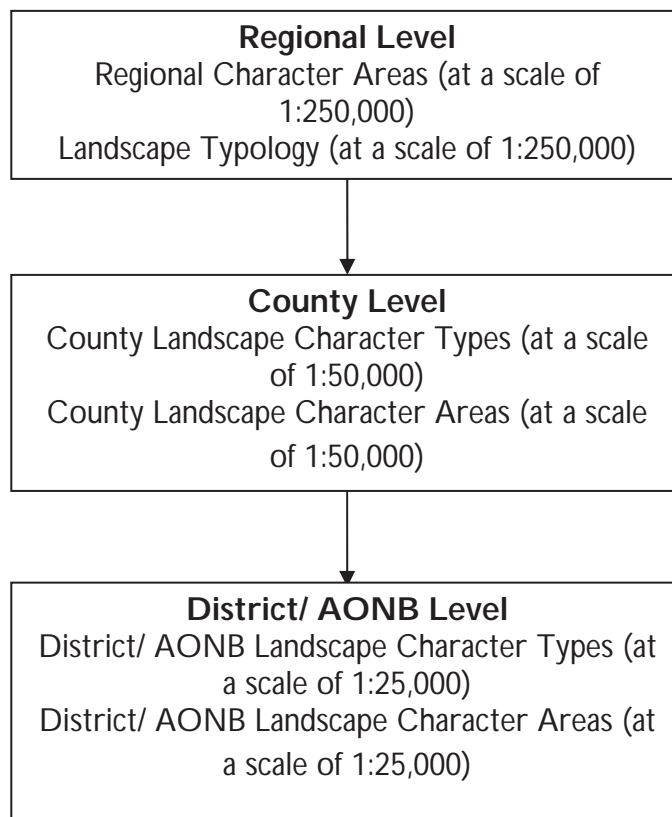
- 1.24. This report is presented in 7 chapters. Following the introduction, chapter 2 illustrates the hierarchy of existing landscape character assessments at the regional, county and AONB level and how Chichester relates to these.
- 1.25. Chapter 3 provides a more detailed landscape character assessment of Chichester's landscape setting identifying how different landscape character types abut the city's boundaries. This assessment forms a framework for the more detailed classification of landscape character types and landscape character parcels presented in Chapter 4.
- 1.26. Chapter 5 identifies 'priority views' to and from Chichester which should be given special protection. These views feed into the assessment.
- 1.27. Chapter 6 is the main part of the report and presents the analysis and sensitivity judgements for each of the landscape character parcels. This chapter also includes guidance on specific landscape and visual amenity considerations that should be taken into account in determining whether development might occur. Chapter 7 presents the conclusions of the study.
- 1.28. **Appendix 1** contains an example of the Portfield Masterplan which is the type of mixed development on which the sensitivity assessment was based, **Appendix 2** contains detailed definitions of the criteria used to make judgements on landscape and visual sensitivity, and **Appendix 3** contains definitions used in the evaluation of priority views.

## 2. LANDSCAPE CHARACTER CONTEXT

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### LANDSCAPE CHARACTER AREAS

- 2.1. There are a number of landscape character assessments which apply to an area such as Chichester at a range of different scales, from the national to the local level. These assessments form a hierarchy as follows:



### Regional Level

- 2.2. At the regional scale, Chichester falls within the 'South Coast Plain' countryside character area<sup>3</sup>. The 'South Downs' character area lies immediately to the north. The location of these character areas is shown in *Figure 2.1*.
- 2.3. The key landscape characteristics of the South Coast Plain are:
- *Major urban developments including Portsmouth, Worthing and Brighton linked by the A27/M27 corridor dominate much of the open, intensively farmed, flat, coastal plain.*
  - *Coastal inlets and 'harbours' contain a diverse landscape of narrow tidal creeks, mudflats, shingle beaches, dunes, grazing marshes and paddocks. From the Downs and coastal plain edge there are long views towards the sea and the Isle of Wight beyond.*

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<sup>3</sup> Countryside Agency (1999) *Countryside Character Volume 7: South East & London* (CA13).

- *Trees are not a dominant feature - there are some small woods and a few windswept individual trees in the farmland or the occasional poplar shelter belt.*
- *A pattern of large arable fields, defined by low hedgerows, are often interspersed by horticultural glasshouse 'estates' and isolated remnants of coastal heath.*
- *The complex series of creeks, mudflats and shingle beaches along the coastal edge becomes less apparent to the east with the intensively-farmed plain increasingly dominated by disordered seaside towns and leisure developments.*

2.4. The key characteristics of the South Downs are:

- *Prominent Chalk outcrop rising gently from the South Coast Plain with a dramatic north-facing scarp and distinctive chalk cliffs formed where the Downs end abruptly at the sea. A chalk landscape of rolling arable fields and close-cropped grassland on the bold scarps, rounded open ridges and sculpted dry valleys.*
- *Lightly settled landscape with scattered villages, hamlets and farmsteads - flint is conspicuous in the buildings, walls of villages, farms and churches.*
- *Roman roads and drove roads are common and characteristic features and the area is rich in visually prominent prehistoric remains, particularly Neolithic and Bronze Age barrows and prominent Iron Age hillforts.*
- *In the east, rivers from the Low Weald cut through the Downs to form river valleys and broad alluvial floodplains with rectilinear pastures and wet grazing meadows - a contrast with the dry uplands. Above these valleys, the high, exposed, rounded uplands of white chalk have a simple land cover of few trees, an absence of hedgerows, occasional small planted beech clumps, and large arable areas and some grassland.*
- *The eastern Downs have a distinctive escarpment which rises prominently and steeply above the Low Weald. It is indented by steep combes or dry valleys.*
- *Woodlands - both coniferous and broadleaved - are a distinctive feature of the western Downs.*
- *In the west, large estates are important features with formal designed parkland providing a contrast to the more typical farmland pasture.*

2.5. The national landscape typology reveals more detailed subdivisions of character in the form of landscape types, as illustrated in **Figure 2.2**.

## County Level

### *Landscape Character Assessment*

2.6. In 2003 West Sussex County Council commissioned Chris Blandford Associates to prepare a landscape character assessment as part of a suite of studies on the character of the County. This assessment, at a scale of 1:50,000, identifies four distinct character areas around Chichester as follows:

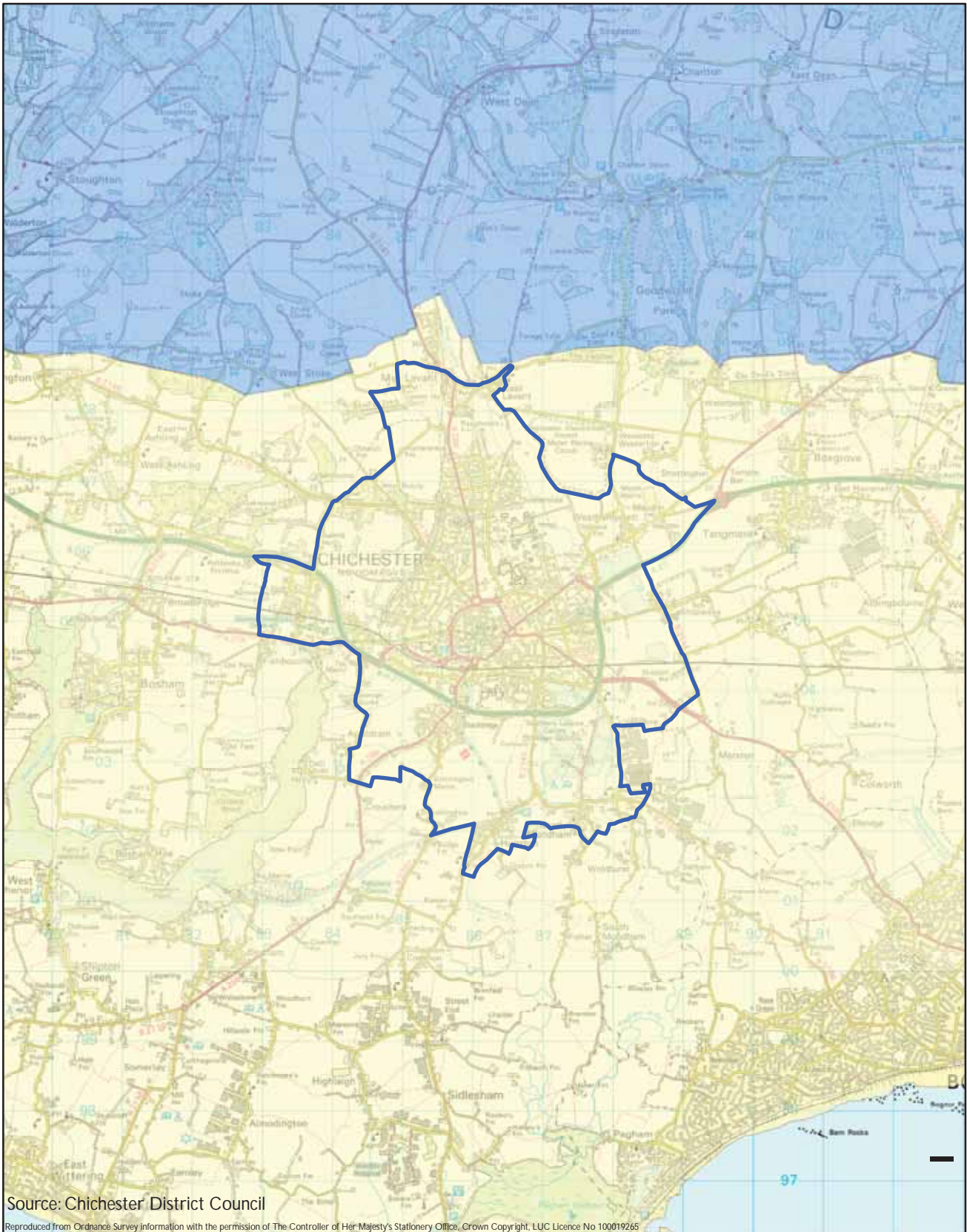





Figure 2.1:  
**Countryside Character Areas**



**Key**

-  Area of Search
  -  South Coast Plain
  -  South Downs
- Regional Character Area**

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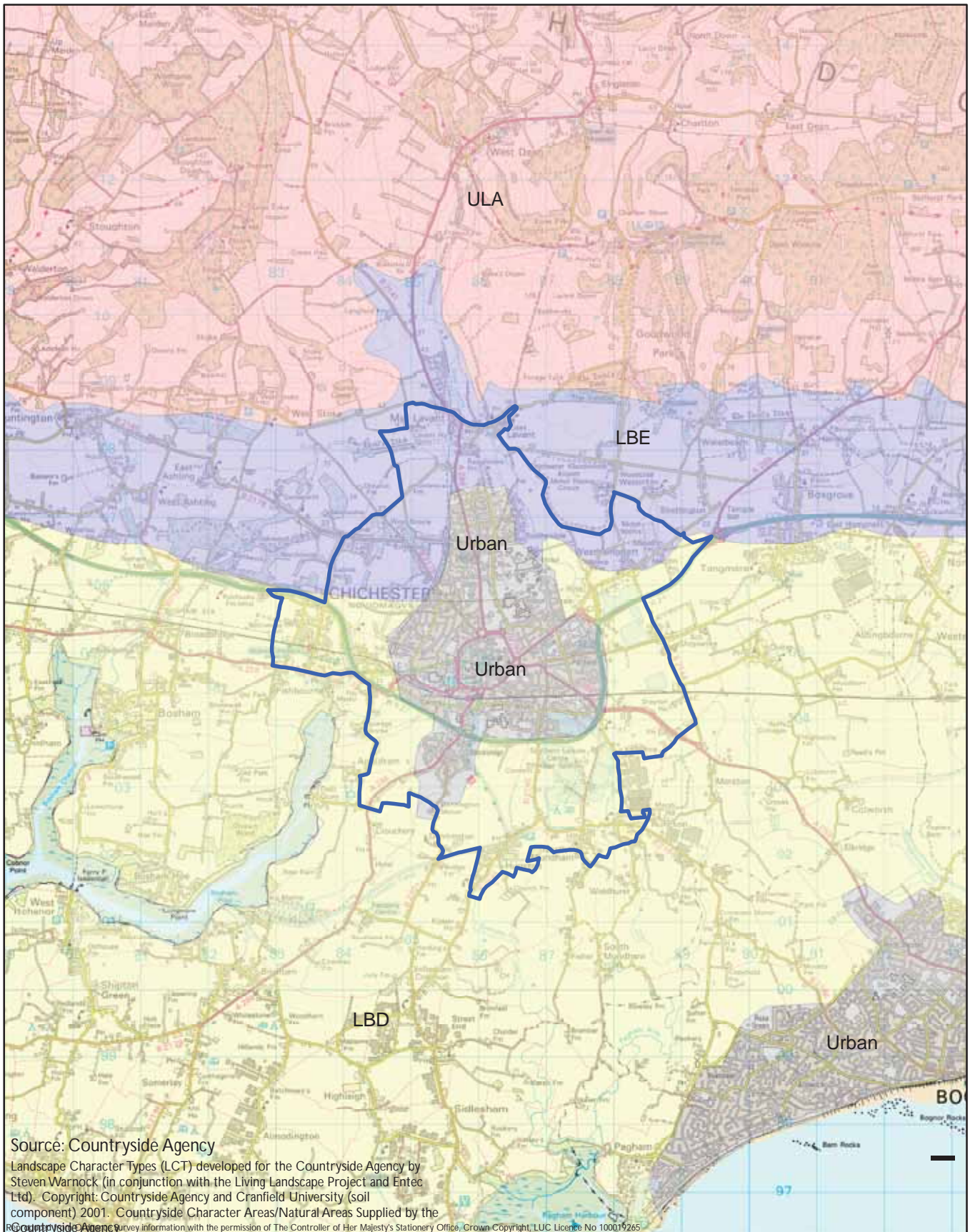


Figure 2.2:  
**National Landscape Typology**

0 2 4 km

**Key**

- Area of Search
- LBD (Lowlands; other light land; dispersed unwooded)
- LBE (Lowlands; other light land; wooded - estate land)
- ULA (Low hills; Chalk and Limestone; wooded - ancient woods)
- Urban

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- *Chichester and Pagham Harbours* (Area B1) lies to the south west of Chichester and is described as predominantly open arable peninsulas with patterns of large fields. The area is distinctive for its enclosed, broad expanses of relatively sheltered marine water with tidal mudflats fringing salt marsh and shingle banks. The assessment notes the attractive harbourside settlements and early medieval flint churches such as at Bosham and Pagham.
- *Chichester to Shoreham Coastal Plain* (Area C1) lies to the east of Chichester and extends from Fishbourne westwards. This area is described as a low-lying flat, open landscape with meandering rifes (former tidal inlets) and straight drainage ditches. The assessment notes the presence of large-scale arable farming, market gardening, gravel pit lakes, glasshouses and historically nucleated villages of flint, brick and stone. The assessment also refers to the long views to the distinctive spire of Chichester Cathedral.
- *Funtingdon to Highdown Coastal Plain* (Area D1) lies immediately to the north of Chichester and is described as a gently undulating area of farmland enclosed by woods with frequent hedgerows. The assessment notes the small to medium-sized fields, wealth of historic landscape features, flint farmsteads and villages, and winding hedged lanes.
- *Western Downs* (Area E1) forms the prominent and steep wooded northern escarpment to the chalk downs. The assessment notes the distinctive beech and yew hangers, the large estate parklands, branching valleys of the winterbourne streams, the wealth of historic features, the traditional clustered flint villages, and the sense of remoteness.

2.7. The location of these areas in relation to Chichester is illustrated in *Figure 2.3*.

### ***Historic Landscape Character Assessment***

2.8. An historic landscape character assessment is currently being carried out by Dr Nicola Bannister for the whole of Sussex. *Figure 2.4* shows an extract from the area around Chichester illustrating the location of historic landscape character types. The historic characterisation provides an analysis of 'time depth', or the extent to which historic landscape features have survived intact in the landscape. *Figure 2.5* illustrates the variety of time depth of the landscapes around Chichester.

### **District/ AONB Level**

2.9. There is no landscape character assessment of Chichester District. However, there are landscape character assessments covering the Sussex Downs AONB and Chichester Harbour AONB.

### ***Chichester Harbour AONB LCA***

2.10. In July 2003, the Chichester Harbour Conservancy and the Countryside Agency jointly commissioned Chris Blandford Associates to prepare a revised Landscape Character Assessment for the Chichester Harbour AONB. The study area for this assessment extends beyond the AONB boundary to 'encompass areas beyond the designated area where significant landscape change or development could potentially impact

on the character and qualities of the AONB. The assessment identifies four distinct landscape character areas on the south-western outskirts of Chichester:

- D3 – the *Fishbourne Channel* – a long, narrow inlet with a winding channel with patches of fringing saltmarsh and a largely undeveloped shoreline with a wooded appearance; undeveloped and mostly tranquil character.
- G4 – *Bosham Peninsula* – wide flat to gently sloping peninsula of large arable fields divided by lines of hedgerow oaks, low hedgerows and occasional shelterbelts; complex and irregular field patterns; contains the village of Bosham; distinctive long views to the South Downs and Chichester Cathedral; mostly tranquil, rural character.
- H1 – *Havant to Chichester Coastal Plain* – flat, coastal plain of open arable farmland with strong rectilinear field patterns and pockets of paddocks, orchards, enclosed coastal grazing marsh and small copses; linear historic settlements and dense urban development of Havant, Chichester, Emsworth and Southbourne.
- I1 – *Manhood Peninsula* – flat peninsula intersected by small streams or rithes; open farmland with medium to large scale fields incorporating unimproved coastal grassland, small ancient woodlands and marshes; views across farmland to Chichester Cathedral; largely rural undeveloped character.

2.11. The Chichester Harbour AONB landscape character assessment notes important views in the description of individual character areas. Views are highlighted as follows:

- D3 – the Fishbourne Channel – notes the important long views from the water towards Chichester Cathedral north of Dell Quay.
- G4 – Bosham Peninsula – notes the important long views from lanes and tracks on the west side of the peninsula to Chichester Cathedral with the spire and nave visible.
- H1 – Havant to Chichester Coastal Plain – no views of the cathedral noted.
- I1 – Manhood Peninsula – notes long views of Chichester Cathedral from west of Apuldram.

2.12. The location of these landscape character areas in relation to Chichester is shown in *Figure 2.6*.

### ***Sussex Downs AONB LCA***

2.13. Landscape Design Associates were commissioned by the Countryside Commission in July 1994 to carry out a landscape assessment of the Sussex Downs AONB. The study defined 15 landscape types within the AONB. Of these the *Enclosed West Chalk Uplands*, *West Chalk Valley Systems* and *Minor River Floodplains* describe the area to the north of Chichester.

2.14. The chalk landscape of the Sussex Downs AONB forms an impressive, steep ridge. The South Downs consist of a chalk dip slope inclined to the south with a dramatic

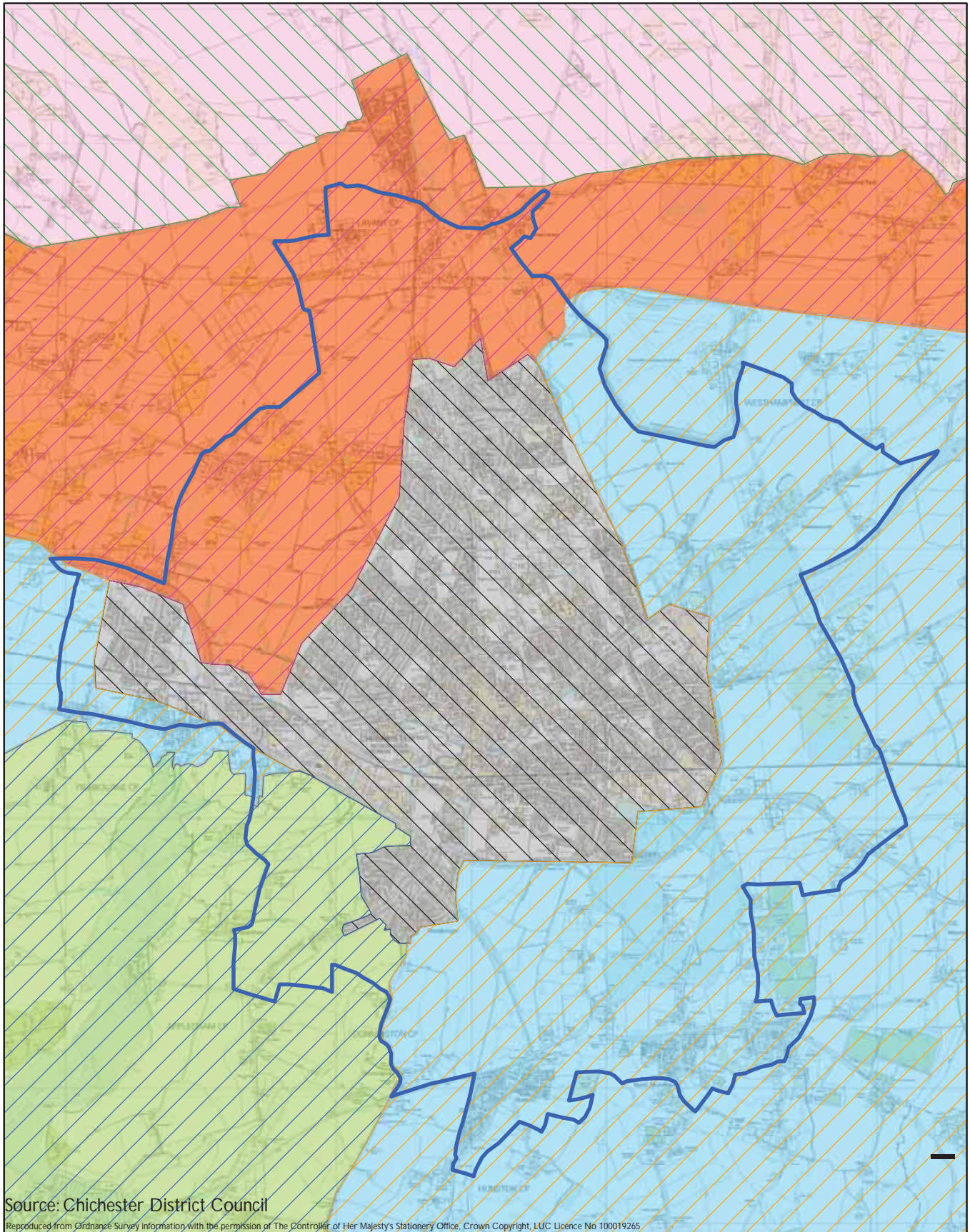


Figure 2.3:  
**West Sussex County Assessment**

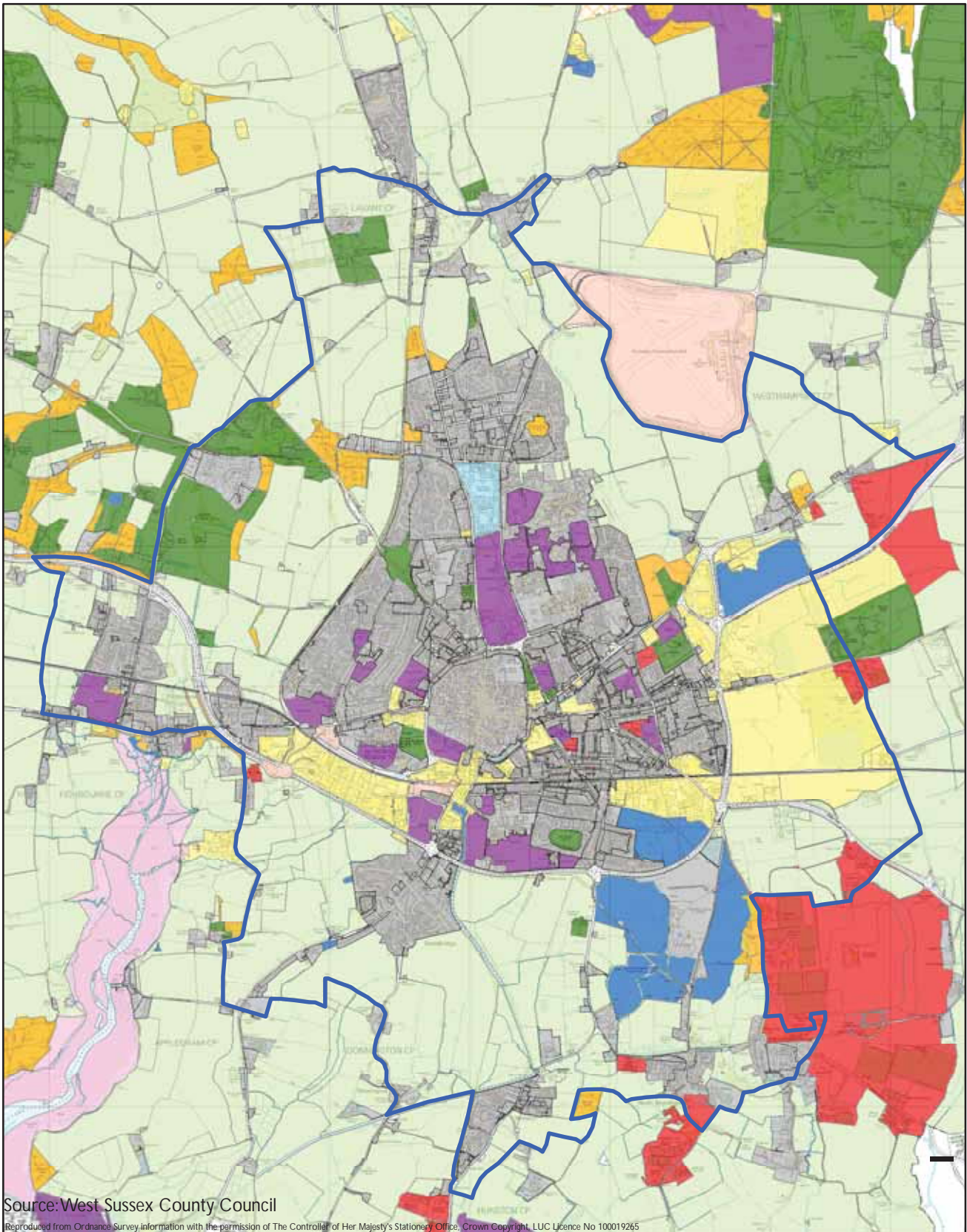
**Key**

- Area of Search
- Character Area**
- Chichester & Pagham Harbours & the Manhood Peninsula
- Chichester to Shoreham Coastal Plain
- Funtington to Highdown Farmlands
- Urban Areas
- Western Downs



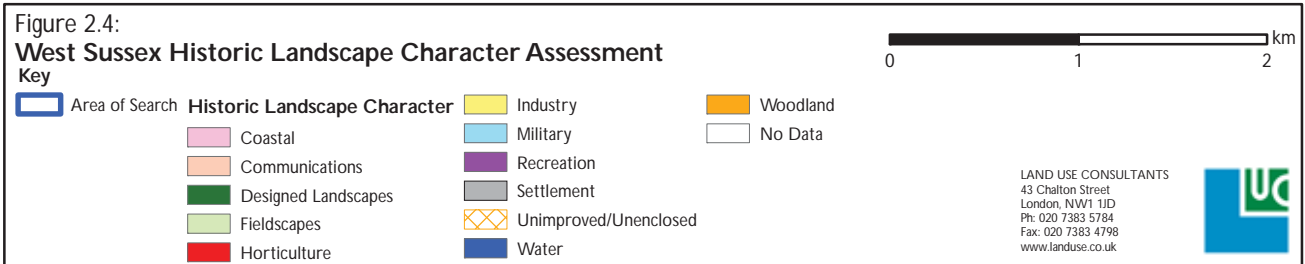
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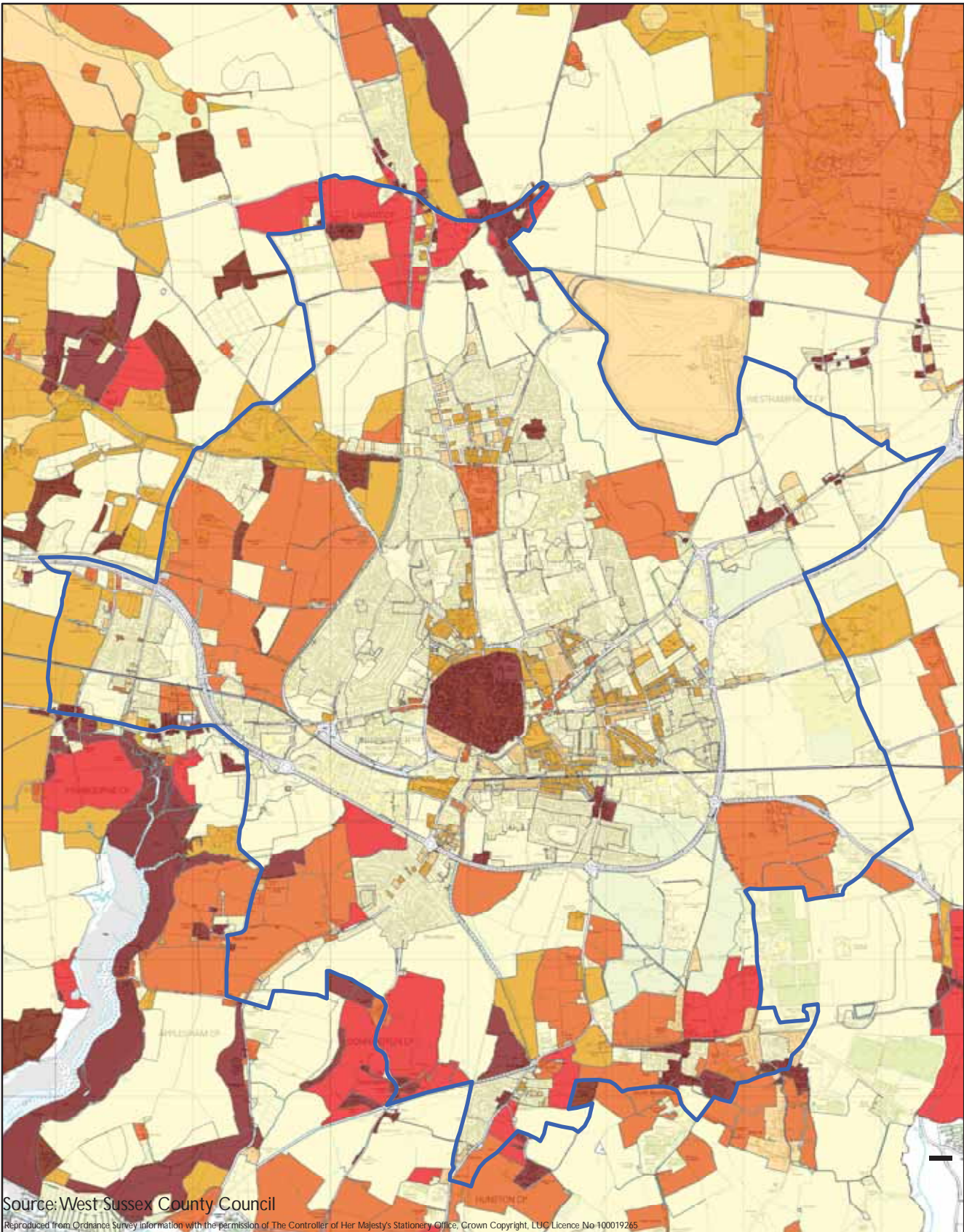










Figure 2.5:  
**West Sussex Historic Landscape Character Assessment: Time Depth**

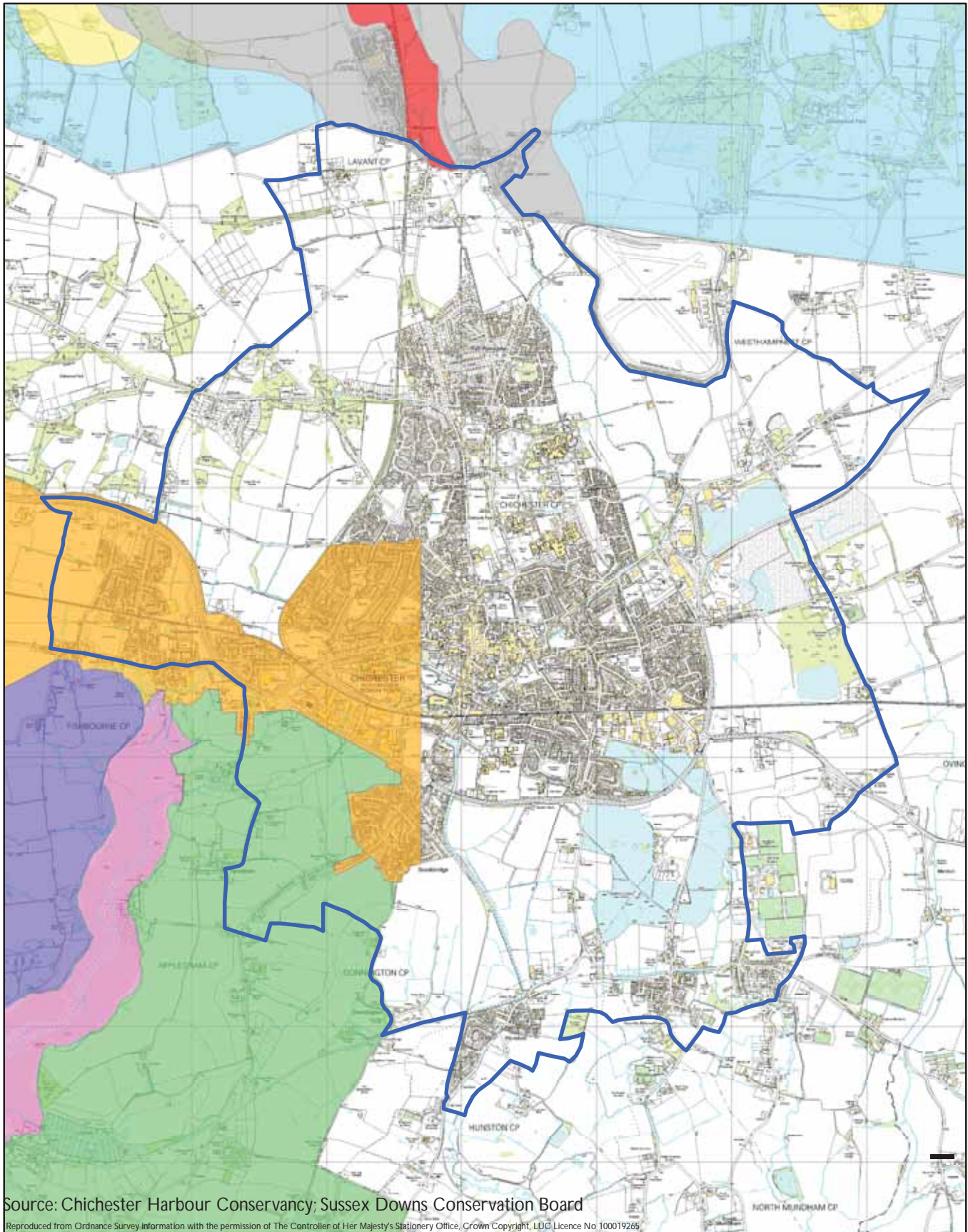
0 1 2 km

**Key**

 Area of Search	 Late Post Medieval
 Late 20th Century	 Early Post Medieval
 Early 20th Century	 Medieval
 Early Modern	

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




Source: Chichester Harbour Conservancy; Sussex Downs Conservation Board

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Figure 2.6:  
**Chichester Harbour AONB and Sussex Downs AONB Landscape Assessments**

Key

- |  |   |  |
|--|---|--|
|  Area of Search | <b>Sussex Downs AONB LCA</b>  | <b>Chichester Harbour AONB LCA</b>   |
|  |  Large scale enclosed west chalk uplands |  Bosham Peninsula                   |
|  |  Minor river floodplains                 |  Fishbourne Channel                 |
|  |  Small scale enclosed west chalk uplands |  Havant to Chichester Coastal Plain |
|  |  West chalk valley systems               |  Manhood Peninsula                  |

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north-facing escarpment. North of Chichester lie the broad, rolling *Enclosed Chalk Uplands*. These are characterised by a bold patchwork of farmland, woodland and plantations where large estates have an important visual influence. The assessment notes that '*panoramas from high points such as Bow Hill and The Trundle are particularly important in understanding the overall setting and form of the area in relation to its surroundings.*'

- 2.15. The chalk has been carved into separate blocks by the principal chalk valleys – the channel-like valleys of the Lavant and Ems form the *West Chalk Valley System*. Narrow, flat alluvial floodplains of the *Minor River Floodplains* occur at the bottom of these valleys.
- 2.16. The location of these landscape character areas in relation to Chichester is shown in *Figure 2.6*.

### 3. BASELINE ANALYSIS OF CHICHESTER IN ITS LANDSCAPE SETTING

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- 3.1. This Chapter describes Chichester in its setting in terms of its landscape character and structure with reference to the processes that have influenced its character.

#### PHYSICAL INFLUENCES

- 3.2. Chichester's landscape is a result of the various influences that have, over vastly different time-scales, acted upon it. The character of the landscape has evolved in response to the basic underlying geological characteristics of the land upon which natural processes and human activities have operated, in turn influencing patterns of land use as well as ecological and cultural character.

#### Geology and Topography

- 3.3. Cretaceous chalk underlies Chichester, formed some 100 million years ago on the sea floor. During the Eocene period of changing sea levels, clays were deposited over the chalk. These are the solid geological deposits that underlie the area today. Beyond the 40m contour line to the north of Chichester, chalk bedrock is exposed as the prominent Sussex Downs. The steep, north-facing escarpment is prominent and from this point the Upper Chalk dips southwards creating characteristically smooth, rolling downland cut by dry valleys. The geology has provided flint, and occasionally chalk (including the hard Lavant Stone) for building. Further north, a band of sandstone crosses the flatter plain around Petworth and Midhurst. This has also been used occasionally as a building stone in Chichester.
- 3.4. There are a series of later deposits, tertiary clays and beach deposits, which have resulted from the erosion of the chalk, and subsequent marine and fluvial sorting of the resulting sands, clays and gravels.
- 3.5. Fluctuating sea levels brought about many changes in the coastline and left behind a series of low cliffs and beaches which indicate the positions of earlier coastlines. There are two buried cliffs which run broadly east- west to the north of Chichester. The most obvious of these is located around the 40m contour north of Chichester. The other is located just north of the city walls at approximately 15m AOD. Between these contours is the raised area known as the 'one hundred foot raised beach'.
- 3.6. Falling sea levels revealed a flat coastal plain covered by a veneer of drift deposits of gravel, with clay beneath. It is on this coastal plain that Chichester was built. To the north of Chichester at the foot of the chalk is an area of undifferentiated Head (weathered and broken up material), with outcrops of 'raised beach deposits' marking the former level of the sea during the Quaternary period. Chichester itself lies on alluvial fan deposits where the River Lavant meets the lower coastal plain. These gravely deposits provide an important mineral resource and have been worked for many years – the remnant lakes create areas of distinct character on the outskirts of Chichester. Underlying the alluvial fan deposits and surrounding Chichester is



brickearth, a mixture of fine-grained quartz sand or flint sand with clay. The brickearth contains scattered flints and this also is reflected in the materials chosen for building.

- 3.7. Subsequent sea level rises in the last 5000 years resulted in the drowning of the wide, shallow inlets of Chichester Harbour.
- 3.8. To the south of Chichester is a hard reef that is uncovered at high tide off the coast at Selsey. This is Mixen stone, which was quarried by rowing boat until 1825 when quarrying was stopped by an Act of Parliament. It can sometimes be seen in buildings and boundary walls in the area.
- 3.9. *Figure 3.1* illustrates the solid geology of the area; *figure 3.2* illustrates the drift geology, and *figure 3.3* shows topography.

### Drainage

- 3.10. Chichester is located on the coastal plain which is drained by a number of small rivers, rifes (former tidal inlets) and creeks that drain southwards into Chichester and Pagham Harbours. Artificial drainage ditches provide further drainage in this low lying landscape.
- 3.11. The River Lavant passes along the eastern edge of Chichester to Westhampnett Mill. It is then diverted through Chichester by a series of culverts and ditches, emerging to the south-west of the city where it flows across open farmland into the Fishbourne Channel. Extensive flood prevention works have been carried out to reduce the threat of the periodic flooding which until recently was a regular feature of parts of the city.
- 3.12. The Chichester Canal, constructed by Act of Parliament in 1819, is another major water feature which drains into Chichester Harbour. The canal runs south from Chichester, under the A27(T), to Poyntz Bridge where it meets the disused junction of the Portsmouth and Arundel Canal. It then continues west for another 2km or so where it drains into Chichester Harbour at Birdham. The canal was a principal trade route for coal for the local gas works. The canal was abandoned in 1868 – 1875, taken over by the Council and the last commercial cargo of six tons of shingle was carried from Birdham to Chichester Basin in 1906. West Sussex County Council, who now owns the canal, leases it to the Chichester Canal Society.
- 3.13. Pagham Rife and Bremere Rife are two smaller water systems that drain southwards into Pagham Harbour. *Figure 3.4* shows zones 2 and 3 floodplains of the water courses around Chichester<sup>4</sup>.

### Soils and Land Cover

- 3.14. Fertile brown soils are typical of the upper coastal plain. Although the higher level land between the two raised beaches to the north of the city was woodland up until the later medieval period, the underlying soils produce high quality agricultural land

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<sup>4</sup> Flood Zone 2 = 'low to medium risk' and Flood Zone 3 = 'high risk' (Environment Agency 2004).

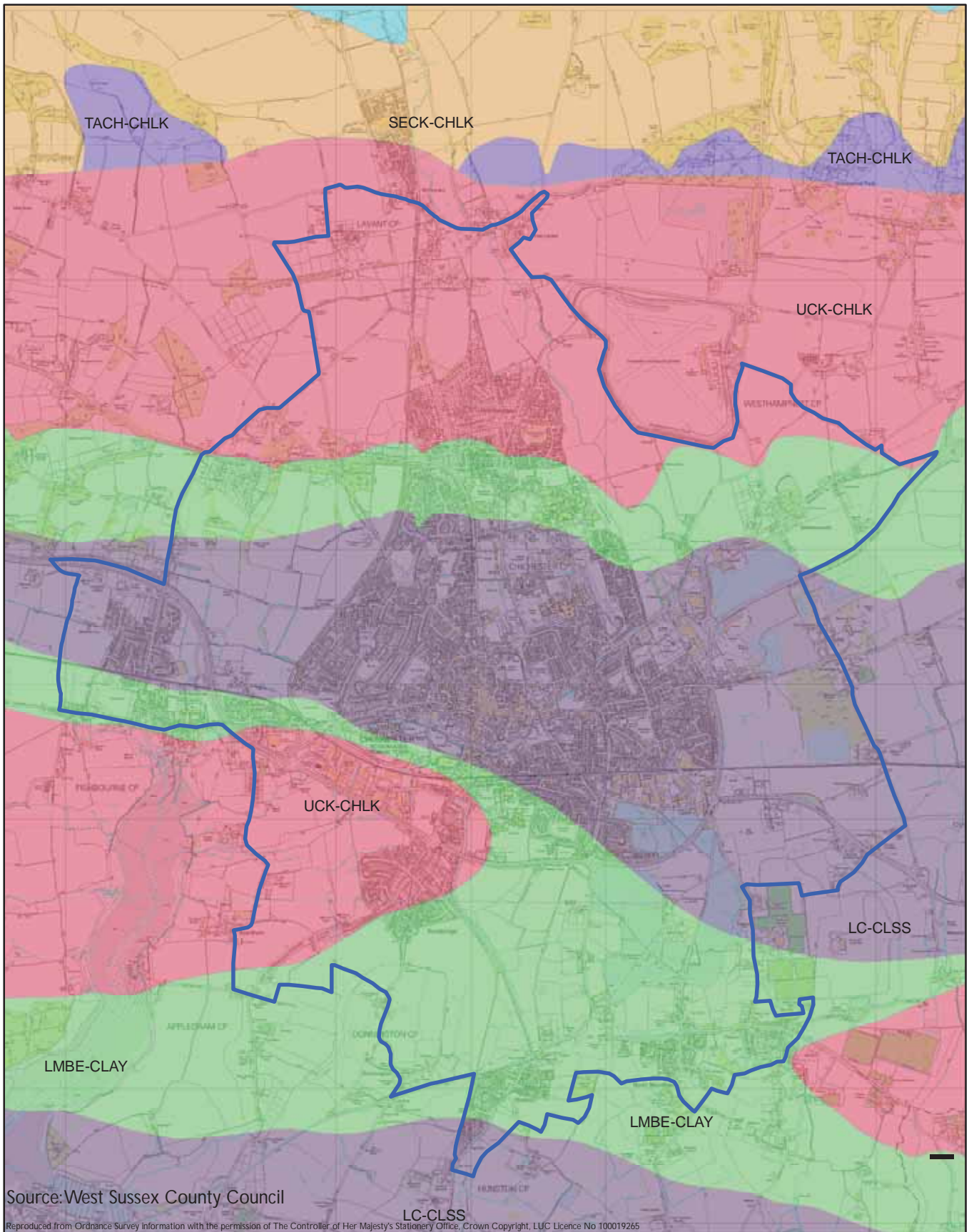



Figure 3.1:  
Solid Geology



**Key**

Area of Search	<b>Solid Geology</b>
	London Clay Formation-Clay, Silt, Sand
	Lambeth Group-Clay
	Newhaven Chalk Member-Chalk
	Seaford Chalk Member-Chalk
	Tarrant Chalk Member-Chalk
	Upper Chalk Formation-Chalk

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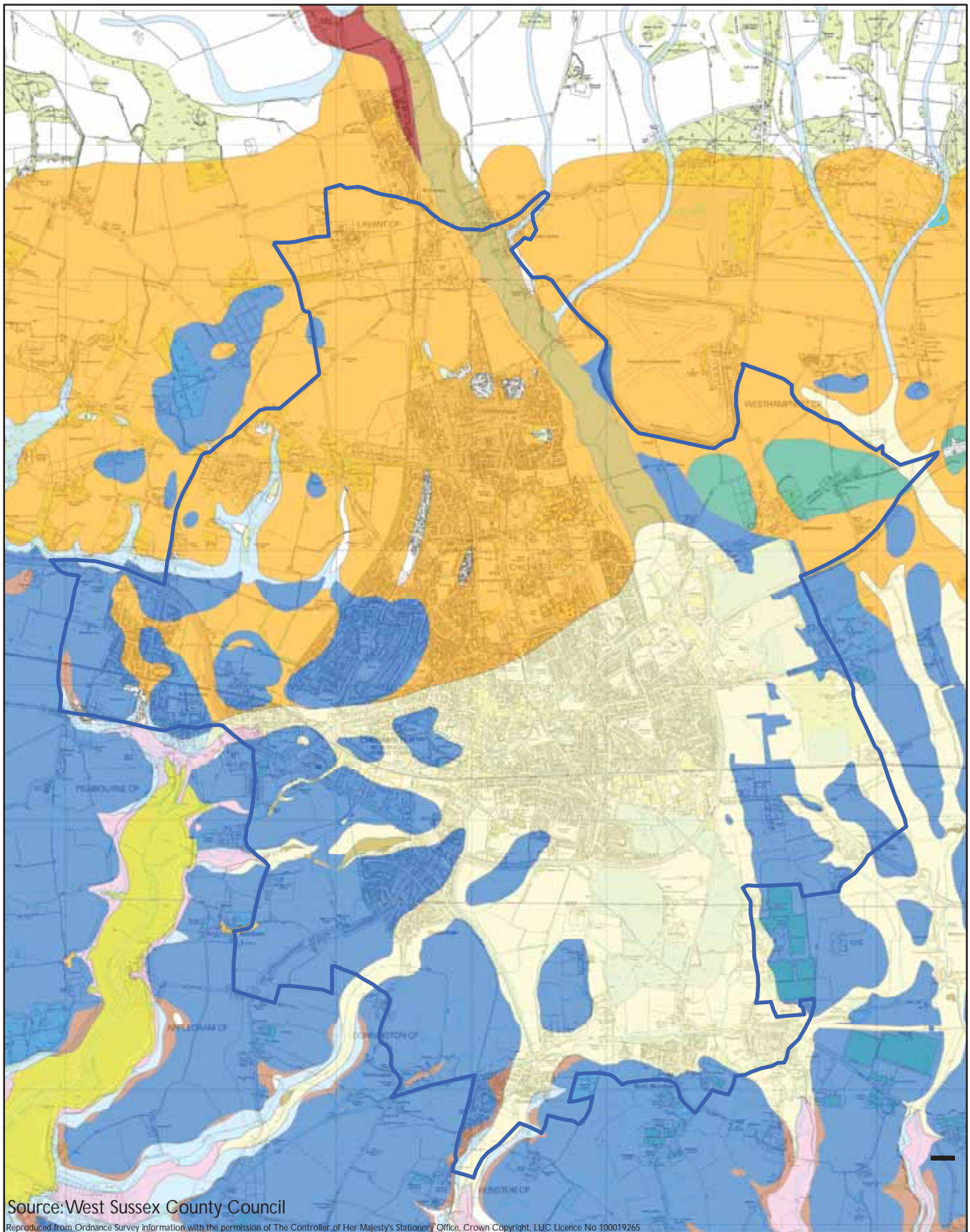


Figure 3.2:  
**Drift Geology**  
 Key

Area of Search

**Drift Geology**

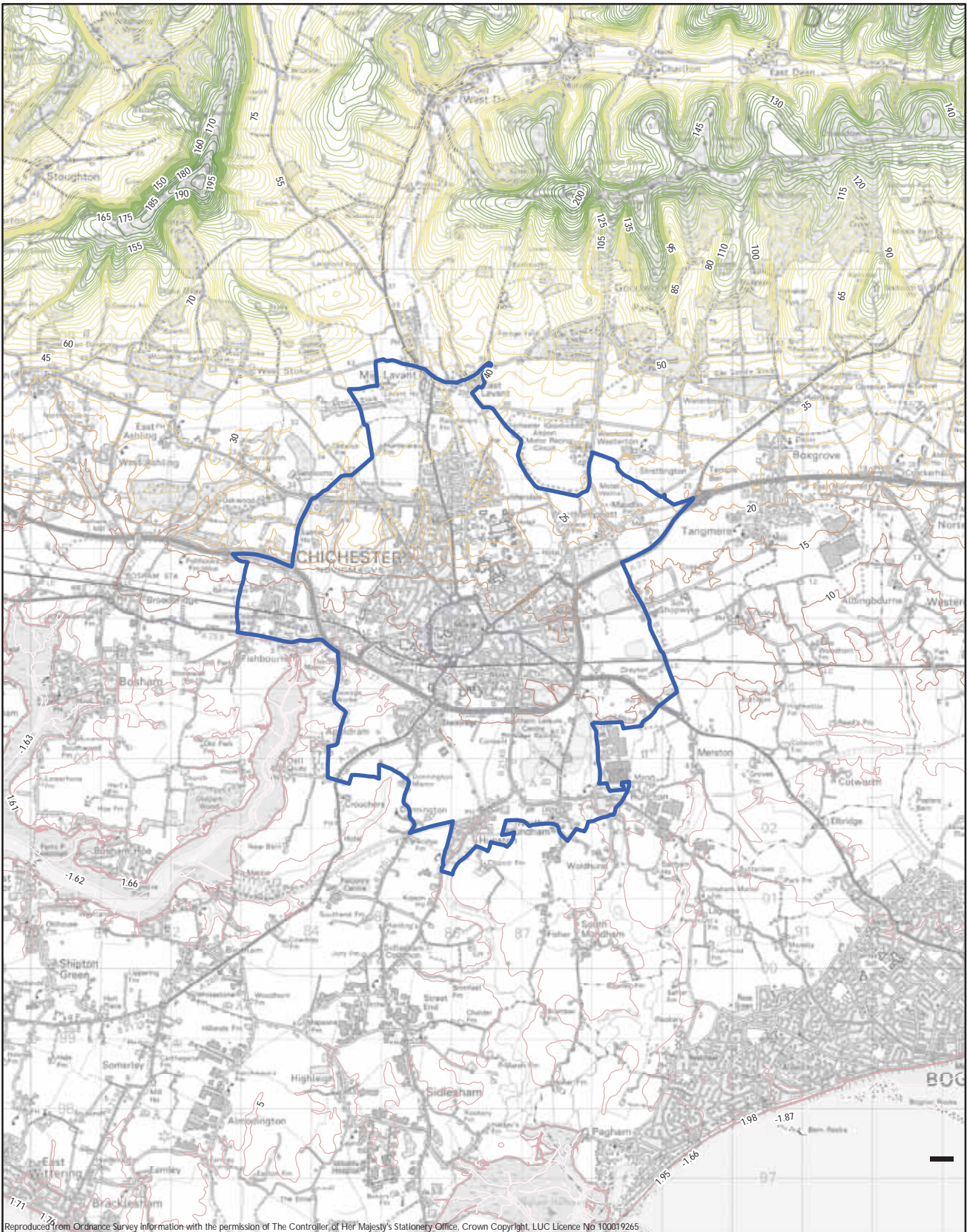
- Alluvial Fan Deposits - Clayey Gravel
- Alluvium - Clay, Sand, Gravel
- Brickearth - Sand, Silt, Clay

- Beach and Tidal Flat Deposits (Undifferentiated) - Clay, Sand, Gravel
- Head (Undifferentiated) - Clayey Gravel
- Head (Undifferentiated) - Diamicton
- Raised Beach Deposits, 1 - Sand and Gravel
- Raised Beach Deposits, 2 - Sand and Gravel

- Raised Storm Beach Deposits, 1 - Sand and Gravel
- Raised Storm Beach Deposits, 2 - Gravel
- River Terrace Deposits, 1 - Gravel, Sand, Silt
- Tidal Flat Deposits - Clay, Sand, Gravel

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Figure 3.3:  
Topography



**Key**

 Area of Search

**Contours (5m)**

 250m  
 50m  
 0m

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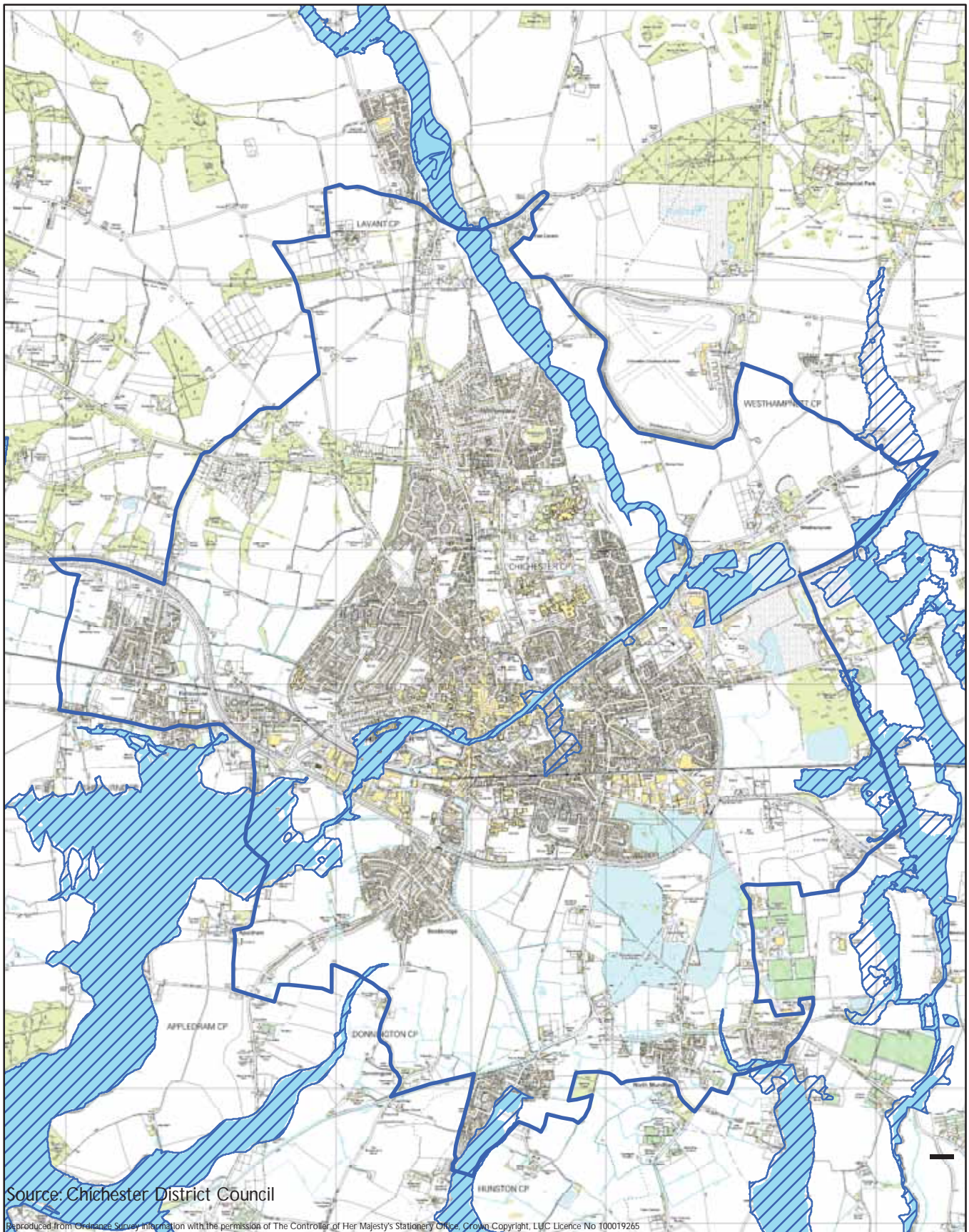





Figure 3.4:  
**Zone 2 and 3 Floodplains**

**Key**

-  Area of Search
-  Zone 2 Floodplain
-  Zone 3 Floodplain



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which is now used for arable farming. Woodland is still a feature of this area, as shown on the land cover map in *Figure 3.5*.

- 3.15. On lower areas of the coastal plain, argillic gley soils cause waterlogging in winter and these areas are more frequently under pasture rather than being used to grow crops. However, there are still large areas of low lying open arable land drained by ditches.
- 3.16. In river floodplains high groundwater levels have given rise to waterlogged alluvial gley soils, which have generally restricted agriculture to pasture. The soils over the chalk of the Sussex Downs are rendzinas which support chalk grassland or are ploughed for cereals.

## **HUMAN INFLUENCES**

- 3.17. This section provides a narrative of the history of the development of Chichester and its surrounding villages as a means of understanding the pattern of settlement, and to identify historic approaches to the cathedral and historic views of the cathedral.

### **Historic Development of Chichester in its Landscape Setting**

#### ***Palaeolithic-Mesolithic Period (c.500,000-4,500BC)***

- 3.18. Finds of Paleolithic flint tools and Mesolithic artefacts indicate that the forested coastal plain would have been an attractive landscape for early hunters and hunter gatherers.
- 3.19. Remains from the earliest known inhabitants of the area (Boxgrove man c.500,000BC), along with skeletons of animals which it is thought were driven over the cliffs by these early hunters, have been found at the foot of the buried cliffs to the north of Chichester.

#### ***Neolithic, Bronze Age and Iron Age (c.4,500BC to c.43AD)***

- 3.20. The phased clearance of native woodland areas on the South Downs is known to have been taking place during the Neolithic period, but subsequently increased in pace during the Bronze Age. During this time The Trundle was constructed – a hill fort which has clear long distance views down over the coastal plain to the sea.
- 3.21. Hill forts were reinforced and extended by later Iron Age peoples as defensive retreats in the periods up to the Roman invasion. Excavations in Chichester have found coins, pottery fragments and the post holes of iron age round houses, which indicate some occupation in the city area immediately prior to the Roman Invasion of AD43.

#### ***The Roman Period (c.43AD to c.400AD)***

- 3.22. The birth of the Roman city of Chichester is thought to have occurred in the Autumn of AD45 when Vespasian, the leader of the II Augustan legion, decided to site his winter camp on a raised area close to the harbour at Fishbourne. The site was located between two rivers, and offered views over the surrounding area.

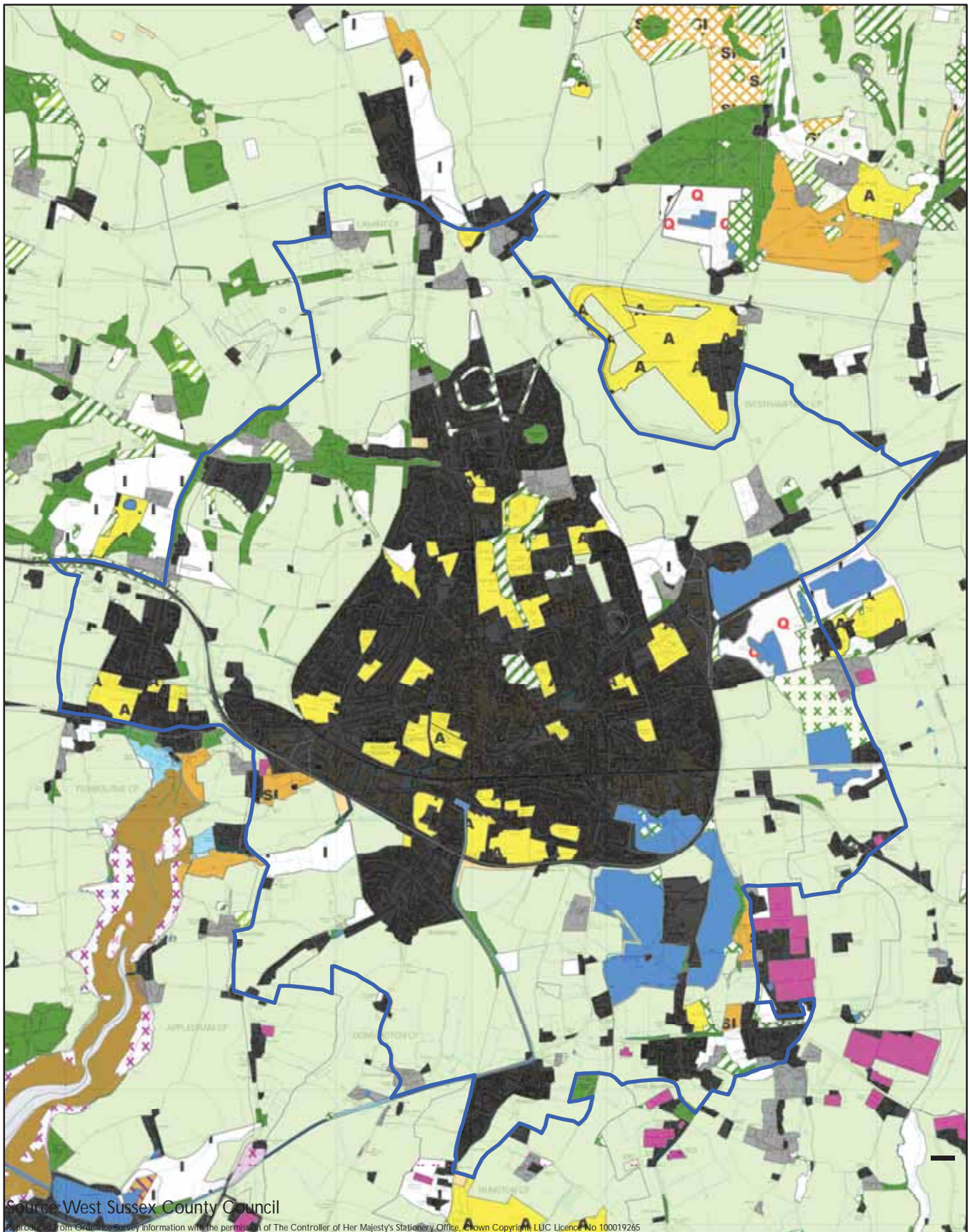
- 3.23. Whilst the conquering army moved on the next year, a supply depot remained and a permanent camp was established by 50 AD. The camp became a new town called the *Noviomagus Regnensium* or 'new market of the Regnii'.
- 3.24. The town soon developed all of the features of Roman civic life. In the first century AD there was a forum, senate and temple to Neptune and Minerva. The nearby palace at Fishbourne was also being constructed at this time. In the second Century, the walls were added, with four gates to each of the four main streets, North South East and West Streets. These streets still exist today. Approaches to Chichester from the west would have been along the line of the present day A259, and Stane Street was the main northern approach from London. During this time woodland would have been cleared and crops sown as part of the corn growing and exporting trade. The Fishbourne Channel was an important historic route at this time connecting the Roman site at Fishbourne with the Harbour Mouth.
- 3.25. The legions left in 410 AD and the local inhabitants took responsibility for their own defence.

#### *The Saxon Period (c.400AD to 1000AD)*

- 3.26. The Anglo Saxon chronicle informs us that the Saxon King Aella, and his son Cissa, landed in Sussex in 477AD and settled in the area of Sussex or the South Saxons. It is thought that the name Chichester is derived from a connection with Cissa, suggesting that the town remained worthy of naming, rather than being a complete ruin. Whilst the Saxon rulers of Sussex were in conflict with Mercia and Wessex during the seventh and eighth centuries, the peoples of Sussex were being converted to Christianity, and the cathedral was being established at Selsey.
- 3.27. The town was designated as a fortified burgh by Alfred the Great in 875, who had taken control of Sussex as part of Wessex. The walls were rebuilt and by 895, the Anglo Saxon chronicle tells us that the people of Chichester were able to defeat a band of marauding Danes. In 928, the city had a mint, and in 930 the south gate is mentioned. A charter mentions a monastery in 956. During this time surrounding villages also thrived, for example at Apuldram.

#### *The Medieval Period (1066 to c.1600)*

- 3.28. After the Conquest in 1066, the Great Synod of London in 1075 reorganised the bishoprics, including relocating the cathedral from Selsey to Chichester. The site is probably where the monastery mentioned in 856 was located, in the south west quadrant of the city close to the junction of the four streets which divided the walled city into quarters.
- 3.29. The 1086 Domesday survey mentions that there were 300 houses in Chichester. Domesday also mentions the presence of surrounding settlements such as Donnington, Mid and East Lavant, New Fishbourne, North Mundham, Hunston, Rumboldswyke and Westhampnett. The manor of Apuldram was owned by the Abbey of Battle who had a private quay at Dell, at the end of Smugglers Lane.
- 3.30. The cathedral was completed by 1108, but was then damaged in 1114 when a fire burnt much of the city. Fires also occurred in 1160, and 1187, when the cathedral



Source: West Sussex County Council

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Figure 3.5:  
Land Cover: Phase 1 Habitat Survey



Key

Area of Search	Conifer semi natural	Parkland	Acid grass semi improved	Intertidal algal	Built up area
Habitat-rich residential	Glasshouse	Arable/grassland	Calcareous grass unimproved	Intertidal mud/sand	Built up/transport
Mixed Wood plantation	Bare ground	Improved grassland	Calcareous grass semi improved	Sand dune open	Water standing
Mixed Wood semi natural	Rock exposed quarry	Amenity grassland	Marshy grassland	Sand dune scrub	Water running
Broadleaved plantation	Scrub scattered	Neutral grass unimproved	Mire or fen	Sand dune grass	Sea
Broadleaved semi natural	Scrub dense	Neutral grass semi improved	Swamp marginal	Saltmarsh scattered plants	
Conifer plantation	Tall herb Other	Acid grass unimproved	Swamp	Saltmarsh dense/continuous	

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was damaged again. The timber roof was replaced by stone vaulting at this stage and the works were completed by 1199. The cathedral spire was not added in its present form until the 15th Century. At this time the separate bell tower was also constructed (in 1428).

- 3.31. Earl Roger, who held both Arundel and Chichester, had built a Motte and Bailey Castle in the north east quarter of the city but in 1217 the castle was demolished, leaving a mound in Priory Park which is visible today.
- 3.32. The arrival of the Black Death in 1348 resulted in population decreases resulting in the loss of some of the villages e.g. Apuldram.
- 3.33. The reformation freed up a large amount of the land within the city which had been owned by two religious orders, the Greyfriars, and the Dominicans, allowing further development of trade. Chichester was the main market centre for the whole region and twice weekly markets took place in the North and East Streets. In 1501 a market cross had been built at the intersection of the four main streets to provide shelter for people selling butter, fowls and vegetables. During the same period (late 1400s or early 1500s) the buildings of Dell Quay were built by the Lord Fitzwilliam of Cowdray.
- 3.34. John Norden's 1595 map of Chichester shows very little housing beyond the old walls. Both these and the main street layout are relics of the first Roman city layout some 1500 years earlier. A cluster of housing lies outside both the west and the east gates, and housing also straddles the River Lavant next to the Southgate. At this stage the course of the River Lavant is seen to flow alongside the southern city walls. The western half of the city is relatively undeveloped apart from the cathedral and some houses along West and Tower Streets.
- 3.35. In the wider landscape the enclosure of open fields began to take place at the end of the fifteenth century. Assarting (the creation of fields through the clearance of woodland) also took place during this period. Shipbuilding was a major industry and would have been supported by local coppices and woodlands. Dell Quay was the official quay for the port of Chichester at this time and exports included wheat and malt. Mills were built to mill corn for export as flour.

#### ***The Seventeenth Century (1600-1700)***

- 3.36. The Civil War (1625-1649) caused considerable damage to the city, which was divided over the cause. It was twice besieged and buildings were burnt down. The contents of the cathedral were also damaged. It took many years before the city was fully revived.

#### ***The Eighteenth Century (1700-1800)***

- 3.37. During the 18th century the city prospered, the medieval timber framed buildings were either rebuilt in brick, or faced up with brick in the Georgian style. Notable early C18th buildings are Edes house in West Street, and Pallant house in The Pallants. The council house in North Street was built in 1731 and extended with assembly rooms in 1783. At this stage various industrial processes were still taking place within the city walls, e.g. brick furnaces in East Pallant. The increasing

population and changing social structure had led to the building of a workhouse, and hospital. New turnpikes were being built to allow better road traffic. Chichester was on a coaching route between Brighton and Portsmouth, and coaches stopped at either the Dolphin or Anchor opposite the cathedral.

- 3.38. Enclosures of the medieval open fields, commons and wastes were a feature of Chichester's landscape setting – many brought about by Parliamentary Enclosure Act. The Portfield and Guildenfields which had been the Medieval open fields were enclosed and consolidated into one ownership. At this time Chichester was a remarkably compact city with views of the city dominated by the cathedral due to the absence of perimeter development beyond the walls and the open nature of the surrounding land.
- 3.39. Dell Quay was an important port which traded in grain throughout the 1700s. One of the mills built during this time is Tipper's windmill, a remnant of which now forms part of Dell Quay House.

### *The Nineteenth Century (1800-1900)*

- 3.40. In the early nineteenth century the marketing of butter, fish, poultry and vegetables moved to the butter market in North Street and the sale of corn moved into the new corn exchange. Cattle and pigs continued to be sold in North and East Streets until the market was built in 1871.
- 3.41. George Loaders survey of the city in 1812 shows a city which is still substantially within the Roman walls. All north-south traffic passed through the centre of the town, although it was possible for east-west traffic to travel via lanes around the north walls. Changes since Nordens map of 1595 are principally the developments within the south-east and north-west quarters of the city, which had been largely undeveloped in the 16th century. Additional development had occurred to the east along the side of the river Lavant in St Pancras, St James and the Hornet.
- 3.42. The nineteenth century also brought new schools and new transport routes. The Canal was built in 1822, and the railway came in 1846. Both of these new routes came into the city from the south, joining the turnpike road which led to the Manhood and Dell Quay. At this time Chichester Harbour still provided an important transport link, as well as fish and other goods. The cathedral spire provided a visual marker for much of the harbour due to its visibility across the generally flat and low lying land, but this was temporarily lost in 1861 when the spire collapsed and was subsequently rebuilt, being completed in 1869. The present day spire is now 277 feet high, some 7 feet higher than its predecessor.
- 3.43. The dominance of the cathedral spire is shown in George Lambert's painting of Chichester Harbour (dated 1828) and JMW Turner's two paintings from the Chichester ship canal (dated 1828).
- 3.44. The expansion of the city during the 19th Century is documented on the early editions of the Ordnance Survey. The new Market Avenue linked the south and east gates, Park Road linked the Hornet area with the north gate, and housing was built to the north and south of the city. The northern suburb of Somerstown was built

during the period 1812-1850 on land which had been owned by the Bishops of Chichester. This suburb was sited on slightly elevated land above the 15 metre raised beach, commanding good views of the city and cathedral. Graylingwell Hospital and the Barracks were also established in the 19<sup>th</sup> Century – Graylingwell Hospital was built 1894-97 as the West Sussex pauper asylum with an extensive, purpose-built designed landscape.

- 3.45. At this time the landscape around Chichester was open fields, meadows, copses and orchards. A painting by Joseph Gilbert (dated 1833) shows the land beyond the north-west walls was an enclosed meadow grazed by farm animals. The cathedral, which dominates the view, is painted from a location where the Parkland Estate was built in the 1930's. The south-west was an undeveloped area of farmland with the river Lavant passing through. This is illustrated in the etching 'West view of the city of Chichester' dedicated to The Earl of Egremont in which the cathedral is the focal point. At this time there was a good prospect of the cathedral from Fishbourne, as seen in 'Chichester from Fishbourne' dated 1842, which shows the old toll cottage and gate of the Chichester to Portchester Turnpike.
- 3.46. The coming of the railway in 1846, and then subsequently the construction of the Avenue de Chartres, affected the south-west setting of Chichester and views of the cathedral from this direction.

### *The Twentieth Century*

- 3.47. At the beginning of the 20th Century terrace development had already spread along radial routes beyond the city walls engulfing the former hamlets of Whyke and Portfield. Considerable growth occurred about a mile to the north of Chichester in the spacious suburb of Summersdale. Interwar suburban growth occurred around Cedar Drive (to the west), Stockbridge, Summersdale and infill in Whyke and St. Pancras. Meanwhile development of Graylingwell Hospital continued. Incremental growth occurred until the 1940s when town and country planning legislation was introduced. A plan showing the growth of Chichester is presented in *Figure 3.6*.
- 3.48. Dell Quay continued to act as a port, importing variety of goods from food goods to canvas, leather, lead, iron, timber, coal, cattle fodder and fertiliser. The quay ceased to trade in the 1930s.
- 3.49. In the post-war period Chichester experienced significant residential growth. The 1970s saw the arrival of the Chichester by-pass, two industrial estates and further development on the hospital site. Since the 1970s there has been considerable redevelopment of older areas as well as residential developments at Portfield and Summersdale. The modern suburbs of Chichester now block some views of the cathedral which would have existed at the turn of the century.
- 3.50. In Chichester's surrounding landscape the introduction of the tractor and more recent advances in farming technology have led to rationalisation of field sizes and hedgerow loss, leading to an increasingly open landscape. The loss of a large number of elms as a result of Dutch Elm disease increased the sense of openness of the landscape.

## STRUCTURE OF CHICHESTER AND ITS SETTING

### Historic Routes

- 3.51. The cross formation of Chichester's oldest streets extending out into the surrounding landscape still survives today. From the north the A286 forms an extension of North Street. The Old Broyle Road (B2178) is also an historic route into Chichester from the north-west. From the east Saint Pancras (which turns into the A285 at Strettington) forms an ancient route into the city – this follows the route of the old Roman Road known as Stane Street. The B2144 (known as The Hornet) is also an historic route into the city from the east. The old turnpike from the Manhood Peninsula and Dell Quay (from the south) is now the A286. From the west the A259 follows the route of the historic western approach, through Fishbourne, to the city. However, the A27 and railway line have created barriers, disrupting the connection between the A259 and West Street.

### Entrances/ Gateways

- 3.52. The four historic gateways to Chichester are the north gate, east gate, south gate and west gate. Although these are still visible in the city's fabric, the modern day entrances to Chichester are a considerable distance further out from the city centre.
- 3.53. Many roundabouts on the A27 provide 'modern entrances' to the city and some of these are on historic routes (the A286 from Birdham, the B2145 from Hunston/ North Mundham, and the A259 from Bognor Regis). These are shown in *Figure 3.7*.
- 3.54. The bridge over the disused railway on Old Broyle Road forms an older entrance to the city – there is also a good view of the cathedral at this point which enhances its function as an entrance. Another notable entrance to Chichester is at Westhampnett Mill where the mill building forms an impressive 'gateway' to the city.

### Landmarks

- 3.55. The most obvious landmark in the area of search is Chichester Cathedral. This elegant building, with its 277 foot tall spire, is visible for a great distance across the open coastal plain and is the only spire in the country which can be seen from the sea<sup>5</sup>. The red brick water tower at Graylingwell Hospital on the eastern outskirts of Chichester is also a prominent landmark, particularly in views from the north and east.

### Skylines

- 3.56. The South Downs form a prominent skyline to the north of Chichester and an important setting to the city. The chalk downs are visible from the city and also form backdrops in views of the city from the south.

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<sup>5</sup> [http://www.chichester.gov.uk/enjoy/tourism/towns\\_and\\_villages.cfm#TheCityofChichester](http://www.chichester.gov.uk/enjoy/tourism/towns_and_villages.cfm#TheCityofChichester) [January 2005].

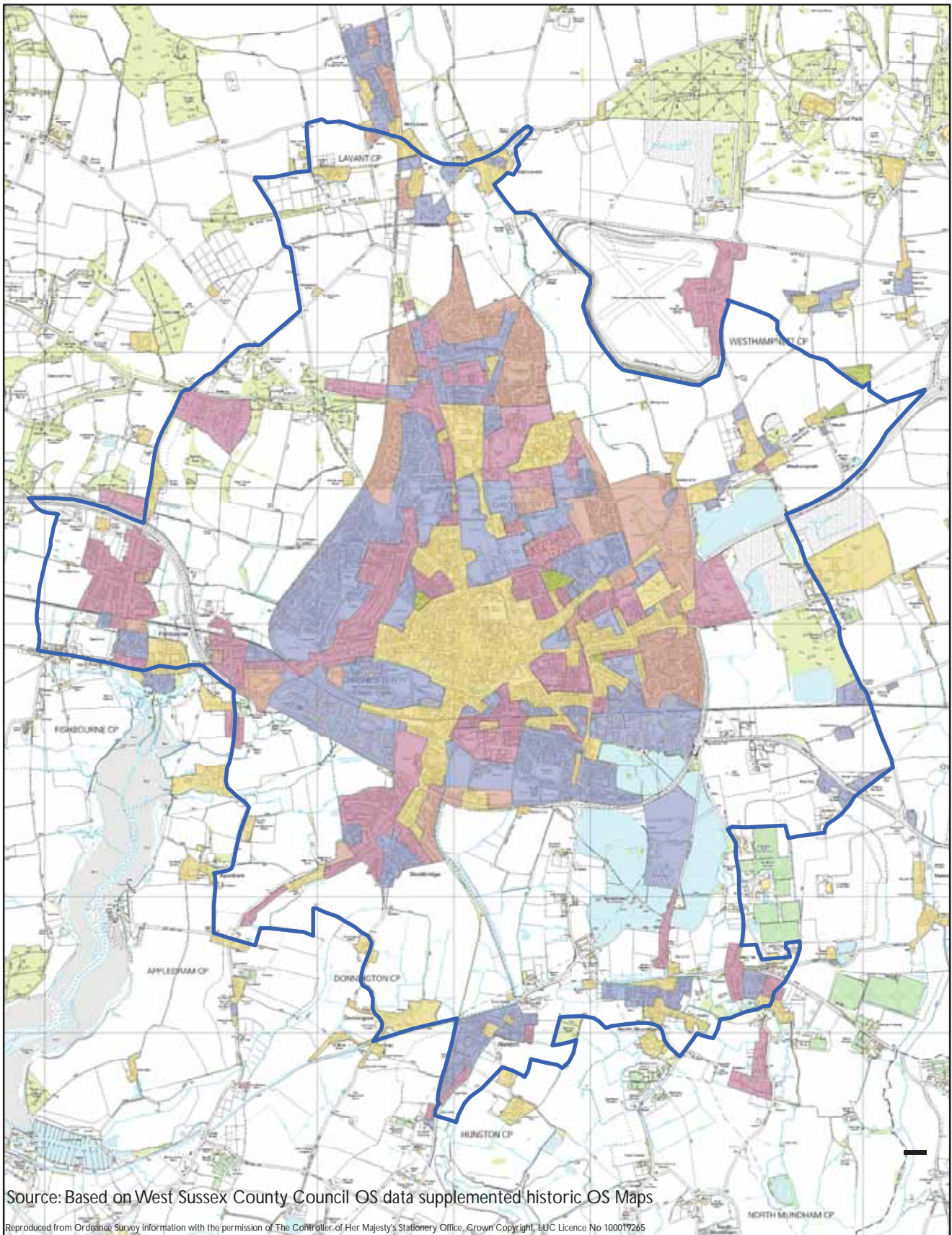
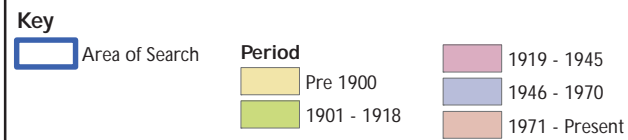


Figure 3.6:  
**Historic Development of Chichester**



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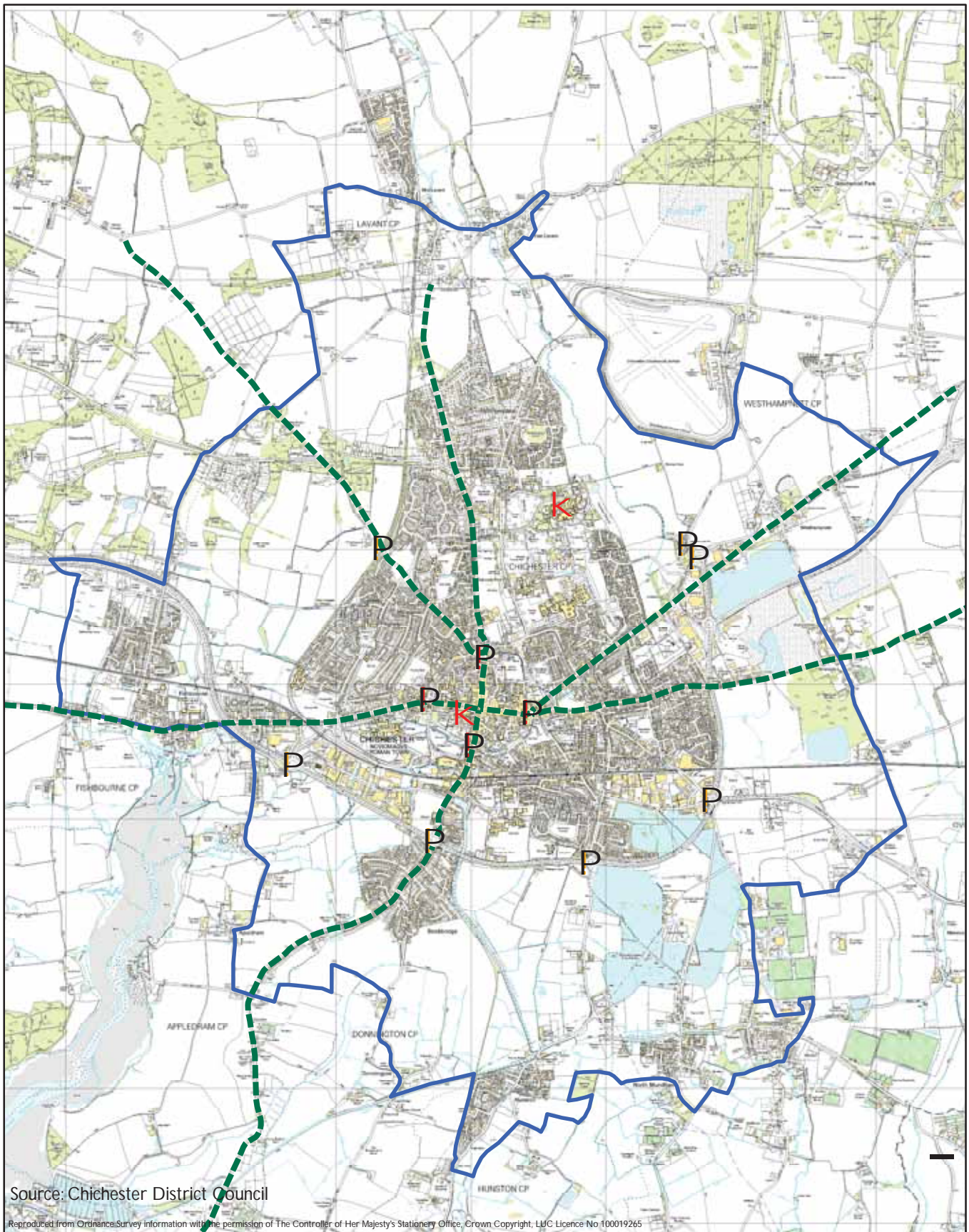


Figure 3.7:  
The Structure of Chichester in Relation to its Setting



- Key**
- Area of Search
  - Historic routes (present by 1800)
  - Landmarks
  - Historic gateways
  - Present day entrances

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### **Important Belts of Trees**

- 3.57. There are a number of important belts of trees which form a green setting to Chichester. Since the landscape is extremely flat around Chichester, tree belts are important landscape features in filtering and screening views. Tree belts that form a setting or wooded skyline in 'priority views' of the city are particularly important to retain.

### **Settlement Pattern**

- 3.58. In the chalk downs to the north of Chichester settlement is at a low density. A network of narrow lanes and bridleways link hamlets and small villages which lie sheltered in valleys or on the footslopes. Trackways lead to downland farms. These farms often have distinctive red brick and flint barns.
- 3.59. Settlement in the upper coastal plain is typified by nucleated historic villages and farmsteads. The location of many of these villages and farmsteads date back to the late Iron Age. Many of the villages have expanded considerably in the last century.
- 3.60. The settlement pattern of the lower coastal plain is characterised by small villages and hamlets linked by winding roads and large farms at the end of dead-end tracks. Many villages have experienced residential growth over the past few decades.
- 3.61. River floodplains tend to be devoid of settlement with built development located on the edges of valleys where they overlook the floodplain.

## **LANDSCAPE, WILDLIFE AND HISTORIC VALUES**

### **Areas of Outstanding Natural Beauty (AONBs)**

- 3.62. An Area of Outstanding Natural Beauty (AONB) is a national statutory designation made by the Countryside Agency and confirmed by the Secretary of State. The statutory framework for Areas of Outstanding Natural Beauty is provided by the Countryside and Rights of Way Act 2000 where the stated aim of an AONB designation is to conserve and enhance the natural beauty of the landscape.
- 3.63. Although no AONBs lie within the area of search for new development, there are two AONBs in Chichester's wider landscape setting. These are the Sussex Downs AONB and the Chichester Harbour AONB (see *Figure 3.8* for the location of these areas).
- 3.64. The Sussex Downs AONB forms part of the long spine of chalk which dips to the south with a north-facing escarpment. The dip slope of this chalk rises to the north of Mid Lavant forming a prominent skyline in views of Chichester from the south.
- 3.65. The Chichester Harbour AONB lies to the west of the area of search for new development. It is the easternmost of a series of three natural south coast harbours (Portsmouth, Langstone and Chichester) and is valued for its large areas of open water, intimate tidal creeks and shoreline woodland.

- 3.66. Policy RE4 of the Chichester's Local Plan<sup>6</sup> aims to protect the landscape and character of AONBs.

### **Sites of Special Scientific Interest, Special Protection Areas, Candidate Special Areas of Conservation, and Ramsar Sites**

- 3.67. Sites of Special Scientific Interest (SSSI) represent the UK's best sites for wildlife and geology. Although there are no SSSIs within the boundary of the area of search for new development, Fishbourne Channel forms part of the Chichester Harbour SSSI (see *Figure 3.9*) which was designated for its:
- wide range of intertidal and terrestrial habitats;
  - internationally important numbers of waterbirds; and
  - nationally important species of flora and fauna.
- 3.68. A Special Protection Area (SPA) is a European Union designation which recognises sites of wildlife value. The Fishbourne Channel forms part of the Chichester Harbour SPA which was designated for its:
- internationally important numbers of wintering waterbirds;
  - internationally important numbers of migratory birds;
  - internationally important numbers of breeding seabirds<sup>7</sup>.
- 3.69. In 1995, much of the Solent's Coastline was identified as a possible Special Area of Conservation (SAC) under the EU Habitats Directive. This includes Chichester Harbour which has the following features of interest:
- sandbanks which are slightly covered by sea water at all times;
  - estuaries;
  - mudflats and sandflats not covered by seawater at low tide; and
  - coastal lagoons.
- 3.70. Although Chichester Harbour lies outside the area of search for new development, it lies close to the boundary (see *Figure 3.9*).
- 3.71. Although lying outside the area of search for new development, Fishbourne Channel forms part of the Chichester Harbour Ramsar Site, a site designated under the International Convention on Wetlands of International Importance especially as Waterfowl Habitat (the Ramsar Convention) - see *Figure 3.9*. This designation recognises the harbour's internationally important wetlands and internationally important numbers of waterbirds.

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<sup>6</sup> Chichester District Council (1999) Chichester District Local Plan First Review, Adopted April 1999

<sup>7</sup> [http://www.conservancy.co.uk/about/harbour\\_designations.htm#spa](http://www.conservancy.co.uk/about/harbour_designations.htm#spa) [21<sup>st</sup> February 2005]



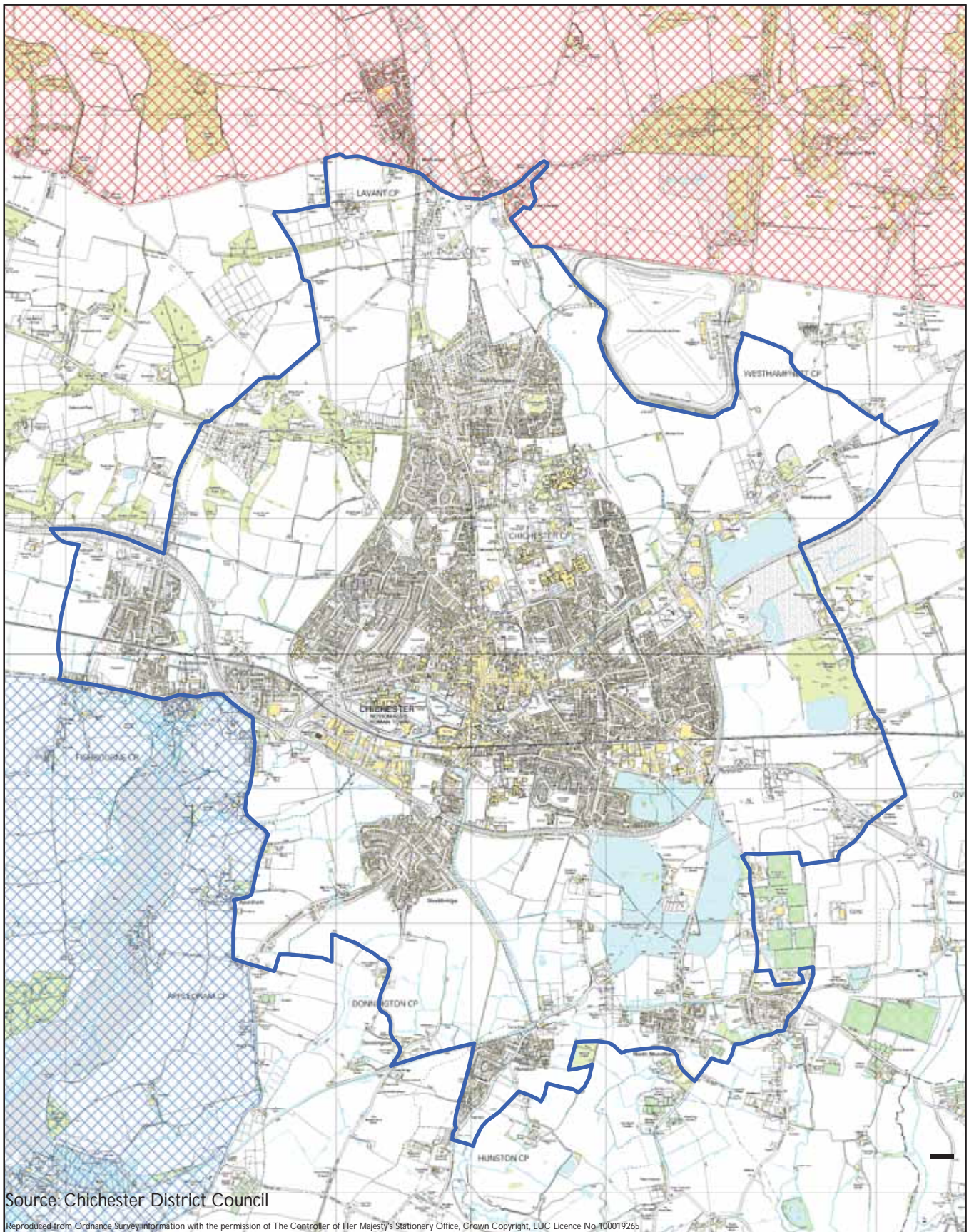





Figure 3.8:  
Landscape Designations



**Key**

-  Area of Search AONB
-  Chichester Harbour AONB
-  Sussex Downs AONB

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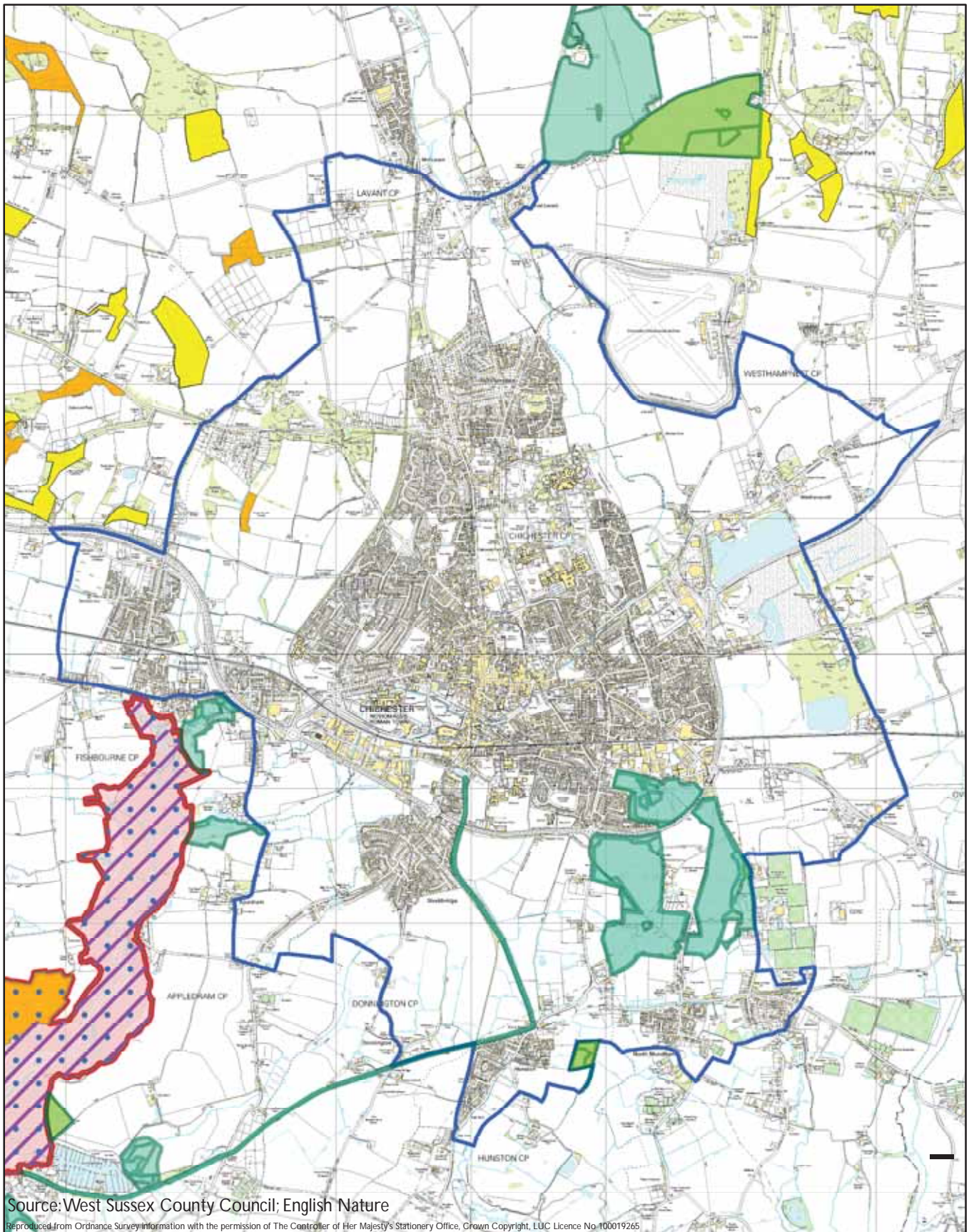


Figure 3.9:  
 Nature Conservation Designations



**Key**

- |                              |                                     |   |
|------------------------------|-------------------------------------|---|
| Area of Search               | Special Protection Area             | <b>Ancient Woodland</b>                 |
| RAMSAR site                  | Site of Special Scientific Interest | Replanted                               |
| Special Area of Conservation |                                     | Semi Natural                            |
|                              |                                     | Sites of Nature Conservation Importance |

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- 3.72. Policy RE7 of the Chichester's Local Plan aims to protect SSSIs, SPAs, cSACs, and Ramsar Sites from development which would be likely to damage, destroy or adversely affect them.

### **Sites of Nature Conservation Interest**

- 3.73. Sites of Nature Conservation Interest are local designations. The lakes at Whyke are all designated as Sites of Nature Conservation Importance (SNCIs) for their open water and neutral grassland. Chichester Canal is also a Site of Nature Conservation Importance.
- 3.74. SNCIs adjoining the boundary of the area of search for new development include Hunston Copse, Fishbourne Meadows, Lavant Meadows and the arable/grassland on the edge of the Goodwood Estate. The location of SNCI's are shown on *Figure 3.9*.
- 3.75. Policy RE8 of the Chichester's Local Plan aims to protect Sites of Nature Conservation Interest from development which would be likely to damage, destroy or adversely affect them.

### **Ancient Woodlands**

- 3.76. There is one area of semi-natural ancient woodland within the search area for new development – Upper Rouse Copse. Hunston Copse, although outside the area, lies adjacent to the boundary and is an area of replanted ancient woodland. Ancient Woodland is shown on *Figure 3.9*.
- 3.77. Policy RE8 of the Chichester's Local Plan aims to protect Ancient Woodlands from development which would be likely to damage, destroy or adversely affect them.

### **Historic Parks and Gardens**

- 3.78. There are a number of Historic Parks and Gardens on English Heritage's Register within Chichester and its setting (see *Figure 3.10*). These include:
- Goodwood (early 18th century woodland garden set within an 18<sup>th</sup> century park containing significant 18th century buildings – listed Grade I);
  - Rymans Apuldram (Grade I);
  - Fishbourne Roman Palace (a formal, reconstructed Roman courtyard garden – listed Grade II\*);
  - Graylingwell Hospital (Grade II).
- 3.79. Policy RE28 of the Chichester's Local Plan aims to protect the character and setting of historic parks and gardens as listed in the English Heritage Register of Parks and Gardens of Special Interest in England.

### **Conservation Areas**

- 3.80. There are a number of Conservation Areas within Chichester and its setting (see *Figure 3.10*). These include:

- Central Chichester;
- Graylingwell Hospital;
- Mid and East Lavant;
- Fishbourne;
- Dell Quay;
- Hunston and Donnington;
- Hunston;
- Runcton;
- Oving.

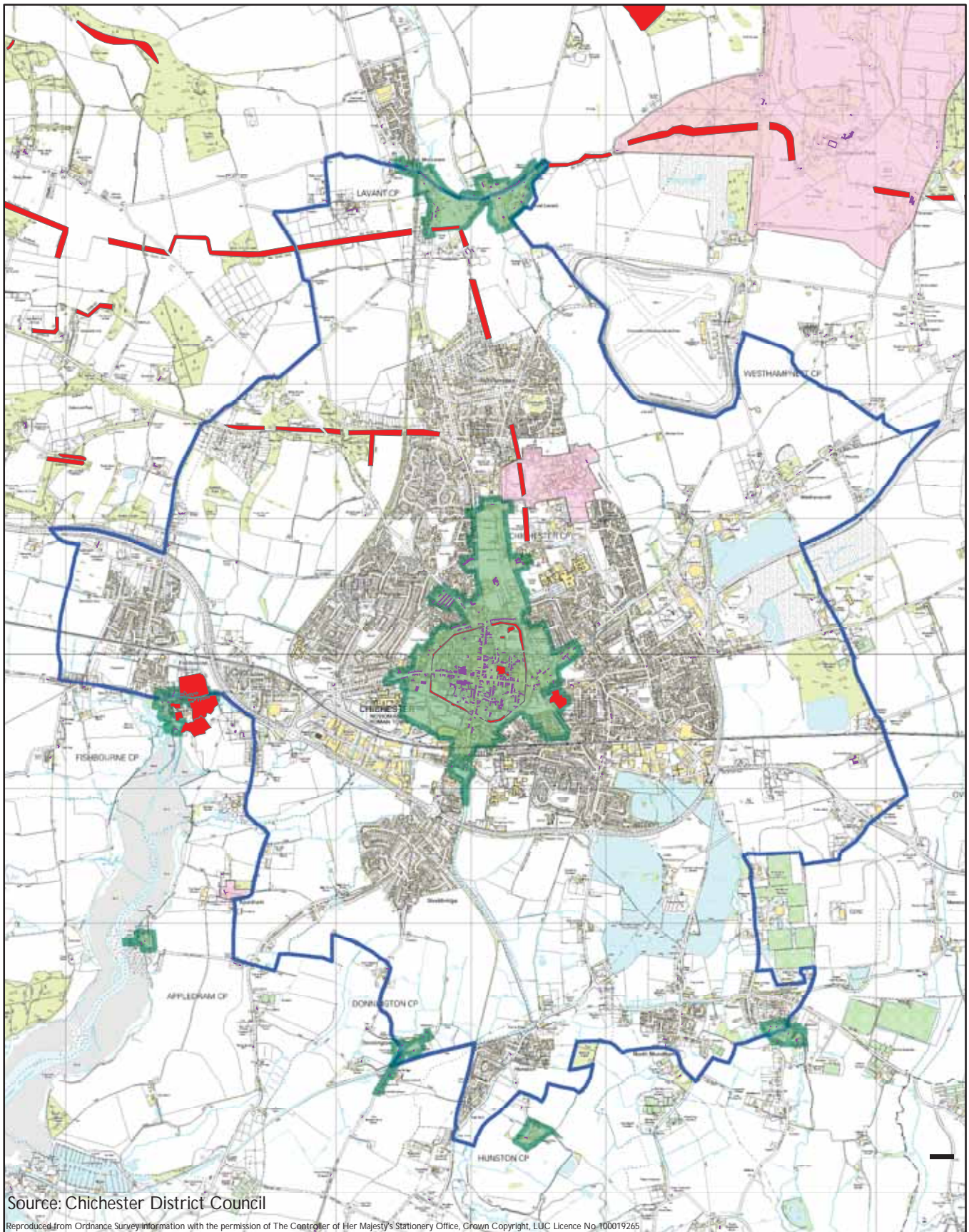
3.81. Policy BE6 of the Local Plan aims to '*preserve or enhance the special architectural or historic character or appearance*' of these areas.

### **Scheduled Ancient Monuments**

3.82. There are several Scheduled Ancient Monuments (SAMs) located in the area of search for new development. These are mostly part of the 'Chichester Entrenchments' and run through Broyle House grounds and East Broyle, through Lavant House grounds, and alongside Summerdale. The Fishbourne Roman Site also lies within the boundary of the area of search for new development. The location of SAMs is shown on *Figure 3.10*.

3.83. There are several other SAMs within central Chichester, but these are not included in the area of search for new development.

3.84. Policy BE3 of Chichester's Local Plan aims to preserve Scheduled Ancient Monuments.



Source: Chichester District Council

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Figure 3.10:  
Historic Designations

Key

- Area of Search
- Historic Parks and Gardens
- Listed buildings
- Conservation Areas
- Scheduled Ancient Monuments



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## THE CHARACTER OF CHICHESTER'S LANDSCAPE SETTING

- 3.85. In order to understand the character of Chichester's landscape setting, a landscape character assessment was undertaken. This involved defining landscape character types (i.e. areas with broadly similar patterns of elements) for the area around Chichester (up to c. 5km from the centre) by overlaying data on geology, topography, land cover, habitats, land use, field patterns, and settlement. Analysis of this mapped information illustrated how the different factors interact to create patterns of landscape character. Areas of common character were identified at a scale of 1:25,000.
- 3.86. These landscape character types were subdivided into geographically unique landscape character areas (i.e. areas which share generic characteristics with other areas of the same type, but have their own particular identity). Landscape types and landscape character areas were mapped onto 1:25,000 field work maps and checked in the field.
- 3.87. The following landscape character types and landscape character areas were identified:

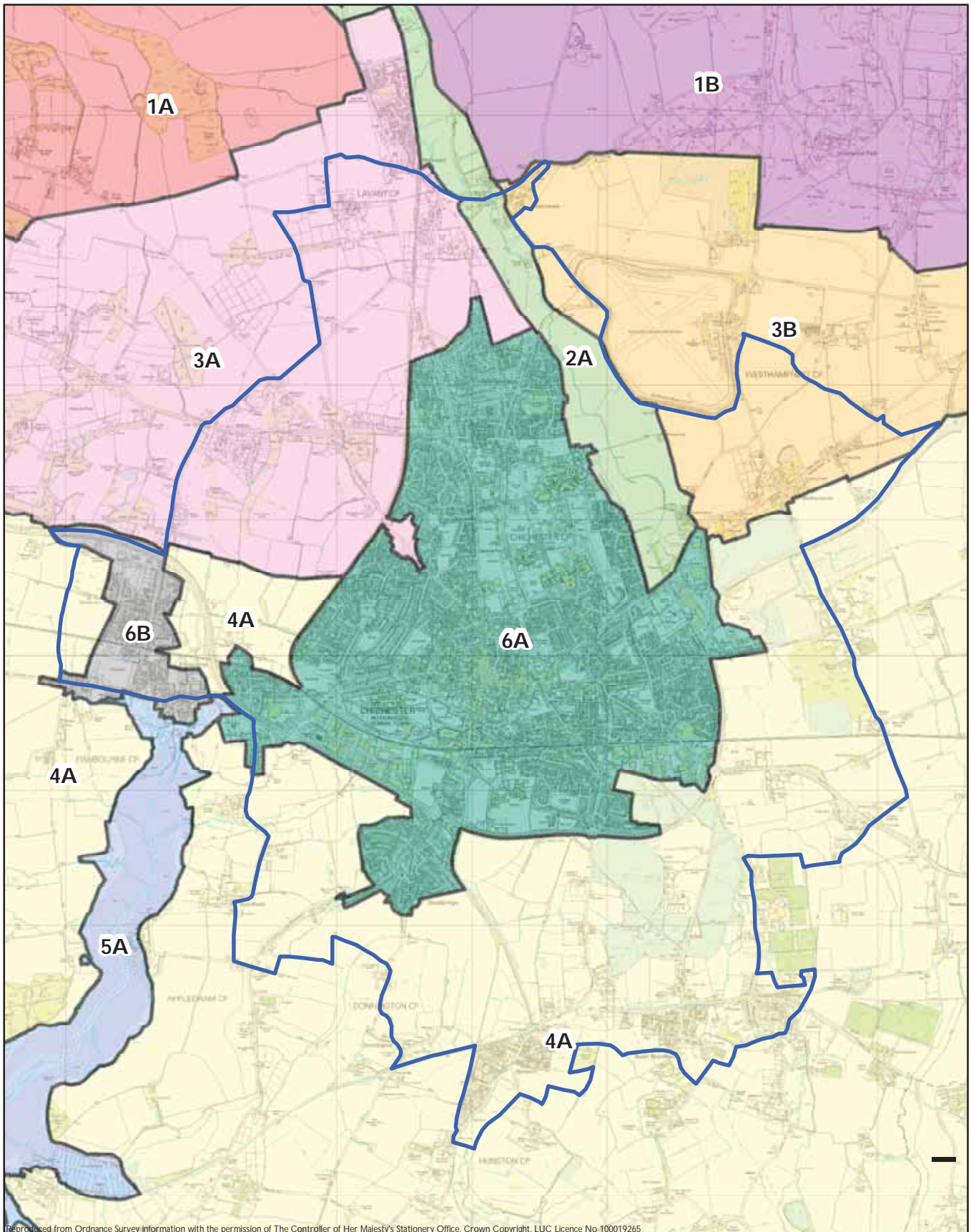
Landscape Character Type	Landscape Character Area
1. Chalk Downs	1a. Stoke Down 1b. Lavant Down
2. Chalk Valleys	2a. Lavant Valley
3. Upper Coastal Plain	3a. Funtington Upper Coastal Plain 3b. Westhampnett Upper Coastal Plain
4. Lower Coastal Plain	4a. Chichester Coastal Plain
5. Harbour Inlets and Channels	5a. Fishbourne Channel
6. Urban Areas	6a. Chichester 6b. Fishbourne

- 3.88. The classification (illustrated in **Figure 3.11**) also takes account of existing landscape character assessments such as the Countryside Character Areas, the emerging West Sussex Landscape Character Assessment<sup>8</sup>, and Chichester Harbour Landscape Assessment<sup>9</sup> to ensure that it fits within the hierarchy of existing landscape character assessments. This is illustrated in **Figure 3.12**.

<sup>8</sup> West Sussex County Council (2003) An Introduction to Publication of Consultant's Report *A Strategy for the West Sussex Landscape*.

<sup>9</sup> Chichester Harbour Conservancy (2005) Chichester Harbour Landscape Assessment

3.89. The following section presents descriptions of the landscape character areas and assesses their contribution, quality and value in the setting of Chichester and their sensitivity.



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Figure 3.11:  
The Character of Chichester's Landscape Setting



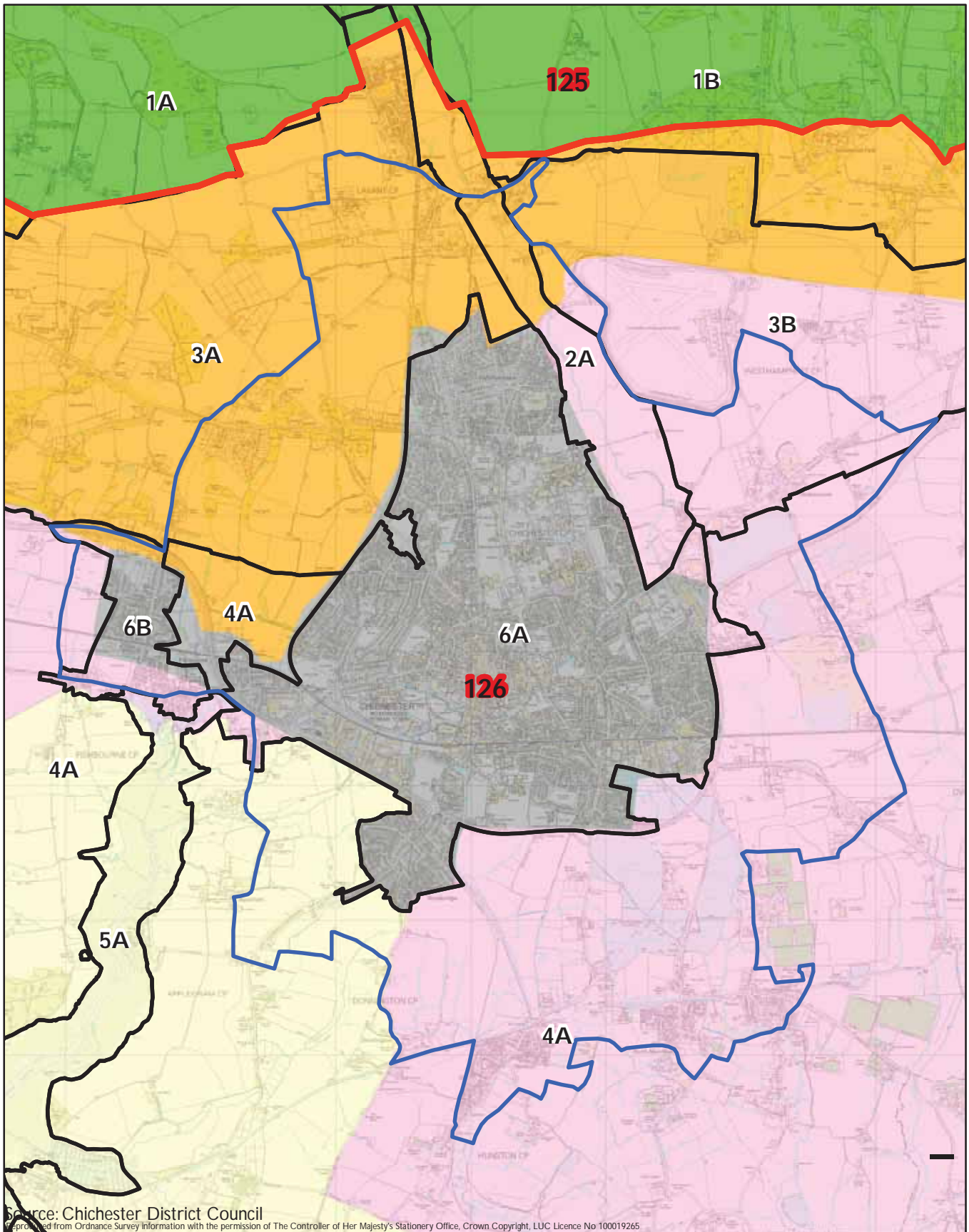
Key

- |                        |                                     |                       |
|------------------------|-------------------------------------|-----------------------|
| Area of Search         | 2A Lavant Valley                    | 5A Fishbourne Channel |
| <b>Character Areas</b> | 3A Funtington Upper Coastal Plain   | 6A Chichester         |
| 1A Stoke Down          | 3B Westhampnett Upper Coastal Plain | 6B Fishbourne         |
| 1B Lavant Down         | 4A Chichester Coastal Plain         |                       |

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Figure 3.12:  
Hierarchy of Assessment

<b>Key</b>		<b>West Sussex Character Areas</b>		<b>Chichester Character Areas</b>	
Area of Search		Chichester and Pagham Harbours and the Manhood Peninsula	1A Stoke Down	3B Westhampnett Upper Coastal Plain	
125 South Downs		Chichester to Shoreham Coastal Plain	1B Lavant Down	4A Chichester Coastal Plain	
126 South Coast Plain		Funtington to Highdown Farmlands	2A Lavant Valley	5A Fishbourne Channel	
		Western Downs	3A Funtington Upper Coastal Plain	6A Chichester	
		Urban Areas		6B Fishbourne	

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# THE CHARACTER OF CHICHESTER'S LANDSCAPE SETTING



Area 1A: Stoke Down



1A: Built character at West Stoke



Area 1B: Lavant Down



1B: Built character - Goodwood Stadium



Area 2A: Lavant Valley



2A: Built character at East Lavant

# THE CHARACTER OF CHICHESTER'S LANDSCAPE SETTING



Area 3A: Funtington Upper Coastal Plain



3A: Built character at Mid Lavant



Area 3B: Westhampnett Upper Coastal Plain



3B: Built character at Westerton



Area 4A: Chichester Coastal Plain



4A: Built character - glasshouses are a common feature

# THE CHARACTER OF CHICHESTER'S LANDSCAPE SETTING



Area 5A: Fishbourne Channel



5A: Built character - thatched cottage at Fishbourne



5A: Built character - mill building on the edge of Fishbourne



6A: Chichester



6A: Chichester - viewed from the Cathedral



6B: Fishbourne (western edge)

## AREA 1A STOKE DOWN

---

### Description

- 3.90. This area forms part of the rolling dipslope of the chalk South Downs that lie to the north of Chichester. *Stoke Down* descends from 206m at Bow Hill to 40m at the foot of the slope where it meets the *Upper Coastal Plain*. There are panoramic views from the top of the downs, where woodland allows, for example from Stoke Clump.
- 3.91. The landcover is a mosaic of mixed farmland, chalk grassland, woodland and scrub (including juniper scrub). The woodlands include beech woods, mixed woods and commercial conifer plantations. Beech and yew hangers are found on the steeper slopes. The ancient yew woodland at Kingley Vale is of international importance. The farmland is composed of large fields of arable and grassland divided by hedgerows or fences. Dew ponds are a feature of the downs and quarries common. There are also notable areas of historic parkland (e.g. West Dean).
- 3.92. A network of narrow lanes and bridleways link hamlets and small villages which lie sheltered in valleys or on the footslopes. Trackways lead to downland farms. These farms often have distinctive red brick and flint barns. Clay tile roofs dominate. Boundary walls are constructed from red brick and knapped flint.
- 3.93. There are a number of important historic features including prehistoric barrows and burial mounds, tumuli, earthworks, and cross dykes on the downs. For example, the Devil's Humps and earthworks at Bow Hill.

### Key Characteristics

- Rolling chalk downs.
- Mosaic of farmland, woodland, scrub and downland.
- Large scale fields in arable and pasture bounded by gappy hedgerows.
- Distinctive yew woodland and many ancient woodlands of high nature conservation value.
- Scattered downland farms with flint barns.
- Prehistoric barrows and burial mounds, tumuli, earthworks, and cross dykes.

### Role in setting/ contribution to setting

- 3.94. This character area provides a strong sculptural backdrop to the north of Chichester. The landform allows panoramic views over the surrounding coastal plain and to Chichester where woodland allows.

## **Landscape Quality**

- 3.95. This area exhibits many features typical of the *Chalk Downs* landscape character type and remains relatively intact, although loss of some field boundaries due to field enlargement is evident.
- 3.96. Individual elements are generally in a good state of repair. The exceptions to this are the hedgerows, some of which are gappy or have been lost altogether.

## **Value Placed on Landscape**

- 3.97. This area is highly valued at a national scale. It is designated as an AONB for its outstanding natural beauty. It is also valued for its nature conservation and historic value as recognised through further national and local designations.

## **Sensitivity**

### ***Landscape Character Sensitivity***

- 3.98. The most sensitive aspects of this landscape are the smooth rolling landform, ancient woodlands (including the distinctive yew woodland), chalk grassland, juniper scrub, historic earthwork features, sense of remoteness and panoramic views.

### ***Visual Sensitivity***

- 3.99. The prominent nature of the chalk downs makes them visually sensitive. However, the high density of woodland within the downs provides some sense of enclosure.
- 3.100. This area is well visited and used for recreation - there is an extensive network of bridleways as well as footpaths and trails around the Kingley Vale Nature Reserve. Visitors to AONBs are considered to have a high sensitivity to their visual environment.

## AREA 1B LAVANT DOWN

---

### Description

- 3.101. This area forms part of the rolling dipslope of the chalk South Downs that lie to the north of Chichester. *Lavant Down* descends from 206m at The Trundle to approximately 40m at the foot of the slope where it meets the *Upper Coastal Plain*. There are panoramic views from the top of the downs, for example from The Trundle.
- 3.102. The landcover is a mosaic of mixed farmland, chalk grassland, woodland, scrub and amenity grassland (a golf course). The woodlands include beech woods, mixed woods and large scale commercial conifer plantations. The Goodwood Estate is particularly well wooded, contributing plantations, copses, clumps, avenues and parkland trees. The farmland is composed of large fields of arable and grassland divided by hedgerows or fences. Chalk grassland is characteristic of the area around The Trundle.
- 3.103. A network of narrow lanes and tracks traverse the downs leading into the Lavant Valley and provide access to the Goodwood Grandstand and Goodwood Country Park from both the Lavant Valley and the Coastal Plain. Settlement is restricted to Goodwood House and associated buildings, including the Grandstand.
- 3.104. There are a number of important historic features, including The Trundle Iron Age Hill Fort and cross dykes.

### Key Characteristics

- Rolling chalk downs.
- Mosaic of farmland, woodland, and parkland.
- Open chalk downland at The Trundle.
- Large areas of woodland, particularly associated with the Goodwood Estate.
- Goodwood House and Grandstand.
- Iron Age Hill Fort – The Trundle.

### Role in setting/ contribution to setting

- 3.105. This character area provides a strong sculptural backdrop to the north of Chichester. The landform allows panoramic views over the surrounding coastal plain and to Chichester.

## **Landscape Quality**

- 3.106. This area exhibits many features typical of the *Chalk Downs* landscape character type and remains relatively intact, although loss of some field boundaries due to field enlargement is evident. The mast on The Trundle is a detracting feature.
- 3.107. Individual elements are generally in a good state of repair. The exception to this is the network of hedgerows, some of which are gappy.

## **Value Placed on Landscape**

- 3.108. This area is highly valued at a national scale. It is designated as an AONB for its outstanding natural beauty. It is also valued for its nature conservation and historic value as recognised through further designations.

## **Sensitivity**

### ***Landscape Character Sensitivity***

- 3.109. The most sensitive aspects of this landscape are the smooth rolling landform, ancient woodland, chalk grassland, historic earthwork features, sense of remoteness and panoramic views.

### ***Visual Sensitivity***

- 3.110. The prominent nature of the chalk downs makes them visually sensitive. However, the high density of woodland within the downs provides some sense of enclosure.
- 3.111. This area is well visited and used for recreation - there is a good network of footpaths and bridleways as well as a car park and viewpoint close to The Trundle. Visitors to AONBs are considered to have a high sensitivity to their visual environment.



## AREA 2A LAVANT VALLEY

---

### Description

- 3.112. This is the flat bottomed valley of the River Lavant that runs from the South Downs (at approximately 40m AOD), past the east side of Chichester, to Westhampnett Mill (at approximately 18m AOD). The surface geology is made up of alluvial deposits which give rise to argillic gley soils and there are many springs, ponds and wetland habitats as well as man-made ditches and drainage channels.
- 3.113. The landcover is dominated by mixed pasture and arable land with some wet meadows and amenity grassland (e.g. the cricket ground at East Lavant). Tree belts line the river and hedgerows border many fields, screening views along the valley.
- 3.114. The valley is largely devoid of settlement where it passes through the *upper coastal plain*. Farm buildings lie on the edge of the valley e.g. Manor Farm, Church Farm and Oldplace Farm with trackways accessing the valley (some are designated as public bridleways or footpaths making this a well used recreational resource for residents of Chichester). However, where roads cross the valley (between Mid Lavant/ East Lavant and at Westhampnett Mill) there is some built development. Buildings are typically red brick and flint with clay tile roofs. However, thatch is also evident and the cricket pavilion at east Lavant is clad in timber. There is also a water works at Mid Lavant and a sewage treatment works south of East Lavant. Away from the roads there is a sense of tranquillity and even remoteness.

### Key Characteristics

- Flat river valley bottom.
- Fields of arable and pasture with some wet meadows.
- Belts of trees along the river and field boundaries.
- Absence of settlement.
- Trackways including bridleways and footpaths access the valley.

### Role in setting/ contribution to setting

- 3.115. This character area provides a strong contrast to the surrounding chalk downs and undulating countryside. The river floodplain is an open and attractive setting to built development in adjacent character areas, for example at Mid Lavant, and is a well used informal recreational resource.

### Landscape Quality

- 3.116. The typical features of this river valley such as open meadows and meandering river courses lined by riverine vegetation have been eroded by intensive agriculture, built development and canalisation of the water course. The quality of individual features

is in decline, for example the hedgerows are gappy or unkempt and stands of trees unmanaged. The course of the river is engineered and harsh in character.

### **Value Placed on Landscape**

- 3.117. The value of this area is not recognised by designation. However, it is valued at a local scale for its sense of tranquillity and as an informal recreational resource.

### **Sensitivity**

#### ***Landscape Character Sensitivity***

- 3.118. The most sensitive characteristics of this landscape are the notable absence of development, sense of tranquillity, wetland habitats (including the River Lavant) and recreational value.

#### ***Visual Sensitivity***

- 3.119. Hedgerows and tree belts in the valley bottom restrict views across the floodplain, but these are intermittent.
- 3.120. There are many residents close to the boundary of the river valley who overlook the valley, for example at Mid Lavant. Residents are considered to have a high sensitivity to their visual environment due to extended exposure to their surroundings and their proprietary interest. The river valley is also well used for recreation - recreational users are considered to have a moderate sensitivity to their visual environment.

## AREA 3A FUNTINGTON UPPER COASTAL PLAIN

---

### Description

- 3.121. This is a gently undulating peaceful landscape lying at the foot of *Stoke Down*, between 10 and 35m AOD. The underlying geology is composed of tertiary rocks covered by quaternary deposits of 'Head' (weathered and broken up material).
- 3.122. The landcover is dominated by mixed farmland with small farm woods and larger scale mixed woodland, although there is some amenity grassland close to the edges of Chichester. There are also some residential areas, for example at Salthill Park. Irregular fields of varying sizes are divided by hedgerows with hedgerow oaks.
- 3.123. Rural roads and lanes cut across the landscape including several historic approaches to Chichester. The course of a Roman Road passes to the west of Mid Lavant.
- 3.124. Nucleated historic villages and farmsteads characterise the settlement pattern of the area – the location of many of these date back to the late Iron Age when high yields of wheat and other crops resulted in extensive farmsteads on the fertile coastal plain. Villages include East Ashling, West Ashling, Funtington and Mid Lavant – many of which have expanded considerably in the last century. Buildings are typically constructed from red brick with knapped flint detailing and clay tile roofs. Colour washed cottages are also a feature of the villages. Boundary walls are constructed from red brick and knapped flint.
- 3.125. There are a number of important historic features such as the Iron Age embankments, historic field patterns and historic parks. The Iron Age embankments - also known as the 'Chichester Entrenchments' - are thought to be territorial markers. Villages are enclosed by a pattern of historic field boundaries, with historic parks at Salthill, Oakwood, Ashling and West Stoke.

### Key Characteristics

- Gently undulating landform.
- Mixed farmland and woodland.
- Hedgerows with hedgerow oaks enclose a mixture of small, medium and large fields (including irregular assarts).
- Woodland (including ancient broadleaf woodlands).
- Historic parklands of Salthill.
- Nucleated historic villages and farmsteads.
- Iron Age embankments (the 'Chichester Entrenchments').

### **Role in setting/ contribution to setting**

- 3.126. This character area provides a wooded setting to the west of Chichester. The woodland and parkland contribute positively to the setting of Chichester and the historic features, such as the earthworks and Roman road, provide evidence of the rich 'time depth' of the area.

### **Landscape Quality**

- 3.127. This area exhibits many features typical of the *Upper Coastal Plain* landscape character type and remains relatively intact although loss of some historic field boundaries, encroachment of 'suburban' development and loss of natural habitats to gravel workings are evident.
- 3.128. Individual elements are generally in a good state of repair. The exceptions to this are some of the embankments that have been eroded, some of the hedgerows which are gappy or have been lost altogether, and some of the woodlands whose structure has declined.

### **Value Placed on Landscape**

- 3.129. This area is not covered by a national or local landscape designation. However, the landscape has a high local value resulting from its sense of rural tranquillity, its ancient woodlands, historic features, pattern of historic villages, and ancient raised beach geology.

### **Sensitivity**

#### ***Landscape Character Sensitivity***

- 3.130. The most sensitive aspects of this landscape are the ancient woodlands, historic earthwork features, ancient field patterns, and historic villages.

#### ***Visual Sensitivity***

- 3.131. The undulating nature of the landform and the high density of woodland provide a sense of enclosure and opportunities to mitigate the effects of development on views. This is a relatively well settled area and is well used for informal recreation. Residents are considered to have a high sensitivity to views due to their proprietary interest and extended exposure to their surroundings. Recreational users are considered to have a moderate sensitivity to their visual environment. The proximity of the area to the Sussex Downs AONB also means that visitors to the AONB are likely to experience views over this area. Visitors to AONBs are considered to have a high sensitivity to their visual environment.

## AREA 3B WESTHAMNETT UPPER COASTAL PLAIN

---

### Description

- 3.132. This is a gently undulating peaceful landscape lying at the foot of the *Lavant Downs*, between approximately 20 and 45m AOD. It forms part of an ancient raised beach (the `100ft raised beach of West Sussex') located between two buried cliffs – one at approximately 15m AOD and the other at approximately 45m AOD. The underlying geology is composed of tertiary rocks covered by quaternary deposits of `Head' (weathered and broken up material) with outcrops of `raised beach deposits' marking the former high stands of the sea during the Quaternary period.
- 3.133. The landcover is dominated by mixed farmland with small farm woods and tree belts, including distinctive rows of poplar. Large, irregular fields are divided by low, gappy hedgerows, some with hedgerow trees. The settlement pattern is characterised by small hamlets and scattered farmsteads linked by rural lanes. Bridleways and footpaths provide access on foot and horseback, for example along Stocks Lane.
- 3.134. The hamlets of East Lavant, Westerton, Strettington, Westhampnett and Maudlin have seen some recent residential development, but remain small in scale. They are characterised by red brick and flint or whitewashed cottages with clay tile roofs set along the roadside. Boundary walls are constructed from red brick and knapped flint. The landscape also accommodates some large scale buildings including agricultural barns, the Rolls Royce motor works, and Goodwood Aerodrome and Racing Circuit.
- 3.135. The Roman Roads are important historic features – Stane Street and Lavant Straight that traverse the area. Stane Street is a major historic route into Chichester from London.
- 3.136. There are long views across the landscape due to the open character of the agricultural landscape and the lack of hedgerows. However, small changes in landform limit views, for example the locally elevated area of raised beach deposits to the north-east of Stocks Lane limits views of Chichester (and most of the cathedral) from the north-east. Key views include views to the Downs (including to Goodwood House and Grandstand), and views to Chichester Cathedral from Madgwick Lane.

### Key Characteristics

- Gently undulating landform.
- Mixed farmland with belts of trees (including distinctive poplar shelter belts).
- Large fields bounded by low hedgerows.
- Small hamlets and scattered farmsteads characterised by red brick and flint.
- Large agricultural barns, motor works and aerodrome.
- Roman roads.

### **Role in setting/ contribution to setting**

- 3.137. This character area provides a rural setting to the east of Chichester. The locally elevated landform around the aerodrome provides a setting to the Lavant Valley. Stane Street is an important feature of the area contributing to the historic setting of Chichester.

### **Landscape Quality**

- 3.138. Although the area maintains a rural character, the large scale buildings built in modern materials and the variety in land use detract from the perceived intactness of the rural landscape.
- 3.139. Individual elements are generally in a declining state of repair, for example many hedgerows are gappy or have been removed altogether, historic field patterns have been lost and gravel extraction has left its mark.

### **Value Placed on Landscape**

- 3.140. This area is not covered by a national or local landscape designation. However, the landscape is valued locally for its rural character, vernacular buildings, views to the downs and the informal recreational resource it provides through its bridleways and footpaths.

### **Sensitivity**

#### ***Landscape Character Sensitivity***

- 3.141. This area has a relatively low sensitivity in terms of landscape character as a result of its declining condition and low density of sensitive landscape features within the landscape. The most sensitive aspects of this landscape are the character of the rural hamlets and villages and views to the downs.

#### ***Visual Sensitivity***

- 3.142. The open nature of the landscape means that this landscape is visually sensitive. Local users of the footpaths, bridleways and lanes are likely to be aware of any changes to this landscape. Recreational users are considered to have a moderate sensitivity to their visual environment. There are also views over this area from the Sussex Downs AONB which further enhance its visual sensitivity. Visitors to AONBs are considered to have a high sensitivity to their visual environment.

## AREA 4A CHICHESTER COASTAL PLAIN

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### Description

- 3.143. This is a low lying flat, open farmland landscape to the south of Chichester (at under 10m AOD). The coastal plain comprises a surface geology of brickearth, a mixture of fine-grained quartz sand or flint sand with clay. The brickearth contains scattered flints and this is reflected in the building materials.
- 3.144. The plain is punctuated by watercourses known as 'rifes' which meander their way across the coastal plain to the sea. Some 'beach and tidal flat deposits' and 'raised beach deposits' are exposed in the terraces of these rifes, for example Bremere Rife and Pagham Rife.
- 3.145. The landscape is dominated by highly productive arable fields divided by drainage ditches or fragmented hedgerows, although traditional lowland meadows are also present. The field pattern is irregular and variable in scale, punctuated by small farm woods, deciduous copses and shelter belts. However, the loss of elms in the 1970s and 1980s due to Dutch Elm disease has led to a more open landscape. Water plays an important part in the character of the landscape – in the form of rifes, drainage ditches, canals, flooded gravel pits, ponds and marshes.
- 3.146. The settlement pattern is characterised by small villages and hamlets linked by winding roads and large farms accessed by dead-end tracks. Many villages have experienced residential growth over the past few decades. The typical built materials are red brick, knapped flint and clay tile roofs. Village church towers are local landmarks. Large scale nurseries, huge glasshouses and gravel workings are also characteristic features of the coastal plain.
- 3.147. There are a number of main roads traversing the plain, including the A259 from Havant (former Roman Road), the A286 from the Witterings, A259 from Bognor Regis, and A27(T) which wraps around the south side of Chichester. There is an extensive network of public footpaths across the open countryside as well as specific recreational routes, for example along the Chichester Canal.
- 3.148. There are long views due to the open character of the landscape – key views are to the Sussex Downs and to the spire of Chichester Cathedral.

### Key Characteristics

- Flat landform under 10m AOD.
- Large scale productive arable farmland punctuated by copses and shelter belts.
- Areas of small scale historic pastures around hamlets and villages.
- Large glasshouses.
- Gravel workings and flooded gravel pits.

- Drainage ditches, rifes, canals and ponds are common features.
- Small villages and scattered farmsteads characterised by red brick and flint.
- Long views to the Downs and to Chichester Cathedral.

### **Role in setting/ contribution to setting**

3.149. This character area provides a rural lowland setting to Chichester allowing long views to Chichester Cathedral over large distances.

### **Landscape Quality**

- 3.150. The intactness of the landscape is broken by the presence of gravel pits and their associated unmanaged fields with screen planting around the boundary of the workings. The large glasshouses block views, and leylandii shelter belts stand out as detracting features interrupting the visual unity of the landscape.
- 3.151. Individual elements are generally in a declining state of repair, for example many hedgerows are gappy or have been lost altogether, fields around gravel pits are in decline, and fences on the urban fringe are often in poor condition.

### **Value Placed on Landscape**

3.152. This area is not covered by a national or local landscape designation. However, the landscape is valued locally for its rural character, vernacular buildings, views to the Downs and Chichester Cathedral and the informal recreational resource it provides through its bridleways and footpaths.

### **Sensitivity**

#### ***Landscape Character Sensitivity***

3.153. This area has a relatively low sensitivity in terms of landscape character as a result of its declining condition and low density of sensitive landscape features. The most sensitive aspects of this landscape are the traditional lowland meadows, rifes, mature oaks, copses, parkland landscapes, and views to the Downs and to Chichester Cathedral.

#### ***Visual Sensitivity***

3.154. The open nature of the landscape means that this landscape is visually sensitive. Local users of the footpaths, bridleways and lanes are likely to be aware of any built development. Recreational users are considered to have a moderate sensitivity to their visual environment. There are also many residents in this area and views from the Chichester Harbour AONB which further enhances its visual sensitivity. Residents and visitors to AONBs are considered to have a high sensitivity to their visual environment.



## AREA 5A FISHBOURNE CHANNEL

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### Description

- 3.155. This is the easternmost branch of Chichester Harbour's inlets. It is a long, narrow inlet channel, formed during the Anglian Ice Age, dominated by open water, lying beneath the 5m contour line. Beach deposits dominate the surface geology of the channel.
- 3.156. The landscape is characterised by open water fringed by a mosaic of reed beds, mud flats, saltmarsh, shingle banks and enclosed by a wooded shoreline. Historically this was an important trade route – Dell Quay was the official quay for the port of Chichester. Today it functions as more natural landscape which supports important coastal wetland habitats and water birds, and is used for leisure and recreation.
- 3.157. The harbour edge is almost devoid of settlement. Dell Quay is the only mooring in the channel where historic timber wharf buildings are important features. This is therefore a tranquil landscape.
- 3.158. There are long views over the open water to the Sussex Downs and to the spire of Chichester Cathedral, although the wooded shoreline restricts views from some locations. The landscape and views across it change as the tide changes.

### Key Characteristics

- Easternmost channel of Chichester Harbour beneath 5m contour line.
- Open water fringed by reeds, mud flats, salt marsh and shingle banks.
- Wooded shoreline.
- Important coastal wetland habitats.
- Historic settlement with timber buildings at Dell Quay.
- Tranquil landscape.
- Long views across water to the Sussex Downs and Chichester Cathedral.

### Role in setting/ contribution to setting

- 3.159. This character area provides a tranquil rural setting to Chichester. The flat landscape and open water allow long views to Chichester Cathedral.

### Landscape Quality

- 3.160. This is a visually, physically and ecologically intact landscape that has a great degree of 'time depth'. The only detracting feature is the sewage works that lies in the *Chichester Coastal Plain* landscape character area.

- 3.161. Individual elements are generally in a good state of repair, including the salt marshes, reedbeds and bankside vegetation.

### **Value Placed on Landscape**

- 3.162. This area is valued nationally for its landscape, wetland habitats and nationally important populations of birds. It is designated as an Area of Outstanding Natural Beauty as well as a SSSI, SAC and Ramsar site.

### **Sensitivity**

#### ***Landscape Character Sensitivity***

- 3.163. This area has a high sensitivity in terms of landscape character as a result of its good condition and high density of sensitive landscape features within the landscape including the wooded shoreline, reedbeds, salt marsh, mudflats, shingle banks and views to Chichester Cathedral.

#### ***Visual Sensitivity***

- 3.164. The flat landform and open water mean that this landscape is visually sensitive. However, the wooded banks provide a sense of enclosure and screen developments outside the harbour. Recreational users of the harbour landscape, including sailors and walkers, and residents around the harbour are likely to be aware of any changes to this landscape. There are also views over the area from the Sussex Downs AONB which further enhances its visual sensitivity. Residents and visitors to AONBs are considered to have a high sensitivity to their visual environment.

## 4. LANDSCAPE CHARACTER PARCELS IN THE AREA OF SEARCH

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- 4.1. In order to undertake an assessment of landscape and visual sensitivity within the area of search for new development, it was necessary to subdivide the broad landscape character areas identified in Chapter 3 into more detailed landscape character parcels.
- 4.2. This involved defining detailed landscape character types (i.e. areas with broadly similar patterns of elements) within the area of search by overlaying more detailed information on geology (solid, drift and artificial), topography, field patterns, historic time-depth (from historic maps), phase 1 habitat survey data, flood data, and land use at a scale of 1:10,000. Analysis of this mapped information illustrated how the different factors interact to create patterns of landscape character.
- 4.3. These landscape character types were subdivided into geographically unique landscape character parcels (i.e. areas which share generic characteristics with other areas of the same type, but have their own particular identity). Landscape character parcels were mapped onto 1:10,000 field work maps and checked in the field.
- 4.4. It has been assumed that the proposed Stockbridge link road and Graylingwell link road will be built and therefore form part of the baseline with the landscape character parcels identified accordingly.

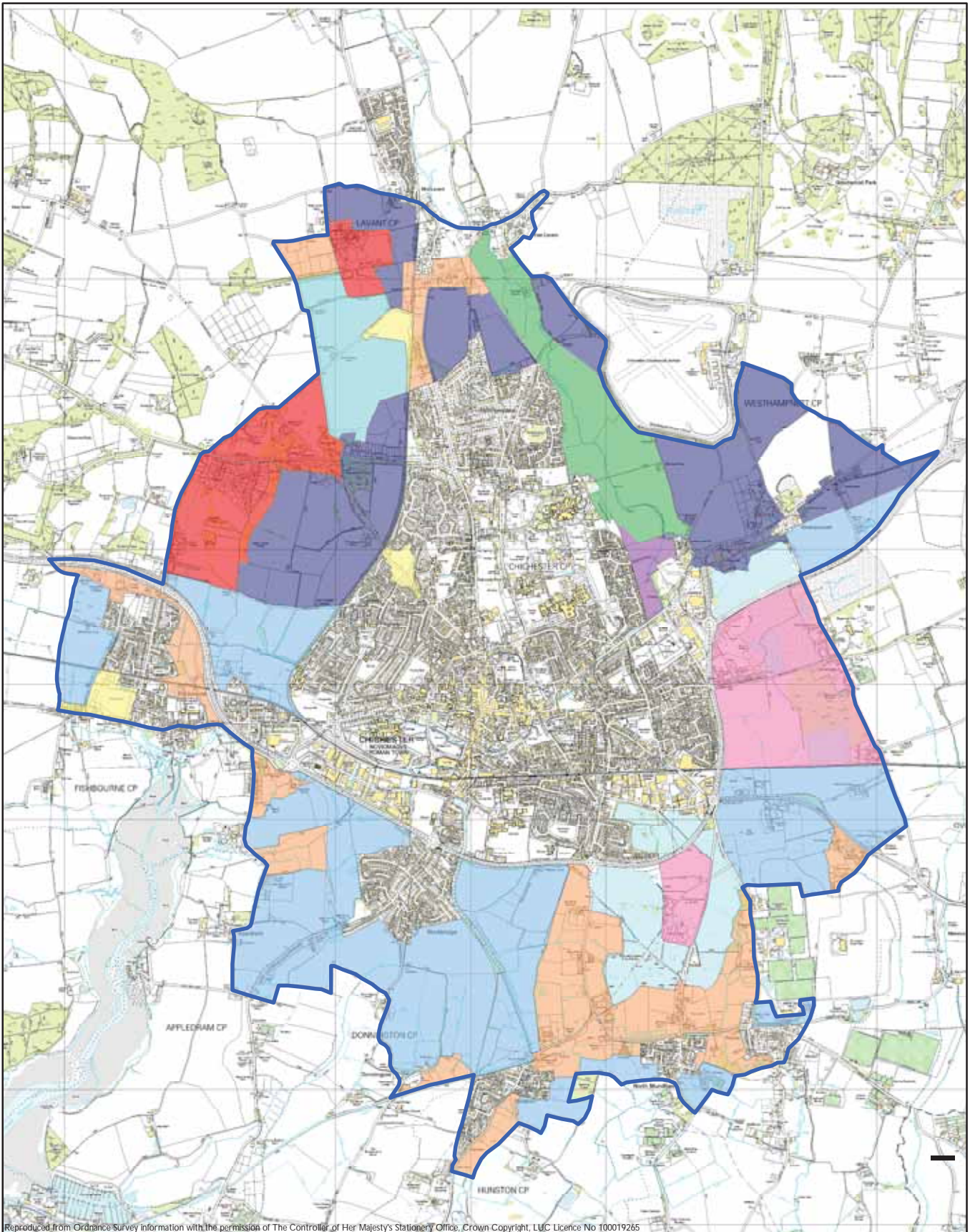
### LANDSCAPE CHARACTER TYPES

- 4.5. The following table gives a brief description of the range of detailed landscape character types found within the area of search for new development.

Landscape character type	Description
Arable Valley Floor	Large scale fields of arable farmland on a flat alluvial floodplain. Many hedgerows are gappy or have been lost altogether. Notable for the absence of settlement. Open character.
Worked Valley Floor	Uneven ground in the alluvial floodplain that has been worked for minerals and infilled. Generally grazed land or areas of regenerating scrub. Some modern built development.
Open Arable Upper Coastal Plain	Large scale arable fields on 'head' (geologically weathered and broken up material) and 'raised beach' deposits. Many of the old field boundaries have been lost and hedgerows are gappy or have been replaced by post and wire. Scattered farms and hamlets. Open character.
Open Arable Lower Coastal Plain	Large scale arable fields in a flat landscape formed of brickearth (a mixture of fine-grained quartz sand or flint sand with clay) and alluvium. Many of the old field boundaries have been lost and hedgerows are gappy or have been replaced by post and wire. Large farmsteads and glasshouses are typical of these areas. Open character.

Landscape character type	Description
Worked Upper Coastal Plain	Large scale areas previously worked for gravel and lying at a lower level than surrounding farmland. Young landscapes with little evidence of historic field patterns or historic land uses. No settlement, open character (although enclosed by higher land at edges).
Worked Lower Coastal Plain	Large scale areas of land previously worked for gravel. Young landscapes with little evidence of historic field patterns or historic land uses. Infilled areas support regenerating scrub or are in agricultural use. Non-infilled areas remain as open water. Areas have some nature conservation interest.
Amenity Grassland	These areas are defined by their land use – as managed recreational areas and open space. They include playing fields, managed recreational areas, other amenity open space.
Enclosed Pasture	Small scale fields of pasture enclosed by hedges, often historic fields associated with villages, or recently enclosed horse paddocks. These areas often include semi-improved grassland, small woodlands and water courses with nature conservation interest. Mature hedgerow oaks are important landscape features. The landscape has a sense of enclosure.
Parkland	This landscape character type is defined by the presence of designed landscape features such as tree clumps, avenues, and mature specimen trees amongst grassland. These are often historic landscapes associated with large houses or institutional buildings.

4.6. The distribution of landscape character types is shown in *Figure 4.1*.




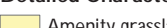
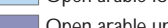
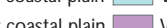
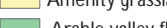
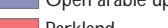
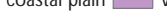
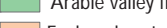


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Figure 4.1:  
Detailed Landscape Character Types



Key

	Area of Search		Open arable lower coastal plain		Worked upper coastal plain
	Amenity grassland		Open arable upper coastal plain		Worked valley floor
	Arable valley floor		Parkland		Worked lower coastal plain
	Enclosed pasture				

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## LANDSCAPE CHARACTER PARCELS

4.7. The following table illustrates how the landscape character parcels fit within the hierarchy of landscape types and character areas:

Landscape Character Areas falling within 'area of search' for new development	Detailed Landscape character types in 'area of search' for new development	Landscape Character Parcels in 'area of search' for new development	
2A Lavant Valley	Arable valley floor	1. Lavant arable valley floor	
	Worked valley floor	2. Lavant worked valley floor	
3A Funtington Upper Coastal Plain	Open arable upper coastal plain	3. North Chichester arable farmland	
		4. West Lavant arable farmland	
		5. East Broyle arable farmland	
		6. Whitehouse arable farmland	
	Worked upper coastal plain	7. Hunters Race worked ground	
	Amenity grassland	8. Hunters Race amenity grassland	
		9. Broyle Estate open space	
	Enclosed pasture	10. Mid Lavant pastures	
		11. North Chichester pastures	
		12. Lavant Park pastures	
	Parkland	13. West Lavant Park	
		14. Salthill Park	
		15. West Broyle Park	
	3B Westhampnett Upper Coastal Plain	Open arable upper coastal plain	16. Fordwater arable farmland
			17. Westhampnett west arable farmland
18. Maudlin arable farmland			
	19. Westhampnett north arable farmland		
4A Chichester Coastal Plain	Open arable lower coastal plain	20. Salthill Lane south arable farmland	
		21. West Fishbourne arable farmland	
		22. Apuldram arable farmland	
		23. Manor Farm arable farmland	
		24. West Stockbridge arable farmland	
		25. Stockbridge SW arable farmland	

Landscape Character Areas falling within 'area of search' for new development	Detailed Landscape character types in 'area of search' for new development	Landscape Character Parcels in 'area of search' for new development
		26. Stockbridge SE arable farmland
		27. North Hunston arable farmland
		28. Donnington arable farmland
		29. Kingsham arable farmland
		30. South Hunston arable farmland
		31. Hunston/Mundham arable farmland
		32. North Mundham arable farmland
		33. Walnut Tree Farm
		34. Kives arable farmland
		35. Drayton arable farmland
		36. Maudlin arable farmland
		37. South Chichester arable farmland
	Worked lower coastal plain	38. Shopwyke worked ground
		39. Sherwood worked ground
		40. Whyke worked ground
	Amenity grassland	41. Fishbourne amenity grassland
	Enclosed pasture	42. North Fishbourne pastures
		43. East Fishbourne pastures
		44. Lower Turnpike pastures
		45. Hunston pastures
		46. Runcton pastures
		47. North Mundham pastures
		48. Berrymead pastures
		49. Kives pastures
		50. South Hunston pastures
		51. Donnington pastures
		52. Leythorne meadow
		53. Apuldram meadows

4.8. The distribution of the 53 landscape character parcels is shown on *Figure 4.2*.

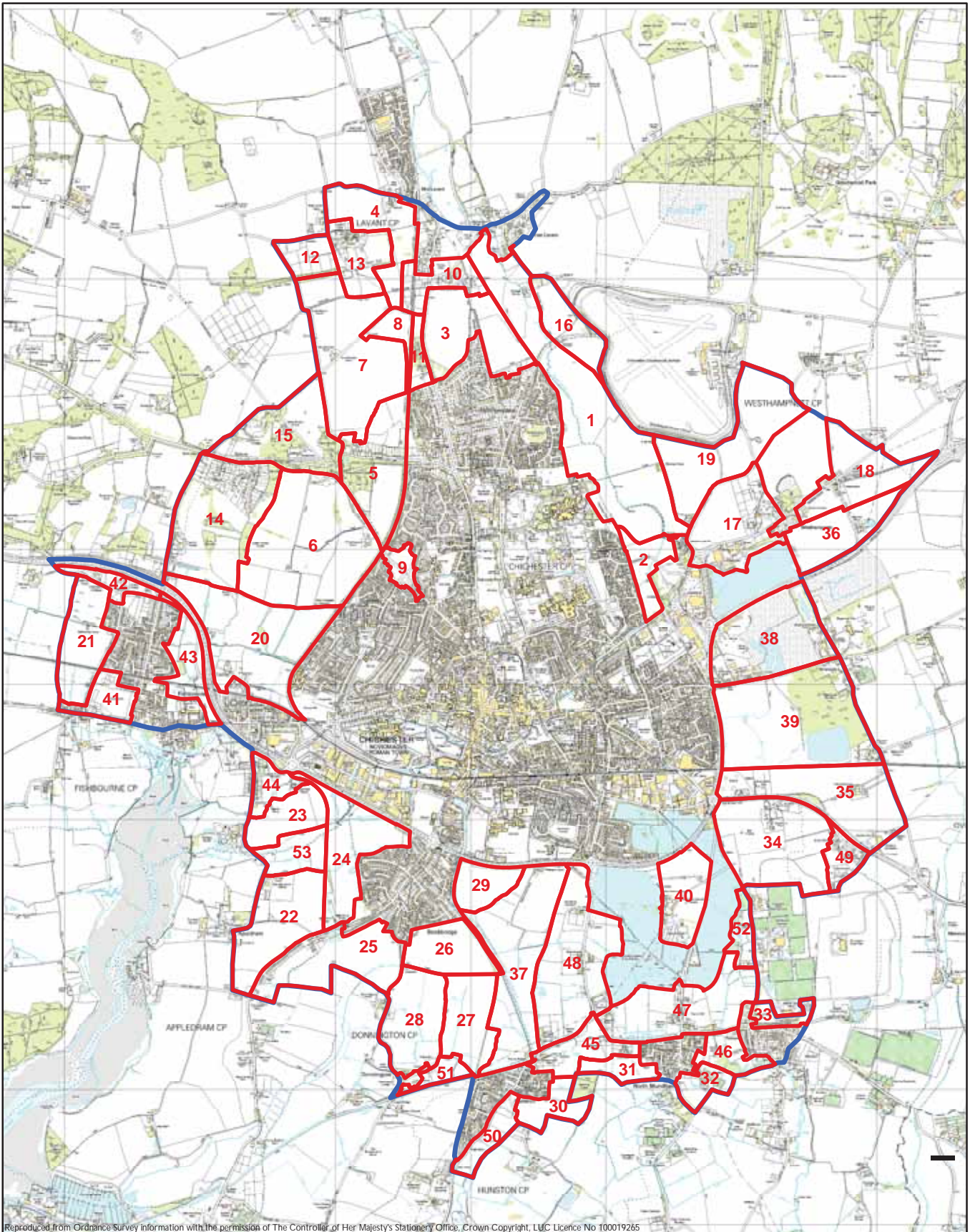




Figure 4.2:  
Landscape Character Parcels

**Key**

-  Area of Search
-  Landscape Character Parcels



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## 5. VISUAL BASELINE: PRIORITY VIEWS

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### IDENTIFICATION OF PRIORITY VIEWS TO CHICHESTER

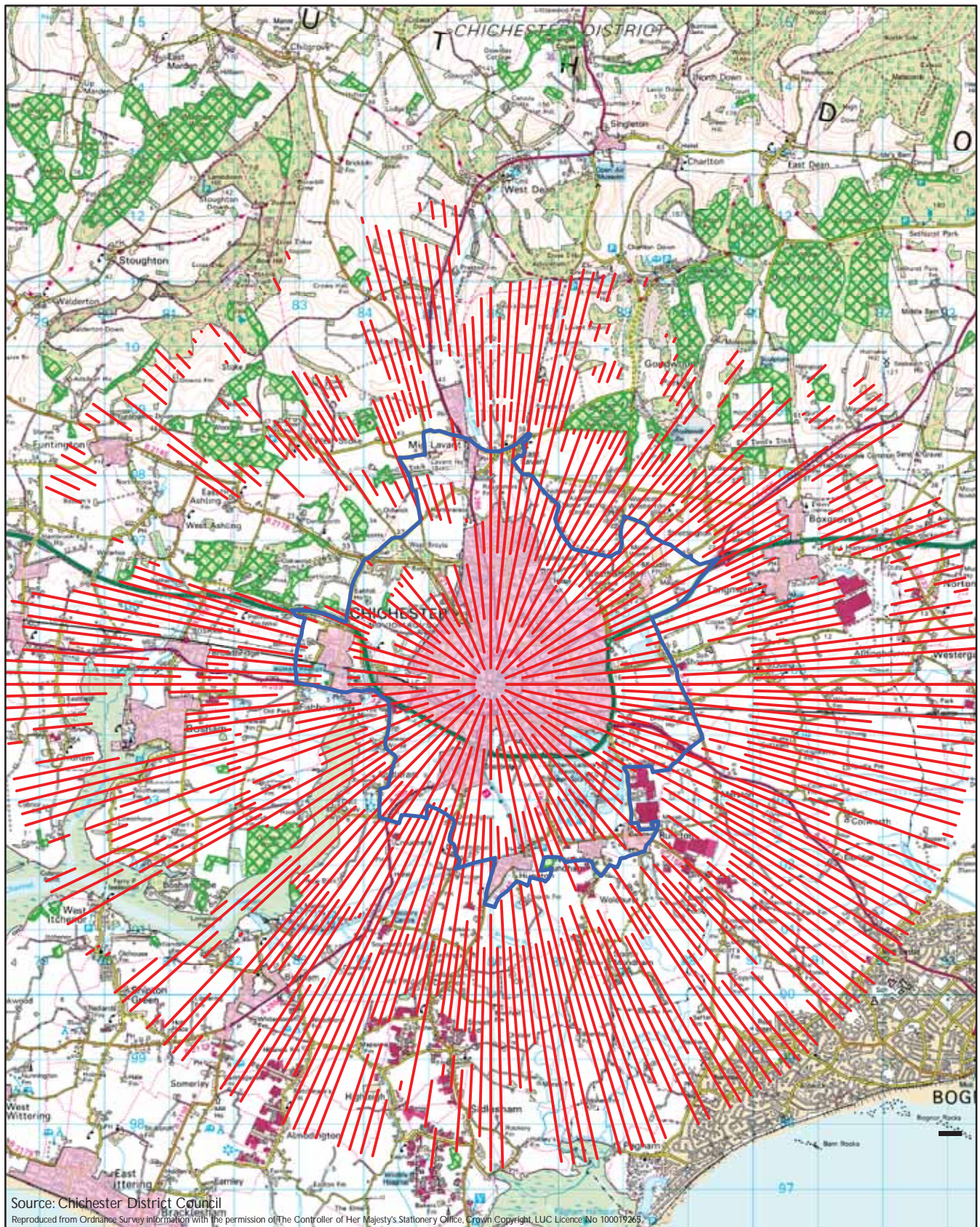
- 5.1. Since Chichester Cathedral is the dominant landmark in Chichester, views to Chichester are often focussed on the cathedral spire. The location of Chichester Cathedral on an open coastal plain means that it is potentially visible over long distances.
- 5.2. The area from which the spire of Chichester Cathedral is potentially visible was identified by plotting Zones of Visual Influence (ZVI) of the cathedral spire<sup>10</sup> using Key Terra Firma software in conjunction with Digital 3D 'Profile' topographical tiles at 5m contour intervals. The area from which the roof of Chichester Cathedral is potentially visible was also identified by plotting Zones of Visual Influence (ZVI) of the main roofline (27.43m).
- 5.3. The ZVI was refined by adding visual barriers such as blocks of woodland and areas of built development. We assumed areas of woodland (shown on the Phase 1 habitat survey) to be 20m high, with built development at 9m and glasshouses at 6m.
- 5.4. The ZVI was extended outwards to 7.5km from the cathedral since this was found to be the maximum distance at which the spire could be clearly seen in the field.
- 5.5. *Figure 5.1* illustrates the theoretical ZVI of the cathedral spire and *Figure 5.2* illustrates the theoretical ZVI of the main body of the cathedral up to the roofline. In reality intervening trees and hedgerows further constrain views at ground level.
- 5.6. The presence of the Sussex Downs to the north of the city means there are also some panoramic views from this higher ground of the whole of Chichester in its landscape setting – these views have a distinctly different character to the views focussed on the cathedral.
- 5.7. In order to identify 'priority views' of Chichester, all potential views within the ZVI of the cathedral spire were identified. These included views from popular public viewpoints, from public footpaths and recreational routes, historic views that have often been documented through paintings/ drawings/ photographs, and views from each of the main approaches to Chichester.
- 5.8. Potential views included those from:
  - the A286 approach from north;
  - Madgwick Lane/ bridleway around Goodwood Airfield;
  - the A27 approach from east;
  - roads to the east (e.g. at Ruff's Cottages);
  - the A259 approach from the east;

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<sup>10</sup> The height of the Cathedral Spire was provided by Chichester District Council (277 feet = 84 metres).






- the A285 approach from the east;
- public bridleways/ footpaths through old gravel pits;
- public footpaths around Hunston;
- the canal towpath alongside the Chichester Canal;
- the A286 approach from south;
- Chichester Marina/ Yacht Basin;
- Copperas Point;
- Dell Quay Road;
- the settlement of Apuldram;
- Chichester Harbour;
- the Bosham Peninsula;
- the A259 approach from west;
- the A27 approach from west;
- the bridleway between Broadbridge and Knapp Farm;
- Newlands Lane;
- Old Broyle Road approach from west;
- the B2201 approach from south;
- Pagham Harbour;
- Lavant Down; and
- Stoke Down.

5.9. Each of these viewpoints/ areas was visited and an evaluation of aesthetic quality, historic significance, public accessibility, and number of potential viewers likely to experience the view was undertaken to identify which of the views should be chosen as the priority, or representative, views. The results are illustrated in the following table.



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Figure 5.1:  
**Zone of Visual Influence of Chichester Cathedral Spire (84.43m)**

- |   |  |   |                |   |          |
|---|--|---|----------------|---|----------|
|  | Area of Search                         |  | Woodland 20m   |  | Urban 9m |
|  | Zone of Visual Influence (up to 7.5km) |  | Glasshouses 6m |   |          |

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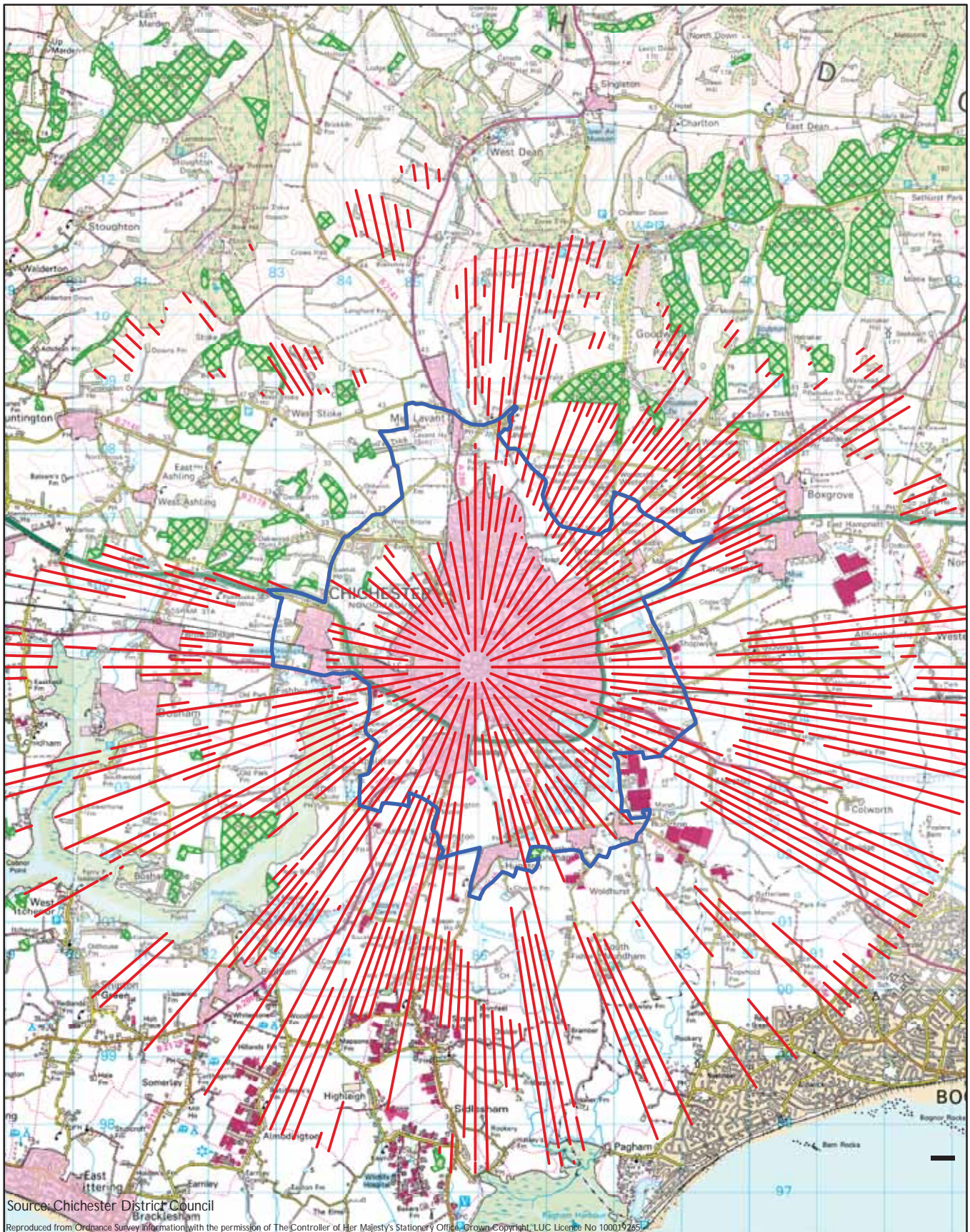
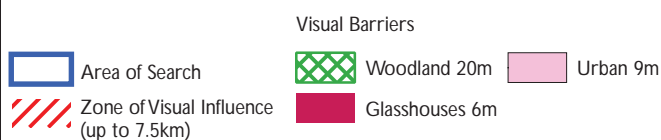


Figure 5.2:  
**Zone of Visual Influence of Chichester Cathedral's  
 Main Roofline (27.43m)**



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Viewpoint	Priority View?	Reason
<i>Views Focussed on the Cathedral</i>		
A286 from the North	No	Only minor glimpses of the spire are possible.
Madgwick Lane from Goodwood	Yes - View on approaching Chichester along Madgwick Lane from Goodwood	The first view of Chichester for many visitors (Priority View 1)
A27 from the East	Yes - view from the A27 approach to Chichester from the east	A relatively clear, and close up, view of the cathedral spire for a very large number of motorists approaching Chichester, or passing around Chichester on the ring road (Priority View 2)
From roads from the east (e.g. Ruff's Cottages)	No	Glimpses of the spire only – quiet lane.
A259 from the East	Yes - view from the A259 approach to Chichester from the east	A clear view of the spire experienced by a large number of motorists approaching Chichester from Bognor Regis (Priority View 3)
A285 (old Roman Road) from the East	No	Glimpse of spire on outskirts of Halnaker only. At this distance 2-3 storey development within area of search boundary would not affect view of the spire therefore the view does not need to be included
Public bridleway/footpath between old gravel workings	Yes - view from the public bridleway at the northern end of Ivy Lake	A clear view of the cathedral spire and part of the roof from a short section of footpath - experienced by a number of recreational uses (as well as holiday homes on the edge of the lake) (Priority View 4)
Footpaths around Hunston Copse	Yes - view from the public footpath on the western edge of Hunston Copse	A 'keyhole' view of the cathedral nave and spire well framed by trees – experienced by users of the public footpath (Priority View 5)
Towpath of Chichester Canal	Yes - view from the eastern end of the Chichester Canal (from Poyntz Bridge)	A clear view of the cathedral nave and spire seen by many people. Survives much as it was when Turner painted by it in 1829 (Priority View 6)
Towpath of Chichester Canal	Yes - view from the western end of the Chichester Canal (east of Cutfield Bridge)	A clear, and aesthetically appealing, view of the cathedral nave and spire seen by users of the canal towpath (Priority View 7)
A286 at Cutfield Bridge	View from the A286 approach to Chichester from the south (at Cutfield Bridge)	A relatively clear view of the spire and top of the roof experienced by a large number of motorists approaching Chichester from the coast (Priority View 8)

Viewpoint	Priority View?	Reason
Chichester Marina/ Yacht Basin	Yes	An aesthetically appealing view of the cathedral spire rising above the treeline. Seen by many visitors to the Marina and walkers on the public footpath past the Marina (Priority View 9)
Copperas Point (painted by George Lambert)/ public footpath from Salterns Copse	Yes - view from Salterns Copse/ Copperas Point	An aesthetically appealing view of the cathedral spire and part of the nave. This view was painted by George Lambert in 1828 and is experienced by walkers on the permitted footpath along the edge of Chichester Harbour (Priority View 10)
Chichester Harbour	Yes – view from public footpath along edge of Fishbourne Channel	A good view of the cathedral across the open water of Chichester Harbour. Public viewpoint in the AONB (View 11)
Chichester Harbour	Yes – view from the water	A popular viewpoint of the cathedral from the water. This area is popular for sailing and many people experience this view of the cathedral, which changes as the tides rise and fall (View 12)  The view from the harbour mouth, although an important view of the cathedral, is considered too distant to be one of the priority views for the purposes of this study.
Bosham Peninsula	Yes - view from Park Lane on the Bosham Peninsula	A clear view of the cathedral's nave, spire and bell tower seen by many visitors to the Chichester harbour AONB as well as residents on the Bosham peninsula (Priority View 13)
Dell Quay Road	Yes	A clear view of the cathedral's nave, spire and bell tower seen by many motorists visiting Dell Quay and walkers on the public footpath that crosses the road (Priority View 14)
Apuldram	No	Cathedral is screened by trees
A259 from West	No	Although this is an important historic approach to Chichester (old Roman Road), the embanked A27 and railway mean that only occasional glimpses of the spire are possible from this approach
A27 from West	No	Occasional glimpses of spire only – trees would obscure views of any new built development within the area of search therefore this viewpoint will not be taken forward as a priority view for the purposes of this assessment.
Bridleway between Broadbridge and Knapp Farm	Yes	Good view of cathedral across open farmland to the west of Chichester. Public bridleway. Also representative of private views from this direction. (View 15)

Viewpoint	Priority View?	Reason
Newlands Lane	Yes	Although this public footpath is infrequently used there are good views of the cathedral at relatively close proximity. Also representative of private views from Newlands Cottages. (View 16).
Old Broyle Road	Yes	Very good view of the cathedral nave and spire experienced by many motorists approaching Chichester. (Priority View 17)  Also a clear view of the cathedral nave and spire experienced by users of the amenity open space (and residents) on the Broyle Estate. A similar view was painted by Joseph Francis Gilbert in 1833 (Priority View 18)
B2201 approach from Donnington	Yes	Good view of the cathedral nave and spire – many motorists pass this point (Priority View 19)
Pagham Harbour	No	Although the cathedral is visible from the harbour, this view is considered to be too distant to be one of the priority views for the purposes of this study (it would be unaffected by any of the potential development options)
<b><i>Panoramic Views of Chichester in its Landscape Setting</i></b>		
Lavant Down	Yes - view from the car park and viewpoint at The Trundle	A spectacular panorama of Chichester in its landscape setting well visited by walkers and motorists (Priority View 20)
Stoke Down	Yes – views from Stoke Clump	Elevated view of Chichester with the spire prominent rising from Chichester's wooded skyline – visible from a public bridleway (Priority View 21)

- 5.10. The framed views of the cathedral are illustrated by viewcones in **Figure 5.3**. The panoramic views are illustrated by zones of visibility and are presented in **Figures 5.4** and **5.5**. The areas marked by a red starburst are visible at ground level. Tall buildings such as Chichester Cathedral will also be visible in these panoramas.

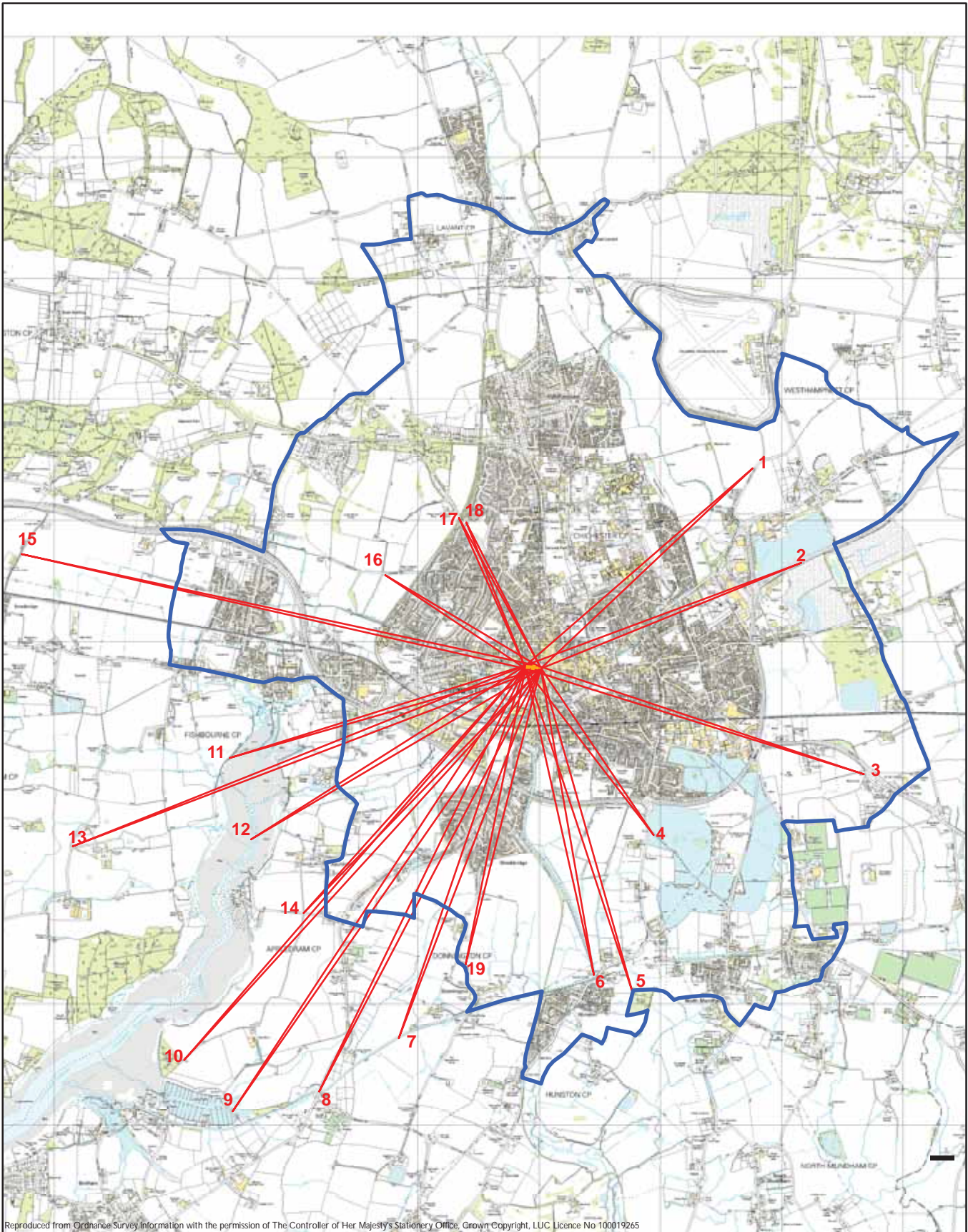


Figure 5.3:  
**Priority Views - Views to Chichester Cathedral**

- Key
- Area of Search
  - Viewcones to Chichester Cathedral
  - Cathedral

0 1 2 km

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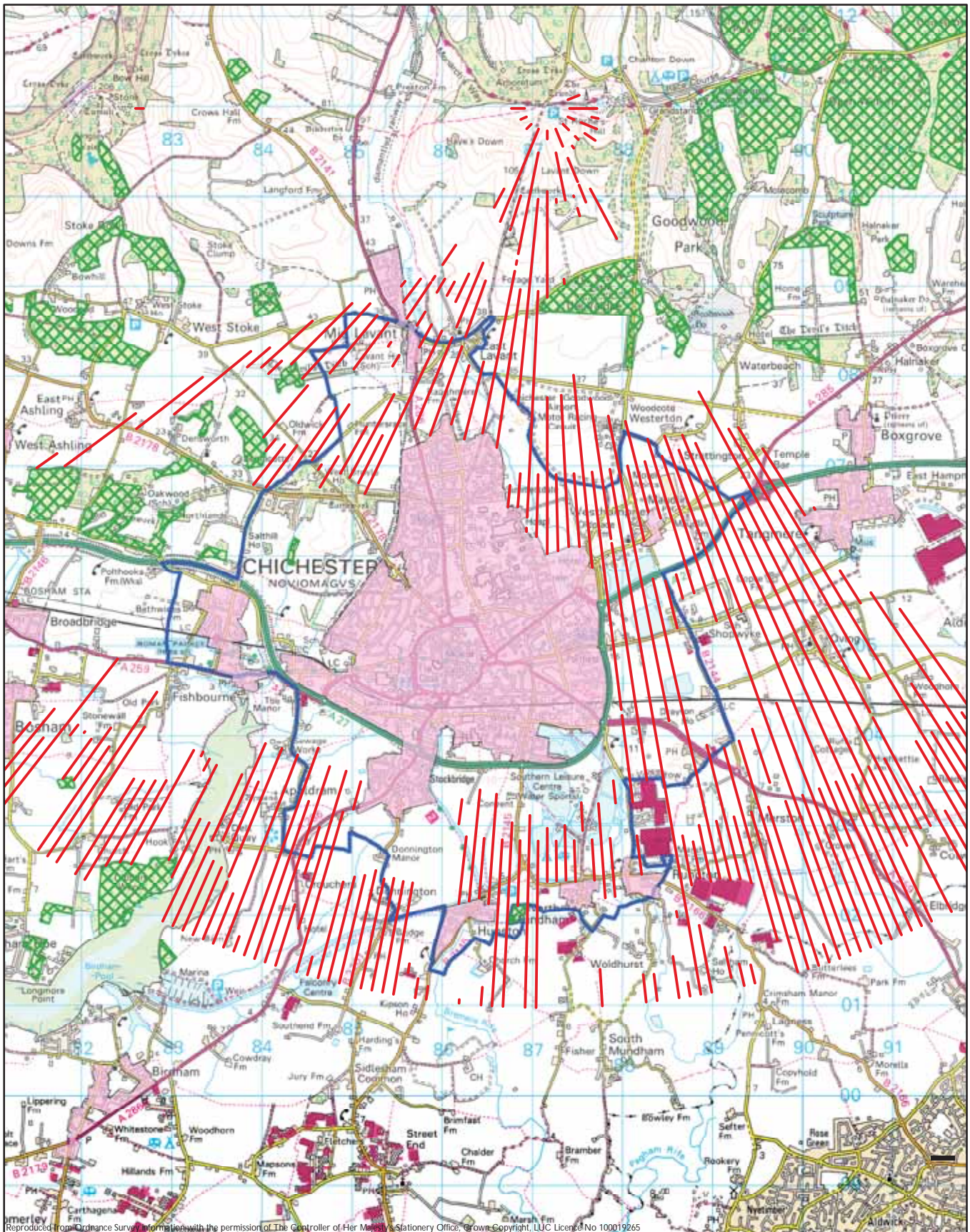


Figure 5.4:  
**Priority Views - Panoramic View from The Trundle (View 20)**



Key

Area of Search

Zone of Visibility from View 20:  
 Panoramic View from The Trundle  
 (up to 10km)

Visual Barriers

Woodland 20m Glasshouses 6m  
 Urban 9m

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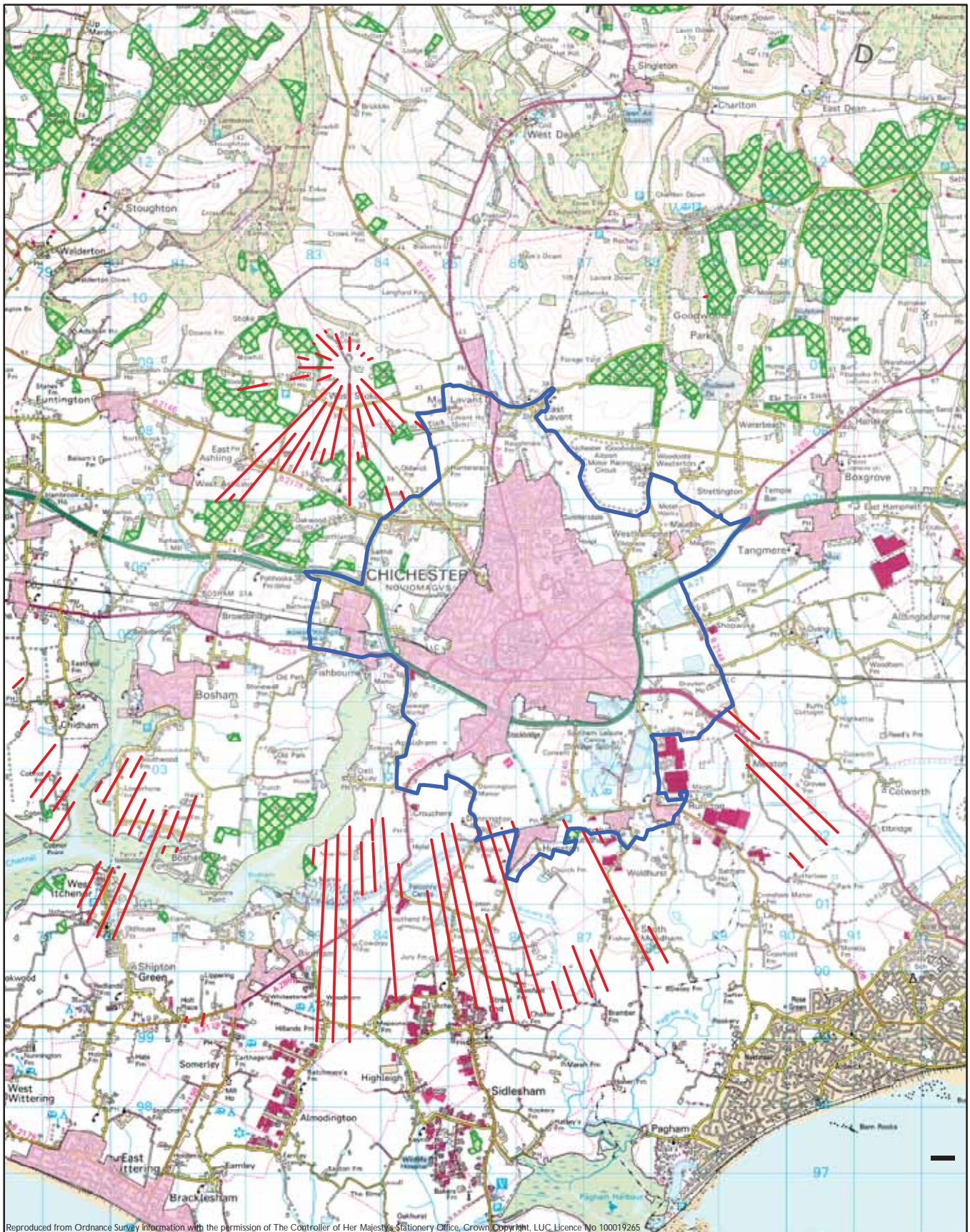







Figure 5.5:  
**Priority Views - Panoramic View from Stoke Clump (View 21)**



Key

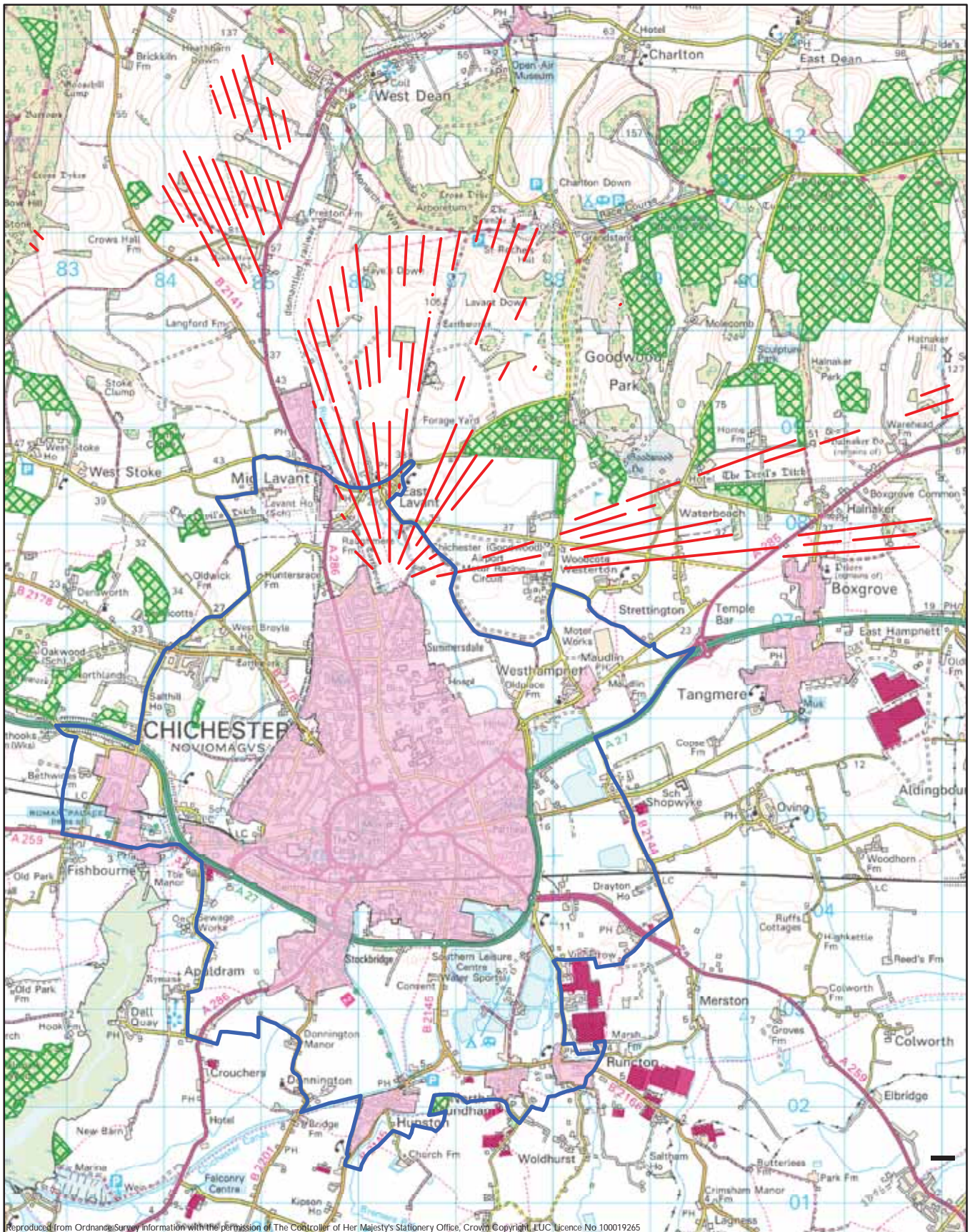
- |   |   |   |              |   |                |
|---|---|---|--------------|---|----------------|
|  | Area of Search  |  | Woodland 20m |  | Glasshouses 6m |
|  | Zone of Visibility from View 21:<br>Panoramic View from Stoke<br>Clump (up to 10km) |  | Urban 9m     |   |                |

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## IDENTIFICATION OF PRIORITY VIEWS FROM CHICHESTER



- 5.11. There are few views *from* public areas within Chichester to the surrounding landscape. Residential estates, industrial estates and the A27(T) with its associated vegetation enclose Chichester to the south and south-east. This severely restricts views out of Chichester in this direction. However, residents on the edges of Stockbridge currently experience views over open fields.
- 5.12. To the north-east the Lavant Valley allows views from residential properties on the edges of Chichester over the open river valley to the Sussex Downs beyond. The Graylingwell Hospital Conservation Area abuts the Lavant Valley from where there are views, but this area is not accessible to the public.
- 5.13. To the north there are views from residential properties and from the public footpath on the northern edge of Chichester. These are rural views across open farmland to the downs. The view from the public footpath is important because it reveals the relationship of Chichester with the rural farmland of the upper coastal plain and the Sussex Downs beyond (Priority View 22).
- 5.14. The western edge of Chichester provides another good opportunity for views out of Chichester. Centurian Way provides a popular walking and cycling route that abuts open farmland. From this recreational route there are views across surrounding open countryside. The most important of these are the view from the footpath/cycleway north of new Cottages across open farmland (View 23) and the view from the footpath/cycleway at Hunters Race where it crosses the course of the Roman Road (Priority View 24). These views are shown in *Figures 5.6* and *5.7*.






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Figure 5.6:  
**Priority Views - View from Footpath along the Northern Edge of Chichester (View 22)**

**Key**

-  Area of Search
-  Zone of Visibility from View 22:  
Footpath along the Northern edge of Chichester

**Visual Barriers**

-  Woodland 20m
-  Urban 9m
-  Glasshouses 6m



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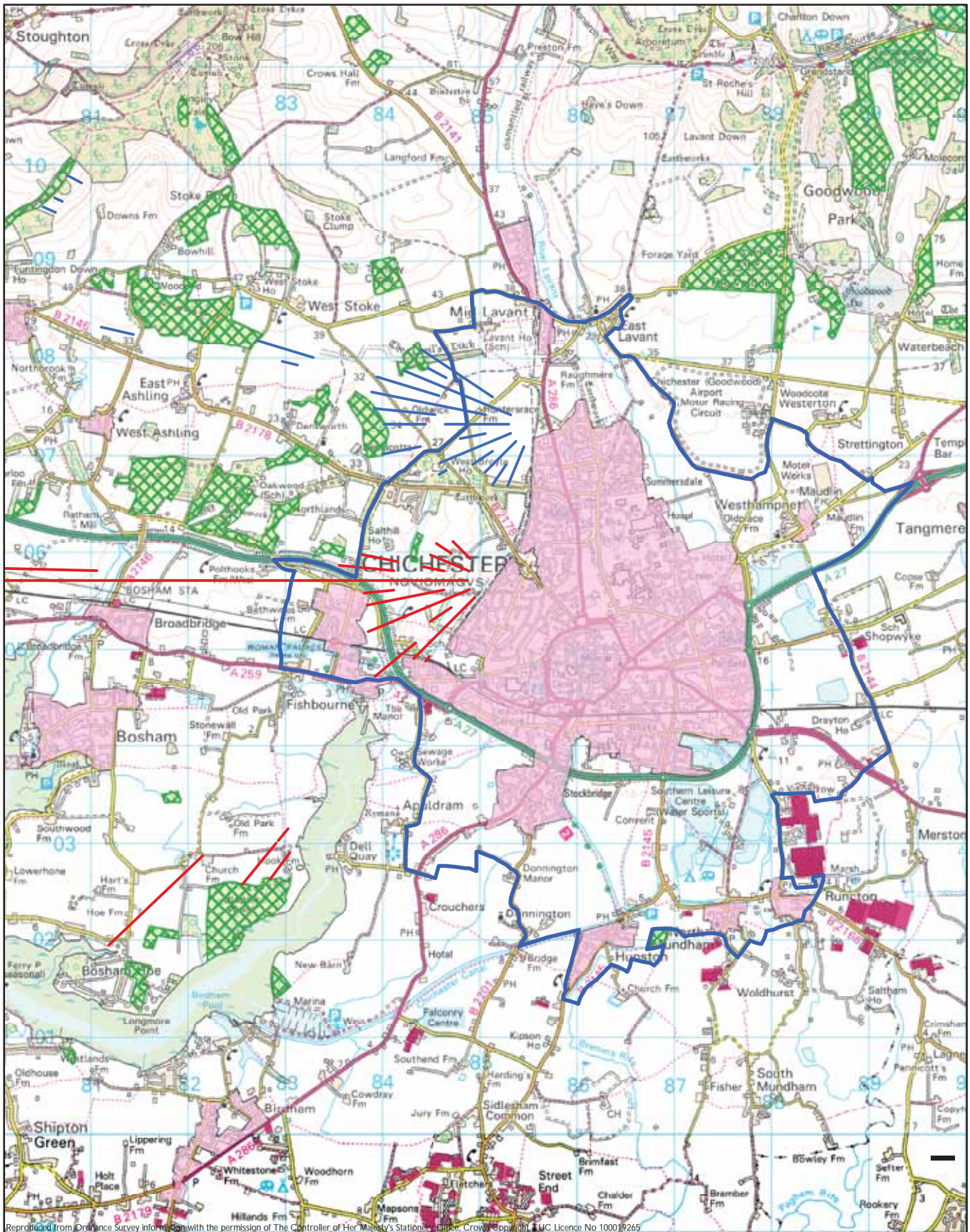


Figure 5.7:  
**Priority Views - View from Centurian Way North of New Cottages (23) and View from Centurian Way at Hunters Race (24)**

**Key**

- Area of Search
- Zone of Visibility from View 23:  
Centurian Way North of New Cottages
- Zone of Visibility from View 24:  
Centurian Way at Hunters Race
- Woodland 20m
- Glasshouses 6m
- Urban 9m

0 1 2 km

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## EVALUATION OF PRIORITY VIEWS

- 5.15. The following pages provide a description of each 'priority view' accompanied by an evaluation of the viewpoint based on:
- the character of the existing view – including the role that the cathedral plays in the view;
  - the quality/ integrity of the view - including the presence or absence of incongruous features;
  - viewpoint type and importance; and
  - the value of the view (including cultural/ historic values).
- 5.16. Important bands of trees/ vegetation have also been highlighted since these create visual screens and may inform where development could be accommodated without adversely affecting the view.

## **Views Focussed on the Cathedral**



View 1: From Madgwick Lane



View 2: From A27 approach to Chichester from the east





View 3: View from the A259 approach to Chichester from the east



View 4: View from public bridleway across Ivy Lake



View 5: View from Hunston Copse



View 6: View from Poyntz Bridge



View 7: From the western end of the Chichester Canal



View 8: From the A286 at Cutfield Bridge



View 9: From Chichester Marina/Yacht Basin



View 10: From Salterns Copse



View 11: From public footpath along west side of Fishbourne Channel



View 12: From Fishbourne Channel



View 13: From Park Lane on the Bosham Peninsula



View 14: From Dell Quay Road



View 15: From the bridleway between Broadbridge and Knapp Farm



View 16: From Newlands Lane



View 17: From Old Broyle Road



View 18: From Broyle Estate





View 19: From B2201 from Donnington

## VIEW 1: VIEW FROM MADGWICK LANE

---

### **Character of the existing view**

- 5.17. This is a glimpsed view of the cathedral spire from a tree lined road approach to Chichester from Goodwood. The foreground is created by the avenue of trees along the road. In the middle ground the urban edge of Chichester may be seen between the trees. The spire forms a prominent element against the open sky.

### **Quality/ integrity of the view**

- 5.18. The degraded condition of hedgerows detracts from the foreground/ middle ground of this view, as do the modern red brick houses on the residential estates by the hospital in the middle ground. Although the spire is clearly visible in this view, the red brick water tower at Graylingwell Hospital appears to be of a similar height from this viewpoint and competes with the spire as a landmark on the skyline.

### **Viewpoint type and importance**

- 5.19. Many motorists experience this view momentarily as they approach Chichester from Goodwood. Recreational users (on the bridleway along Stocks Lane) also experience the view.

### **Value of the view**

- 5.20. This view is locally valued for glimpses of the cathedral.

### **Important bands of trees/ vegetation**

- 5.21. The band of vegetation along the River Lavant screens views of the urban edge from this location.

## **VIEW 2: VIEW FROM THE A27 APPROACH TO CHICHESTER FROM THE EAST**

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### **Character of the existing view**

- 5.22. This is a somewhat discordant view of the cathedral spire from the main A27 approach from Brighton in amongst the visual clutter of the dual carriageway with its associated traffic and signage in the foreground. The middle ground is dominated by the modern warehouse style buildings of the Portfield Retail Park which block views of the cathedral on approaching the Portfield roundabout. However, beyond rises the cathedral spire which is visible against a clear sky.

### **Quality/ integrity of the view**

- 5.23. The dual carriageway with its traffic and signage detracts from the quality of the foreground to the view. The integrity of this view is disrupted by the large buildings on the Portfield Retail Park which block views of the cathedral as one approaches the Portfield roundabout.

### **Viewpoint type and importance**

- 5.24. Since this view is experienced by a large number of motorists approaching Chichester from the east on the main ring road around the city it is an important viewpoint in the consideration of future development options, albeit somewhat diminished by the presence of the dual carriageway and retail park.

### **Value of the view**

- 5.25. This view is valued because motorists can experience views of the cathedral without entering the city.

### **Important bands of trees/ vegetation**

- 5.26. Embankments and low lying vegetation on either side of the A27 help to form a corridor view focussed on the cathedral. Trees alongside the gravel pits provide a visual screen of potential development sites.

## **VIEW 3: VIEW FROM THE A259 APPROACH TO CHICHESTER FROM THE EAST**

---

### **Character of the existing view**

- 5.27. The cathedral spire rises above the treeline in this view from the A259. The foreground of the view is characterised by a dual carriageway with its associated traffic and signage. The middle ground is formed by the rural flat landscape of fields, hedges and tree belts. The cathedral spire is visible against a clear sky in the background.

### **Quality/ integrity of the view**

- 5.28. The dual carriageway with its traffic and signage forms a distracting foreground to the view of the cathedral spire set in attractive rural surroundings.

### **Viewpoint type and importance**

- 5.29. Although this viewpoint includes a low quality foreground, and motorists only experience the view momentarily, it is experienced by a large number of motorists approaching Chichester from the east (Bognor Regis).

### **Value of the view**

- 5.30. This viewpoint is valued for the good view it provides of the cathedral spire from close proximity without entering the city.

### **Important bands of trees/ vegetation**

- 5.31. Vegetation around Brick Kiln Farm forms a visual screen to the fields beyond.

## **VIEW 4: VIEW FROM THE PUBLIC BRIDLEWAY ACROSS IVY LAKE**

---

### **Character of the existing view**

- 5.32. There are very few views from the bridleway across Ivy Lake due to the large amount of vegetation cover. However, there is a 'keyhole' view of the cathedral spire from the northern end of the path. The foreground is formed by an unsurfaced bridleway between gravel pits – vegetation borders the pits (now lakes) and helps to channel views to the cathedral. The middle ground of the view is dominated by trees (predominantly along Watery Lane). The cathedral spire is visible against a clear sky in the background.

### **Quality/ integrity of the view**

- 5.33. Unmanaged vegetation, gateways and temporary fencing detract from the quality of the foreground of this view. However, the rural middle ground forms an attractive setting to Chichester and the spire of the cathedral.

### **Viewpoint type and importance**

- 5.34. Although the foreground of this view is of low scenic quality, this view of the cathedral is experienced by walkers and horse riders using the public bridleway who have an interest in their visual surroundings. Residents of holiday homes on the edge of the lake also experience prolonged exposure to this view.

### **Value of the view**

- 5.35. This view is valued locally for the good view of the cathedral spire.

### **Important bands of trees/ vegetation**

- 5.36. Trees along Watery Line provide a visual screen to the A27 and built development beyond.

## VIEW 5: VIEW FROM HUNSTON COPSE

---

### **Character of the existing view**

- 5.37. This is a 'keyhole' view of the cathedral from the west side of Hunston Copse. The foreground is formed by flat farmland punctuated by trees and copses. The trees form a perfect frame to this view in which the cathedral nave and spire are visible.

### **Quality/ integrity of the view**

- 5.38. This is a high quality and aesthetically appealing view. The only detractors in the view are the overhead electricity cables and a road in the middle ground.

### **Viewpoint type and importance**

- 5.39. This view is important because it provides a high quality view of the cathedral. It is viewed by users of the footpaths through, and around, Hunston Copse.

### **Value of the view**

- 5.40. This view is valued locally for the good view it provides of the cathedral nave and spire.

### **Important bands of trees/ vegetation**

- 5.41. The absence of trees in this view is important – if trees were to be planted in the viewcone the view would be obliterated. There are therefore few opportunities to mitigate the visual effect of any development within the viewcone through screen planting.

## VIEW 6: VIEW FROM POYNTZ BRIDGE

---

### **Character of the existing view**

- 5.42. There are clear views of the cathedral from the canal towpath between the public footpath on the west edge of Hunston and the public car park on the east edge of Hunston (including the northern arm of the canal). This view is probably best represented from Poyntz Bridge. This is a well known view painted by JWM Turner of the nave and spire of the cathedral seen across the open water of the Chichester Canal and the meadows that border the canal. Trees along the ring road in the middle distance screen views of traffic and the urban edge of Chichester - the cathedral is visible across meadows with the Sussex Downs visible in the background.

### **Quality/ integrity of the view**

- 5.43. Electricity wires that cross the midground of the view detract from an otherwise unspoilt view which appears almost as it did when Turner painted it in 1829.

### **Viewpoint type and importance**

- 5.44. This viewpoint is from a public right of way which forms part of the Chichester Canal towpath/ cycle route. Many walkers and cyclists use the Canal towpath. The importance of this viewpoint is heightened by the association with Turner.

### **Value of the view**

- 5.45. This view is highly valued for its aesthetic composition, integrity, historic continuity and associations with Turner.

### **Important bands of trees/ vegetation**

- 5.46. From Poyntz Bridge the trees along the ring road and hedgerows along the drainage channels to the north of the canal filter views of traffic and urban development on the outskirts of Chichester.

## **VIEW 7: VIEW FROM THE WESTERN END OF THE CHICHESTER CANAL**

---

### **Character of the existing view**

- 5.47. There are clear views of the cathedral from the canal towpath for a short section west of Donnington. This viewpoint is representative of the sequential view along this towpath. It is a clear, and aesthetically pleasing, view of the cathedral nave and spire seen across the open water of the Chichester Canal and the meadows that border the canal. The foreground is dominated by the canal, reeds and open fields. Layers of hedgerows and trees in the middle ground frame the view of the cathedral and screen views of traffic and the urban edge of Chichester. The cathedral is the focus of the view - visible across meadows with the Sussex Downs in the background.

### **Quality/ integrity of the view**

- 5.48. This is a high quality, aesthetically pleasing view with no visible detractors.

### **Viewpoint type and importance**

- 5.49. This viewpoint is from the public right of way which forms part of the Chichester Canal towpath/ cycle route. Many walkers and cyclists use the Canal towpath thereby increasing the importance of this viewpoint.

### **Value of the view**

- 5.50. This view is valued for its aesthetic composition and visual integrity.

### **Important bands of trees/ vegetation**

- 5.51. Trees along the drain that passes Pump Bottom Farm, and around Donnington Church provide dense visual barriers. In addition, intermittent hedgerows filter views to Stockbridge.



## **VIEW 8: VIEW FROM THE A286 AT CUTFIELD BRIDGE**

---

### **Character of the existing view**

- 5.52. This is a 'keyhole' view of the cathedral spire and roof between vegetation. The foreground of this view is dominated by the A286, traffic and signage, while the middle ground is characterised by trees that border the A286. The Sussex Downs are visible in the background. The cathedral is the main focus of the view and indicates the position of Chichester.

### **Quality/ integrity of the view**

- 5.53. The signage and road traffic in the foreground are the only detractors in this framed view of the cathedral.

### **Viewpoint type and importance**

- 5.54. This viewpoint is from the A286 approach to Chichester from the south coast. It is therefore a popular route into the city for both local residents and visitors and, although it only appears momentarily, many people experience the view.

### **Value of the view**

- 5.55. This view is valued locally for the role it plays in identifying the location of Chichester.

### **Important bands of trees/ vegetation**

- 5.56. Trees along the A286 screen views of fields beyond the road.

## **VIEW 9: VIEW FROM CHICHESTER MARINA/ YACHT BASIN**

---

### **Character of the existing view**

- 5.57. There are views of the cathedral spire from the public footpath that borders Chichester Yacht Basin. This is a representative view from the eastern end of the basin. The foreground of the view is dominated by open water and reed beds which indicate the low lying nature of the Chichester's landscape setting. The middle ground is dominated by layers of hedgerows and trees which filter views to the cathedral. The Sussex Downs forms an attractive backdrop. The cathedral spire is the main focus of the view, rising above the treeline in the distance.

### **Quality/ integrity of the view**

- 5.58. This is an aesthetically pleasing view of the cathedral across marshes and farmland with no detractors visible. The view reveals the character of the lowland coastal plain landscape to the south-west of Chichester.

### **Viewpoint type and importance**

- 5.59. This viewpoint is from the marina and public footpath within the Chichester Harbour AONB. Many visitors to the marina and users of the public footpath experience this view of the cathedral. There is also a bird hide looking over the marshes towards the cathedral. Visitors to the AONB are likely to have a particular interest in the scenic quality of their surroundings.

### **Value of the view**

- 5.60. This view is valued locally by users of the marina and more widely by visitors to the AONB.

### **Important bands of trees/ vegetation**

- 5.61. Intermittent vegetation along the hedgerow on the field boundary east of New Barn and the A286 screen views beyond Crouchend.

## **VIEW 10: VIEW FROM SALTERNS COPSE**

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### **Character of the existing view**

- 5.62. There are views of the cathedral spire from the public footpath that runs along the edge of Salterns Copse to Copperas Point. This is a representative view from the north end of Saltern's Copse.
- 5.63. The foreground of this view is dominated by the open coastal landscape of Chichester Harbour and farmland which reveal the low lying nature of Chichester's landscape setting. The middle ground is dominated by farmed fields and layers of hedgerows and trees which filter views to the cathedral. The Sussex Downs form an attractive backdrop to the view. The buildings at Dell Quay and the cathedral spire are the two main focal points of the view.

### **Quality/ integrity of the view**

- 5.64. This is an aesthetically pleasing view of the cathedral across the harbour and open farmland with no visible detractors. There have been few changes since this view was painted by George Lambert in 1828 except for the location of some vegetation along the harbour edge and the addition of new buildings at Dell Quay.

### **Viewpoint type and importance**

- 5.65. This viewpoint is from within the Chichester Harbour AONB and is accessible on foot. The importance of this viewpoint is heightened due to its association with a painting from a point nearby by George Lambert in 1828.

### **Value of the view**

- 5.66. This view is valued by visitors to the AONB and users of the public footpath.

### **Important bands of trees/ vegetation**

- 5.67. Trees along the harbour edge south of Dell Quay filter views at close proximity. Another significant layer of vegetation occurs at Apuldram which provides a screen to views of the fields beyond this hamlet.

## **VIEW 11: VIEW FROM PUBLIC FOOTPATH ALONG WEST SIDE OF FISHBOURNE CHANNEL**

---

### **Character of the existing view**

- 5.68. The cathedral is visible from a large part of Chichester Harbour including a substantial length of public footpath between the head of Fishbourne Channel and Oldpark Wood. This view is representative of a number of views from this public footpath and has been chosen because it provides a clear view of the cathedral (due to lower tree cover).
- 5.69. The foreground of this view is dominated by the open coastal edge of Chichester Harbour which confirms the low lying nature of the Chichester's landscape setting. The middle ground is dominated by layers of hedgerows and trees which filter views to the cathedral – houses on the outskirts of Chichester are also visible below. The Sussex Downs form an attractive backdrop to the view. The cathedral is the main focal point in this view.

### **Quality/ integrity of the view**

- 5.70. This is an aesthetically appealing view of the cathedral across the open water of the harbour. The outline of the nave, spire and bell tower, and the enormous scale of the cathedral, can be easily appreciated from this viewpoint. Some existing residential development is visible between trees on the shore line, but this does not detract from the quality of the view.

### **Viewpoint type and importance**

- 5.71. This is a popular viewpoint for users of the footpath along the harbour edge south of Fishbourne. The location within the Chichester Harbour AONB heightens the importance of this viewpoint. Visitors to the AONB are likely to have a particular interest in the scenic quality of their surroundings.

### **Value of the view**

- 5.72. This view is valued by visitors to the AONB and users of the footpath alongside Fishbourne Channel.

### **Important bands of trees/ vegetation**

- 5.73. Vegetation around the manor House and along Apuldram Lane screens views of fields to the east of Apuldram Lane.

## VIEW 12: VIEW FROM FISHBOURNE CHANNEL

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### **Character of the existing view**

- 5.74. The cathedral is visible from a large part of Chichester Harbour including much of the Fishbourne Channel. This view is representative of the view from the Fishbourne channel and has been chosen because it represents the clearest views of the cathedral.
- 5.75. The foreground of this view is open water, the midground dominated by trees that line the harbour shores and the cathedral spire the focal point of the view.

### **Quality/ integrity of the view**

- 5.76. This is a generally a high quality view with few incongruous features. The sewage treatment works, on the eastern bank of the Channel, interrupts the wooded shoreline in the middle ground of the view and is the only detracting feature in this view.

### **Viewpoint type and importance**

- 5.77. This is a popular viewpoint for sailors on the Fishbourne Channel and for users of the footpaths along the harbour edge south of Fishbourne. The location within the Chichester Harbour AONB heightens the importance of this viewpoint.

### **Value of the view**

- 5.78. This view has existed since the cathedral was built. It is therefore an historic viewpoint which has been appreciated by sailors for centuries. It is valued today by visitors to the AONB as well as everyday users of the Fishbourne channel and surrounding public footpaths.

### **Important bands of trees/ vegetation**

- 5.79. Vegetation along the harbour edge and rows of hedgerow trees filter views of the fields between the harbour and Chichester.

## **VIEW 13: VIEW FROM PARK LANE ON THE BOSHAM PENINSULA**

---

### **Character of the existing view**

- 5.80. The cathedral is visible from a large part of Chichester Harbour including a large part of the Bosham Peninsula. This view is representative of the view from the Bosham Peninsula and has been chosen because it represents a clear view of the cathedral from a public highway.
- 5.81. The foreground and middle ground of this view are dominated by open farmland of the Bosham Peninsula, punctuated by hedgerows and copses. In the distance development on the outskirts of Chichester can be seen in front of the cathedral, but it is the cathedral that draws the eye.

### **Quality/ integrity of the view**

- 5.82. Overhead wires are the only detractors in this middle ground of this high quality view of the cathedral. The outline of the nave, spire and bell tower and the enormous scale of the cathedral can be appreciated from this viewpoint

### **Viewpoint type and importance**

- 5.83. This viewpoint is from Park Lane which winds its way across the Bosham Peninsula within the Chichester Harbour AONB. It is also representative of the views from the public footpaths that cross the peninsula to the east of Park Lane.

### **Value of the view**

- 5.84. This view of the cathedral is valued by visitors to the AONB (both by car and on foot) and by residents on the Bosham Peninsula.

### **Important bands of trees/ vegetation**

- 5.85. Trees in copses around farms and vegetation along the water's edge filter views towards Chichester thereby limiting views at ground level. Locations closer to Chichester are therefore less visible from this viewpoint.

## **VIEW 14: VIEW FROM DELL QUAY ROAD**

---

### **Character of the existing view**

- 5.86. There are views of the cathedral from the open fields to the south-west of Chichester. This viewpoint has been chosen because it is representative of views from this direction and is from the busy road to Dell Quay as well as at a junction of a public footpath.
- 5.87. The foreground of this view is dominated by a ploughed field with intermittent field boundaries. The middle ground is characterised by hedgerows and belts of trees which form a wooded setting to the cathedral. The Sussex Downs form an attractive backdrop to the view. The cathedral is the main focus of the view whose spire is seen against an open sky.

### **Quality/ integrity of the view**

- 5.88. The degraded quality of the field boundaries in the foreground and overhead wires detract from the quality of this view. However, it still remains a clear view of the cathedral in which the nave, spire and bell tower can be appreciated.

### **Viewpoint type and importance**

- 5.89. Although the foreground to this viewpoint is somewhat degraded, this viewpoint is from the access road to the historic Dell Quay and on a public footpath within the Chichester Harbour AONB. Visitors to the AONB are likely to have a particular interest in the scenic quality of their surroundings.

### **Value of the view**

- 5.90. This view is valued by visitors to the AONB (both on the road to and from Dell Quay and on the public footpath between Chichester Marina and Apuldram).

### **Important bands of trees/ vegetation**

- 5.91. Some low and intermittent hedgerows dividing the fields around Apuldram partially filter views of fields beyond this point, but the area remains generally open. Vegetation along the ring road screens views of buildings on the existing edge of Chichester.

## **VIEW 15: VIEW FROM THE BRIDLEWAY BETWEEN BROADBRIDGE AND KNAPP FARM**

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### **Character of the existing view**

- 5.92. There are some clear, longer distance views of the cathedral spire from open farmland to the west of Fishbourne. This viewpoint has been chosen because it is representative of these longer distance views from the west and lies on a public bridleway.
- 5.93. The foreground of this view is dominated by an open arable field. The middle ground is characterised by open farmland with intermittent field boundaries hedgerows and belts of trees. The cathedral is the main focus of the view whose spire is seen against an open sky.

### **Quality/ integrity of the view**

- 5.94. The degraded quality of the field boundaries in the foreground and overhead electricity pylons detract from the quality of this view. However, it still remains a clear view of the cathedral in which the nave, spire and bell tower can be appreciated.

### **Viewpoint type and importance**

- 5.95. Although the foreground to this viewpoint is somewhat degraded, this viewpoint is from a public bridleway.

### **Value of the view**

- 5.96. This view is valued by users of the public bridleway and local residents.

### **Important bands of trees/ vegetation**

- 5.97. The copse north of Ham Farm screens views of fields south of the railway line.



## **VIEW 16: VIEW FROM NEWLANDS LANE**

---

### **Character of the existing view**

- 5.98. This viewpoint is chosen because it is one of the few public views of the cathedral from the north-west of Chichester.
- 5.99. The foreground of this view is dominated by an open arable field. The middle ground is characterised by vegetation along the disused railway track (Centurian Way) and roofs of residential houses beyond. The cathedral is a landmark, whose spire is seen against an open sky.

### **Quality/ integrity of the view**

- 5.100. The embanked railway and roofs of houses beyond intrude into this view of the cathedral.

### **Viewpoint type and importance**

- 5.101. This viewpoint is located on a public footpath with moderate usage. It is also representative of the view from Newlands Cottages.

### **Value of the view**

- 5.102. This view is valued by users of the public footpath and local residents.

### **Important bands of trees/ vegetation**

- 5.103. Vegetation along the disused railway partially screens views of built development in the foreground.

## VIEW 17: VIEW FROM OLD BROYLE ROAD

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### **Character of the existing view**

- 5.104. This view is a 'keyhole' view of the cathedral at the western gateway to Chichester. It has been selected because it is a clear view of the cathedral that is experienced by many motorists.
- 5.105. The foreground of this view is dominated by the Old Broyle Road and the bridge over the dismantled railway that forms a 'gateway' into Chichester. Vegetation along the dismantled railway frames the view of the cathedral which appears as a silhouette in the background.

### **Quality/ integrity of the view**

- 5.106. This is a high quality, close distance, view of the cathedral in which the nave, spire and free standing bell tower can be appreciated. There are no detracting features in the view.

### **Viewpoint type and importance**

- 5.107. This viewpoint is from an historic route into Chichester (that was in existence by the 18<sup>th</sup> century) and is a busy route into Chichester for motorists approaching from Funtington and beyond. This view of the cathedral is experienced by a large number of motorists. However, motorists only experience momentary views.

### **Important bands of trees/ vegetation**

- 5.108. The trees along the disused railway embankment screen views of the modern housing on the outskirts of Chichester.

## VIEW 18: VIEW FROM BROYLE ESTATE

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### **Character of the existing view**

- 5.109. The cathedral is visible from the public open space in the Broyle Estate. This viewpoint has been selected because it is representative of the view from this open space and is experienced by many local residents as well as motorists on one of the main approaches to Chichester.
- 5.110. The foreground of this view is dominated by the amenity grassland of the Broyle Estate open space. This includes some amenity planting, including some semi-mature trees. The open foreground reveals a clear view of the cathedral nave, spire and free standing bell tower.

### **Quality/ integrity of the view**

- 5.111. This is a high quality, close distance, view of the cathedral in which the nave, spire and free standing bell tower can be appreciated. The only detracting features are the residential houses that stand in the foreground of the view.

### **Viewpoint type and importance**

- 5.112. This viewpoint is from an area of open space which is used as a recreational space for the local population. The view is similar to a view painted by Joseph Francis Gilbert in 1833 and this heightens the importance of the viewpoint.

### **Important bands of trees/ vegetation**

- 5.113. The trees along the Old Broyle Road screen views of the cathedral from some parts of the open space. From other points the trees frame views of the cathedral, screening modern housing from the foreground of the view.

## **VIEW 19: VIEW FROM B2201 FROM DONNINGTON**

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### **Character of the existing view**

- 5.114. There are some clear views of the cathedral from the open arable fields to the south of Stockbridge. This viewpoint has been selected because it is representative of these views across open farmland and is from a public highway.
- 5.115. The foreground of this view is dominated by the B2201, open arable fields and intermittent hedges. Rows of trees and houses on the edge of Stockbridge are visible in the middle ground of the view. The white houses on Selsey Road are particularly visible. The cathedral is a focal point and the Sussex Downs are visible in the background.

### **Quality/ integrity of the view**

- 5.116. This is a clear view of the cathedral in which the roof, spire and free standing bell tower can be appreciated. The discontinuous hedgerow network, although allowing views, detracts from the perceived quality of the landscape in the foreground.

### **Viewpoint type and importance**

- 5.117. This viewpoint is from an historic route into Chichester (that was in existence by the 18<sup>th</sup> century) and is a busy local route into Chichester for motorists. However, motorists generally have a low sensitivity to their visual environment due to their temporary viewing duration and passing interest.

### **Value of the view**

- 5.118. This view is valued by local motorists approaching Chichester from the south.

### **Important bands of trees/ vegetation**

- 5.119. The planting on the southern edge of Stockbridge partially screens views of the built development in the middle ground of the view.

## **Panoramic Views of Chichester in its Landscape Setting**



View 20: From the car park and viewpoint at Trundle



View 21: From Stoke Down

## VIEW 20: VIEW FROM THE CAR PARK AND VIEWPOINT AT THE TRUNDLE

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### Character of the existing view

- 5.120. This is a dramatic panoramic view of Chichester in its landscape setting. The foreground is formed by open rural downland and an informal gravel surfaced car park. The middle ground is characterised by fields and layers of hedgerows and belts of trees which filter views. The cathedral rises as a prominent landmark - its nave, distinctive free standing bell tower and spire are clearly visible rising above the tree line.

### Quality/ integrity of the view

- 5.121. Belts of trees add to the aesthetic appeal of the view by hiding traffic, residential estates and retail parks on the outskirts of Chichester. The view is therefore of high quality with few detractors.

### Viewpoint type and importance

- 5.122. This viewpoint is an important viewpoint because it shows the whole of Chichester in its landscape setting including its relationship with Chichester Harbour. It also lies on the Monarch's Way long distance footpath and is marked as a viewpoint on the Ordnance Survey map of the area. Visual receptors are recreational visitors to the Sussex Downs AONB who have a particular interest in their visual environment.

### Value of the view

- 5.123. This view is highly valued for its high aesthetic appeal and magnificent panoramic views over Chichester and surrounds.

### Zone of Visibility

- 5.124. The theoretical zone of visibility from this viewpoint is shown on *Figure 5.4*.

### Important bands of trees/ vegetation

- 5.125. The woodland at West Broyle and East Broyle provides a visual screen, limiting views of the fields immediately south of the Old Broyle Road. Tree belts on the northern edge of Chichester screen the built edge of Chichester and hedgerows along field boundaries and vegetation along the edges of gravel pits block views of the land parcels south of Westhampnett.

## VIEW 21: VIEW FROM STOKE DOWN

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### Character of the existing view

- 5.126. This is a panoramic view of Chichester in its landscape setting. The foreground is formed by the dip slope of the chalk downs which is characterised by open arable farmland bounded by low hedgerows. The middle ground is a patchwork of fields on the *upper coastal plain* bounded by hedgerows and punctuated by copses and tree belts which screen views of the built edge of Chichester. The cathedral rises from the tree line as a prominent landmark.

### Quality/ integrity of the view

- 5.127. Belts of trees add to the aesthetic appeal of the view by hiding traffic, residential estates and retail parks on the outskirts of Chichester. The view is therefore of high quality with few detractors.

### Viewpoint type and importance

- 5.128. This panoramic view of Chichester and the cathedral is located on one of the public bridleways that crosses the Sussex Downs AONB. It is also representative of views from Kingly Vale (located further north). It is experienced by recreational visitors to the Sussex Downs AONB as well as by local walkers and horse riders, all of whom have a high interest in their visual surroundings.

### Value of the view

- 5.129. This view is valued for the view of the cathedral spire.

### Zone of Visibility

- 5.130. The theoretical zone of visibility from this viewpoint is shown on *Figure 5.5*.

### Important bands of trees/ vegetation

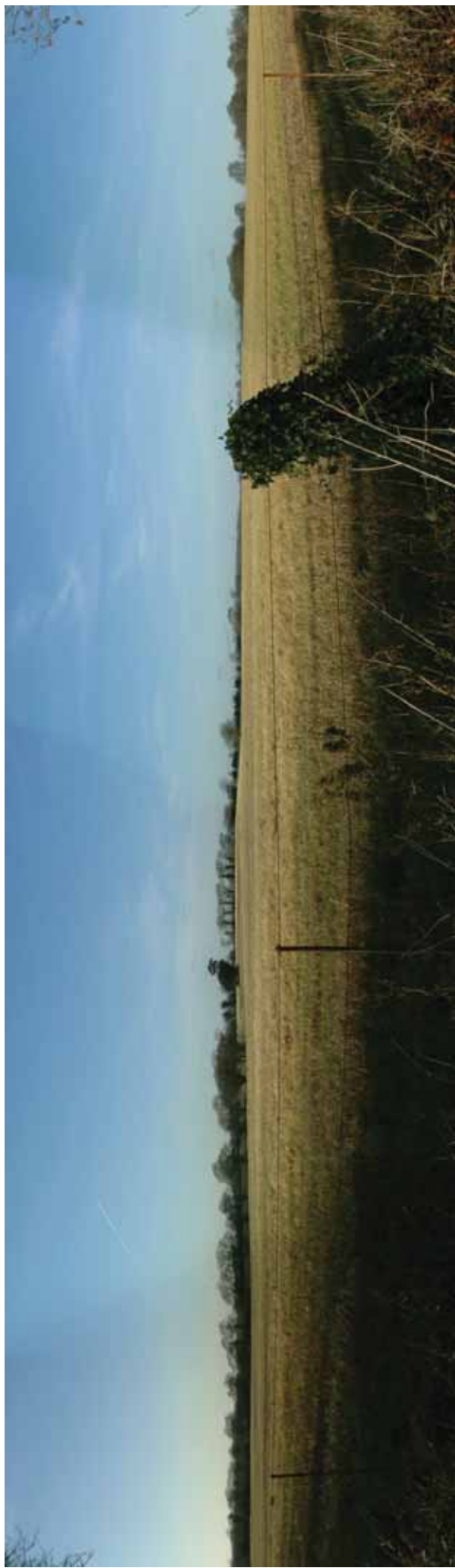
- 5.131. Little Tomlins Copse, woodland at West Broyle and the trees along the Devil's Ditch earthwork and along Hunters Race Lane all screen views of the built edge of Chichester.



## Views from Chichester



View 22: From the footpath along the northern edge of Chichester



View 23: View from Cenurian Way north of new cottages.



View 24: From Centurian Way at Hunters Race.

## VIEW 22: VIEW FROM FOOTPATH ALONG THE NORTHERN EDGE OF CHICHESTER

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### Character of the existing view

- 5.132. There are views from the northern edge of the suburb of Summerdale over the rolling upper coastal plain to the dramatic forms of the Sussex Down beyond. This viewpoint has been chosen because it is representative of views from the public footpath and residents on the northern edge of Summerdale.
- 5.133. The foreground of the view is dominated by a field of beet with degraded boundaries. The middle ground is formed by the Lavant Valley beyond which is undulating rural farmland, scattered copses and hamlets. The background is formed by the strong form of the Sussex Downs.

### Quality/ integrity of the view

- 5.134. This view is generally of high quality with some incongruous features. For example, there are some unmanaged field boundaries in the foreground and middleground. The communication mast on The Trundle and Goodwood Grandstand interrupt the smooth skyline of the downs in the background.

### Viewpoint type and importance

- 5.135. Although this viewpoint is not designated in any way, it is located on a moderately well used public footpath and the view is experienced by users of the footpath as well as residents on the northern edge of Summerdale. The current view is of a moderate-high quality.

### Value of the view

- 5.136. This view is valued locally by users of the public footpath (mostly dog walkers) and residents on the northern edge of Summerdale.

### Zone of Visibility

- 5.137. The zone of visibility is shown on *Figure 5.6*.

## VIEW 23: VIEW FROM CENTURIAN WAY NORTH OF NEW COTTAGES

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### **Character of the existing view**

- 5.138. There are views from the southern part of Centurian Way (south of Whitehouse Farm) across the gently undulating rural farmland of the upper coastal plain to the west of Chichester. This viewpoint has been chosen because it is representative of views from this popular recreational route (footpath/ cycle way).
- 5.139. The foreground and middle ground of the view is dominated by open arable fields around Whitehouse Farm. The fields are bounded by mature trees which are silhouetted against the sky.

### **Quality/ integrity of the view**

- 5.140. This view is generally of high quality although there are some degraded hedgerow boundaries. There are no incongruous features in the view.

### **Viewpoint type and importance**

- 5.141. This viewpoint is located on a well used recreational route (footpath and cycleway) and has few detractors.

### **Value of the view**

- 5.142. This view is valued locally by users of the Centurian Way foot path and cycleway as well as by some residents that border the cycleway (from their upper storey windows).

### **Zone of Visibility**

- 5.143. The zone of visibility is shown on *Figure 5.7*.

## VIEW 24: VIEW FROM CENTURIAN WAY AT HUNTERS RACE

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### **Character of the existing view**

- 5.144. There are views from the northern part of Centurian Way across the amenity grassland and newly created sculpture south of Hunters Race Lane. This viewpoint has been chosen because it is representative of views from the northern end of this popular recreational route (footpath/ cycle way).
- 5.145. The foreground and middle ground of the view is dominated by open fields amenity grassland bounded by hedgerows. The Sussex Downs are just visible in the background.

### **Quality/ integrity of the view**

- 5.146. This view is generally of a high quality. The only incongruous features are the embankments resulting from past gravel extraction and artificially lowered ground levels.

### **Viewpoint type and importance**

- 5.147. This viewpoint is located on a well used recreational route (footpath and cycleway) and has few detractors.

### **Value of the view**

- 5.148. This view is valued locally by users of the Centurian Way foot path.

### **Zone of Visibility**

- 5.149. The zone of visibility is shown on *Figure 5.7*.

## 6. LANDSCAPE CHARACTER AND VISUAL AMENITY CONSIDERATIONS RELATING TO THE ASSESSMENT OF DEVELOPMENT POTENTIAL

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### Introduction

- 6.1. Topic Paper 6<sup>11</sup> of the Countryside Agency's Landscape Character Assessment Guidance suggests that overall landscape sensitivity should take into consideration landscape character sensitivity and visual sensitivity. The sensitivity assessments that follow therefore address each of these.
- 6.2. Landscape character sensitivity describes the sensitivity of the landscape resource in terms of both its character and the individual elements contributing to its character. The criteria used to determine landscape character sensitivity as part of this assessment are included in *Appendix 2*.
- 6.3. Topic Paper 6 suggests that visual sensitivity is assessed in terms of a combination of factors such as views, visibility and the nature of people perceiving the landscape and the scope to mitigate visual impact. For the purposes of this assessment, and to make the results as transparent as possible, visual sensitivity has been divided into visual sensitivity in relation to priority views, and visual sensitivity in relation to the amenity for local viewers. The criteria used to determine visual sensitivity are presented in *Appendix 2*.
- 6.4. In order to assess landscape and visual sensitivity to built development, it is necessary to make an assumption about what form of development is being assessed. We have assumed that it is mixed use development of a type similar to the Portfield Masterplan (see *Appendix 1*) comprising two and three storey residential and commercial development with recreational open space. For the purposes of this assessment it has been assumed that the height of a 2 storey residential building is 9m and 3 storey residential buildings and commercial buildings are 11m.

### Areas Assessed

- 6.5. The landscape character parcels identified in Chapter 4 form the basis for the assessment of landscape and visual sensitivity. Urban areas (delineated by Settlement Policy Areas), Conservation Areas (including the cricket ground and adjacent fields between Mid Lavant and East Lavant), Historic Parks and Gardens and areas of open water at Westhampnett and Whyke have not been included in the assessment since they have not been considered as potential sites for new built development. The land associated with the Rolls Royce Plant has also been excluded.

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<sup>11</sup> Countryside Agency and Scottish Natural Heritage (2004) *Topic Paper 6: Techniques and Criteria for Judging Capacity and Sensitivity*. An exploration of current thinking about landscape sensitivity and landscape capacity, to stimulate debate and encourage the development of common approaches

## Landscape Character Sensitivity

- 6.6. The landscape character sensitivity of each land parcel to potential built development is based on judgements about:
- landscape quality/ condition and the potential impact of built development;
  - role of the land parcel in the setting of Chichester;
  - contribution of the land parcel to the wider character area;
  - time depth of the landscape;
  - sensitivity of individual landscape elements;
  - potential impact of built development on settlement patterns.

## Visual Sensitivity in relation to Priority Views

- 6.7. The visual sensitivity of each land parcel to potential built development in terms of priority views is based on judgements about:
- the visibility of built development from the adjoining AONBs; and
  - the location of the site in relation to 'priority views' to and from Chichester.

## Sensitivity in relation to the Amenity for Local Viewers

- 6.8. The visual sensitivity of each land parcel to potential built development in terms of visual amenity is based on judgements about the potential loss of visual amenity for local residents and the wider public.
- 6.9. Definitions of the above criteria are given in **Appendix 2**. Sensitivity is judged on a 5 point scale as low, low-moderate, moderate, moderate-high, or high by taking the mean of the scores for each criterion. Consideration of the scope to mitigate potential impacts has been taken into account in assessing sensitivity.

## Guidance

- 6.10. Finally, some specific landscape and visual amenity considerations are identified for each landscape character parcel. These considerations should be taken into account in determining where development might occur, and should be fed into any Development Brief. The provision of these guidelines is in line with Topic Paper 6 which recommends that sensitivity/capacity studies are '*accompanied by guidelines about the ways in which certain types of change or development can best be accommodated without unacceptable adverse effects*'.
- 6.11. The tables presented over the following pages provide the results of the sensitivity assessments. The results of the sensitivity assessments are also illustrated graphically in **Figures 6.1 to 6.4**. These are presented as A3 fold-out maps so that they may be read alongside the assessment tables.



# LAND PARCEL 1: LAVANT ARABLE VALLEY FLOOR

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## Landscape Context

- 6.12. The *Lavant Arable Valley Floor* landscape character parcel forms part of the *Arable Valley Floor* landscape character type which falls within the *Lavant Valley* landscape character area. This landscape character type is characterised by large scale fields of arable farmland on a flat alluvial floodplain. While many hedgerows are gappy or have been lost altogether, the landscape is notable for the absence of settlement and its open character. This landscape character parcel is composed of four large arable fields bounded by gappy hedgerows. The River Lavant flows in a man-made channel through the fields.

## Landscape Sensitivity

Criteria	Judgement and Comment
<b>Landscape quality/ condition</b>  (good; moderate or declining; or poor)	The condition of this area is currently <b>declining</b> . The land is intensively farmed, the course of the river is canalised, hedgerows are gappy and few wetland habitats remain. However this also means the landscape has considerable potential for improvement.
<b>Role in the landscape setting of Chichester</b>  (strong positive; some positive; or neutral)	This river valley forms a natural edge to Chichester, an important open setting to the east of Chichester and a link between the chalk downs and the sea. The land parcel plays a <b>strong positive</b> role in the setting of Chichester.
<b>Contribution to wider character area</b>  (strong positive; some positive; or neutral)	Although this part of the Lavant Valley is in poor condition, it provides a <b>strong positive</b> contribution to the wider landscape character area because it remains undeveloped and therefore forms an important part of the valley floodplain.
<b>Time depth of the landscape (as revealed in Historic LCA)</b>  (high; moderate; or low sensitivity)	The majority of the land parcel has little time depth, showing late 20 <sup>th</sup> century field amalgamation. However, irregular meadows resulting from piecemeal medieval enclosure exist around the sewage works, and the area to the east of Graylingwell Hospital illustrates an example of late post Medieval planned private enclosure. Generally <b>low</b> sensitivity with small area of <b>high</b> sensitivity.
<b>Sensitivity of individual landscape elements</b>  (high; moderate; or low sensitivity)	Individual landscape elements generally have a low sensitivity to change since they are already degraded (hedgerows) or have been altered (the river) or lost (meadows). However, there are some sensitive features such as the Lavant Meadows and river floodplain. <b>Moderate</b> .
<b>Effect on settlement pattern</b>	Historically the river valley/ floodplain has remained largely open, with some small villages located on the

(large adverse; moderate adverse; or small adverse/ neutral)	banks of the river. Extensive development in this location would therefore have a <b>large adverse</b> effect on historic settlement patterns.
<b>Overall Landscape Character Sensitivity Judgment</b> <i>(low; low-moderate; moderate; moderate-high; or high)</i>	<i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>moderate-high</b> landscape sensitivity to built development.</i>

### Sensitivity in relation to Priority Views

Criteria	Judgement and Comment
<b>Visibility from Chichester Harbour or Sussex Downs AONBs?</b>  (prominent; visible but not prominent; or not visible)	Built development in the valley would be visible from the Sussex Downs, particularly from the viewpoint at The Trundle. However, at this distance the development would be seen in the context of Chichester and would not be prominent in the view. <b>Visible but not prominent.</b>
<b>Visible in how many 'priority views' to and from Chichester</b>  (more than one view; one view; or none)	Development would be visible from: Madgwick Lane; The Trundle; Public footpath along the northern edge of Chichester. <b>More than one view.</b>
<b>Potential prominence in 'priority views' to and from Chichester</b>  (prominent; visible but not prominent; or not visible)	Development in the southernmost part of the valley could affect the view from Madgwick Lane, although screen planting could help soften the impact. Development would be <b>prominent</b> in this view.  Development anywhere in the valley would be visible from The Trundle. However, the development would not be prominent. <b>Visible but not prominent.</b>  Development in the northern end of the valley would intrude into views from the public footpath along the northern edge of Chichester. Development in this location would be <b>prominent.</b>
<b>Overall Sensitivity in relation to Priority Views</b> <i>(low; low-moderate; moderate; moderate-high; or high)</i>	<i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>moderate-high</b> visual sensitivity to built development</i>

### Sensitivity in relation to the Amenity for Local Viewers

Criteria	Judgement and Comment
<b>Potential loss of visual amenity for residents</b>  (major; moderate; or minor significance)	There would be substantial loss of visual amenity for a moderate number of residents (25-50 properties) on the eastern edge of Chichester whose views over the open valley towards the Sussex Downs would be lost = <b>moderate</b> significance.
<b>Potential loss of visual amenity for recreational users</b>	There would be moderate loss of visual amenity for users of footpaths and bridleways in and around the valley

(major; moderate; or minor significance)	whose views across the open valley towards the Sussex Downs would be altered. Visitors to the Sussex Downs AONB would experience negligible loss of visual amenity since any built development in this location would be seen in the context of built development in other parts of Chichester = <b>moderate</b> significance.
<b>Potential loss of visual amenity for local motorists</b>  (major; moderate; or minor significance)	Many motorists would be likely to experience a slight loss if visual amenity (particularly for motorists on Madgwick Lane) due to the intrusion of built development into views across the valley = <b>minor</b> significance.
<b><i>Overall Sensitivity in relation to the Amenity for Local Viewers</i></b>  <i>(low; low-moderate; moderate; moderate-high; or high)</i>	<i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>low-moderate</b> visual sensitivity to built development.</i>

## Guidance

- 6.13. The proximity of the Graylingwell Hospital and Mid/East Lavant Conservation Areas indicate that the parts of the landscape character parcel that fall within the setting of these Conservation Areas will have a higher sensitivity.
- 6.14. The most sensitive areas of the landscape character parcel are the floodplain (indicated by the Zone 2 floodplain), the medieval meadows south of Church Farm (revealed through the historic landscape characterisation), and the areas close to the Hospital and Mid-East Lavant Conservation Areas.
- 6.15. The following guidance has been drawn from the sensitivity assessments outlined above. The guidance is an important output from the assessment and, in the event that built development is allocated to this area, the following guidance on landscape character and visual amenity should be incorporated into the development brief. It should be borne in mind, however, that there will be other considerations to take on board relating to other environmental and sustainability issues which may require these preliminary conclusions to be modified.
- 6.16. Any development in this landscape should seek to:
- avoid building in areas liable to flood to maintain an open river floodplain as a setting to Chichester;
  - enhance the valley as a recreational resource for the local population and enhance public access to the river;
  - restore wetland habitats in the floodplain and enhance the course of the river which would in turn help to restore landscape character;
  - conserve the Medieval meadows downstream of East Lavant (around the sewage works) and the area of planned private late Medieval enclosure to the east of the recreation ground;

- minimise impact on views from The Trundle in terms of siting and mitigation;
- consider the impact of development on views from Graylingwell Hospital Conservation Area and from the Mid Lavant and East Lavant Conservation Areas;
- conserve the historic character of the Graylingwell Hospital and Mid/East Lavant Conservation Areas;
- conserve unimpeded views from Madgwick Lane to the cathedral.

## LAND PARCEL 2: LAVANT WORKED VALLEY FLOOR

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### Landscape Context

- 6.17. The *Lavant Worked Valley Floor* landscape character parcel forms part of the *Worked Valley Floor* landscape character type which falls within the *Lavant Valley* landscape character area. This landscape character type is characterised by uneven worked ground in the alluvial floodplain. This land parcel is an area of rough grassland with regenerating scrub located between the modern residential outskirts of Chichester and Westhampnett Mill.

### Landscape Sensitivity

Criteria	Judgement and Comment
<b>Landscape quality/ condition</b>  (good; moderate or declining; or poor)	The condition of this area is currently <b>poor</b> . The land has been worked and is now largely unmanaged. However this also means the landscape has considerable potential for improvement.
<b>Role in the landscape setting of Chichester</b>  (strong positive; some positive; or neutral)	The river valley forms an important open setting to built development. However, this land parcel lies on the edge of the floodplain where it plays <b>some positive</b> role in the setting of Chichester.
<b>Contribution to wider character area</b>  (strong positive; some positive; or neutral)	Although this part of the Lavant Valley is in poor condition, it currently provides <b>some positive</b> contribution to the wider landscape character area because it remains undeveloped.
<b>Time depth of the landscape (as revealed in Historic LCA)</b>  (high; moderate; or low sensitivity)	In the northern half of the area the late post medieval pattern of formal enclosure still exists. However, the southern part of the area has been worked for gravel and is late 20 <sup>th</sup> century in origin. <b>Moderate</b> sensitivity in the north half; <b>low</b> sensitivity in the southern half.
<b>Sensitivity of individual landscape elements</b>  (high; moderate; or low sensitivity)	Individual landscape elements generally have a low sensitivity to change since they are already degraded (hedgerows) or have been altered or lost (meadows). However, there are some sensitive features such as the course of the river and riverine vegetation. <b>Moderate</b> .
<b>Effect on settlement pattern</b>  (large adverse; moderate adverse; or small adverse/ neutral)	Although this parcel adjoins the urban edge of Chichester, historically the river valley/ floodplain has remained largely open with some small villages located on the banks of the river. New development in this land parcel would therefore have a <b>moderate adverse</b> effect on historic settlement patterns.
<b>Overall Landscape Character Sensitivity Judgment</b>	<i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>low-moderate</b> landscape sensitivity to built development.</i>

<i>(low; low-moderate; moderate; moderate-high; or high)</i>	
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### Sensitivity in relation to Priority Views

Criteria	Judgement and Comment
<p><b>Visibility from Chichester Harbour and Sussex Downs AONBs?</b></p> <p>(prominent; visible but not prominent; or not visible)</p>	<p>Development could in theory be visible from The Trundle but at this distance, and associated with planting, would not be perceptible. <b>Not visible.</b></p>
<p><b>Visibility in how many 'priority views' to and from Chichester</b></p> <p>(more than one view; one view; or none)</p>	<p>Development could in theory be visible from Madgwick Lane and The Trundle = <b>more than one view.</b></p>
<p><b>Prominence in 'priority views' to and from Chichester</b></p> <p>(prominent; visible but not prominent; or not visible)</p>	<p>Development in the southernmost part of the valley could affect the view from Madgwick Lane. However, it would be hidden behind the Graylingwell link road or the Westhampnett Mill development and <b>would not be prominent</b> in the view. Planting could help to mitigate visual impacts.</p> <p>Development could be visible from The Trundle, but at this distance would not be perceptible. <b>Not visible.</b></p>
<p><b>Overall Sensitivity in relation to Priority Views</b></p> <p><i>(low; low-moderate; moderate; moderate-high; or high)</i></p>	<p><i>The above combination of sensitivity scores suggests that this landscape character parcel has a <b>moderate</b> sensitivity to built development.</i></p>

### Sensitivity in relation to the Amenity for Local Viewers

Criteria	Judgement and Comment
<p><b>Potential loss of visual amenity for residents</b></p> <p>(major; moderate; or minor significance)</p>	<p>There would be substantial loss of visual amenity for a moderate number of residents (25-50 properties) on the eastern edge of Chichester whose views over the open valley would be lost = <b>moderate</b> significance.</p>
<p><b>Potential loss of visual amenity for recreational users</b></p> <p>(major; moderate; or minor significance)</p>	<p>Users of the public footpath through the site are already affected by built development. There would be a moderate change in views leading to moderate loss of visual amenity for users of the footpath across the landscape character parcel = <b>moderate</b> significance.</p>
<p><b>Potential loss of visual amenity for local motorists</b></p> <p>(major; moderate; or minor significance)</p>	<p>Many motorists would be likely to experience a slight loss if visual amenity (particularly for motorists on Madgwick Lane) = <b>minor</b> significance.</p>
<p><b>Overall sensitivity in relation to the amenity for local viewers</b></p>	<p><i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>low-moderate</b> visual sensitivity to built development.</i></p>

<i>(low; low-moderate; moderate; moderate-high; or high)</i>	
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## Guidance

- 6.18. The most sensitive areas of the landscape character parcel are the floodplain (indicated by the Zone 2 floodplain), the mature trees and the pattern of late post medieval planned enclosure in the northern half of the site (revealed through the historic landscape characterisation). In the light of these considerations, it may be concluded that the least sensitive areas are the edges of the valley.
- 6.19. The following guidance has been drawn from the sensitivity assessments outlined above. The guidance is an important output from the assessment and, in the event that built development is allocated to this area, the following guidance on landscape character and visual amenity should be incorporated into the development brief. It should be borne in mind, however, that there will be other considerations to take on board relating to other environmental and sustainability issues which may require these preliminary conclusions to be modified.
- 6.20. Any development in this landscape should seek to:
- avoid building in areas liable to flood to maintain an open river floodplain as a setting to Chichester – consider reinstating grazing to manage the grassland resource;
  - enhance the valley as a recreational resource for the local population and enhance public access to the river;
  - conserve riverine vegetation and enhance the course of the river which would in turn help to restore landscape character;
  - enhance public access to the river;
  - retain the pattern of late medieval enclosure in the northern half of the area;
  - minimise impact of any built development on views from The Trundle through siting, design and planting mitigation;
  - ensure any new built development does not intrude into, or detract from, views of the cathedral from Madgwick Lane;
  - maintain public access across the valley.

## LAND PARCEL 3: NORTH CHICHESTER ARABLE FARMLAND

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### Landscape Context

- 6.21. The *North Chichester Arable Farmland* landscape character parcel forms part of the *Open Arable Upper Coastal Plain* landscape character type which falls within the *Funtington Upper Coastal Plain* landscape character area. This landscape character type is characterised by large scale arable fields on a gently undulating upper coastal plain underlain by 'head' (geologically weathered and broken up material) and 'raised beach' deposits. Many of the old field boundaries have been lost and hedgerows are gappy or have been replaced by post and wire. The settlement pattern is dominated by scattered farms and hamlets. This landscape character parcel is composed of open arable fields adjacent to the settlement edge. An earthwork (forming part of the Chichester Entrenchments) crosses the parcel.

### Landscape Sensitivity

Criteria	Judgement and Comment
<b>Landscape quality/ condition</b>  (good; moderate or declining; or poor)	The condition of this area is currently <b>declining</b> . Although the fields are in active production, field boundaries tend to be in a declining condition.
<b>Role in the landscape setting of Chichester</b>  (strong positive; some positive; or neutral)	Although this is predominantly an area of arable land, it contains a small amount of woodland that contributes to the wooded setting of Chichester. It also provides a distinct gap between Chichester and Mid Lavant. Part of the 'Chichester Entrenchments' are visible in this area. The land parcel therefore plays <b>some positive</b> role in the setting of Chichester.
<b>Contribution to wider character area</b>  (strong positive; some positive; or neutral)	This landscape character parcel provides <b>some positive</b> contribution to the rural character of the wider character area.
<b>Time depth of the landscape (as revealed in Historic LCA)</b>  (high; moderate; or low sensitivity)	The area is a product of modern field amalgamation (late 20 <sup>th</sup> century). <b>Low</b> sensitivity.
<b>Sensitivity of individual landscape elements</b>  (high; moderate; or low sensitivity)	Individual landscape elements generally have a <b>low sensitivity</b> to change since they are already degraded (hedgerows) or have low landscape value (arable fields). Although the deciduous woodland along the earthwork and in the south-west corner are sensitive to change these could be conserved alongside any built development.
<b>Effect on settlement pattern</b>	Although this landscape parcel adjoins the existing urban edge of Chichester, built development in this location



(large adverse; moderate adverse; or small adverse/ neutral)	would close the gap between Chichester and Mid Lavant. Built development in this location would therefore have a <b>large adverse</b> effect on the settlement pattern.
<b>Overall Landscape Character Sensitivity Judgment</b> <i>(low; low-moderate; moderate; moderate-high; or high)</i>	<i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>moderate</b> landscape sensitivity to built development.</i>

### Sensitivity in relation to Priority Views

Criteria	Judgement and Comment
<b>Visibility from Chichester Harbour and Sussex Downs AONBs</b>  (prominent; visible but not prominent; or not visible)	Built development would be visible from the Sussex Downs AONB = <b>visible but not prominent</b> .
<b>Visible in how many 'priority views' to and from Chichester</b>  (more than one view; one view; or none)	Built development would be visible from The Trundle and from the public footpath to the north of Chichester = <b>more than one view</b> .
<b>Prominence in 'priority views' to and from Chichester</b>  (prominent; visible but not prominent; or not visible)	Development would be seen in the context of Chichester and mitigation in the form of planting would ensure that any new built development would be <b>visible but not prominent</b> in views from The Trundle.  Built development in the eastern of the two fields would intrude into the priority view from the public footpath to the north of Chichester. Built development could block views of the Downs. <b>Prominent</b> .
<b>Overall sensitivity re Priority Views</b> <i>(low; low-moderate; moderate; moderate-high; or high)</i>	<i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>moderate-high</b> Sensitivity in relation to Priority Views.</i>

### Sensitivity in relation to the Amenity for Local Viewers

Criteria	Judgement and Comment
<b>Potential loss of visual amenity for residents</b>  (major; moderate; or minor significance)	There would be substantial loss of visual amenity for a moderate number of residents (25-50 properties) on the northern edge of Chichester whose views over the open valley would be lost = <b>moderate</b> significance.
<b>Potential loss of visual amenity for recreational users</b>  (major; moderate; or minor significance)	There would be a substantial loss of visual amenity for users of the public footpath along the northern edge of Chichester and along the earthwork feature footpath across the landscape character parcel = <b>major</b> significance.
<b>Potential loss of visual amenity for</b>	Some motorists on the road from East Lavant would be likely to experience a slight loss if visual amenity as a

<b>local motorists</b>  (major; moderate; or minor significance)	result in a change to their views = <b>minor</b> significance.
<b><i>Overall sensitivity in relation to the amenity for local viewers</i></b>  <i>(low; low-moderate; moderate; moderate-high; or high)</i>	<i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>moderate</b> sensitivity in relation to the amenity for local viewers.</i>

## Guidance

- 6.22. The most sensitive parts of the landscape character parcel are the area of broadleaved woodland in the south-west corner and the ancient earthwork feature. The eastern field is more visually sensitive than the western field because it is more prominent in priority view from The Trundle and it lies in the visual envelope of the priority view from Chichester to the Sussex Downs. Impacts on the visual amenity for users of the footpath could be mitigated by diverting the footpath around the north of any new development.
- 6.23. The following guidance has been drawn from the sensitivity assessments outlined above. The guidance is an important output from the assessment and, in the event that built development is allocated to this area, the following guidance on landscape character and visual amenity should be incorporated into the development brief. It should be borne in mind, however, that there will be other considerations to take on board relating to other environmental and sustainability issues which may require these preliminary conclusions to be modified.
- 6.24. Any development in this landscape should seek to:
- enhance the wooded setting of Chichester and the hedgerow network;
  - conserve the area of broadleaved woodland in the south-west corner of the site;
  - conserve the gap between Chichester and Mid Lavant;
  - conserve views of the downs from the public footpath (even if it means diverting the footpath further north);
  - consider views from The Trundle and give careful thought to the materials and colour of the roofs that would be highly visible;
  - consider planting to reduce the impact of built development on views from the Sussex Downs;
  - conserve the setting of the Chichester Entrenchments.
  - enhance public access to the river;

# LAND PARCEL 4: WEST LAVANT ARABLE FARMLAND

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## Landscape Context

- 6.25. The *West Lavant Arable Farmland* landscape character parcel forms part of the *Open Arable Upper Coastal Plain* landscape character type which falls within the *Funtington Upper Coastal Plain* landscape character area. This landscape character type is characterised by large scale arable fields on a gently undulating upper coastal plain underlain by 'head' (geologically weathered and broken up material) and 'raised beach' deposits. Many of the old field boundaries have been lost and hedgerows are gappy or have been replaced by post and wire. The settlement pattern is dominated by scattered farms and hamlets. This landscape character parcel is composed of open arable fields between Mid Lavant and West Lavant.

## Landscape Sensitivity

Criteria	Judgement and Comment
<p><b>Landscape quality/ condition</b></p> <p>(good; moderate or declining; or poor)</p>	<p>The condition of this area is currently <b>good</b>. Fields are in active production and field boundaries intact.</p>
<p><b>Role in the landscape setting of Chichester</b></p> <p>(strong positive; some positive; or neutral)</p>	<p>Although this is predominantly an area of arable land, it contains a number of mature trees that contribute to the wooded setting of Chichester. Part of the 'Chichester Entrenchments' are visible in this area. The land parcel therefore plays <b>some positive</b> role in the setting of Chichester.</p>
<p><b>Contribution to wider character area</b></p> <p>(strong positive; some positive; or neutral)</p>	<p>This landscape character parcel provides <b>some positive</b> contribution to the rural character of the wider character area.</p>
<p><b>Time depth of the landscape (as revealed in Historic LCA)</b></p> <p>(high; moderate; or low sensitivity)</p>	<p>The area is a product of early post medieval piecemeal enclosure. <b>High</b> historic sensitivity.</p>
<p><b>Sensitivity of individual landscape elements</b></p> <p>(high; moderate; or low sensitivity)</p>	<p>The arable landscape generally has a <b>low sensitivity</b> to change. Although mature trees and the ancient earthwork are sensitive to change these could be conserved alongside any built development.</p>
<p><b>Effect on settlement pattern</b></p> <p>(large adverse; moderate adverse; or small adverse/ neutral)</p>	<p>Development in this location would fill the gap between Mid Lavant and West Lavant and would adversely affect the pattern of scattered villages on the <i>Upper Coastal Plain</i>. This would result in a <b>large</b> adverse effect on the settlement pattern of the upper coastal plain.</p>

<p><b>Overall Landscape Character Sensitivity Judgment</b></p> <p><i>(low; low-moderate; moderate; moderate-high; or high)</i></p>	<p><i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>moderate-high</b> landscape sensitivity to built development.</i></p>
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### Sensitivity in relation to Priority Views

Criteria	Judgement and Comment
<p><b>Visibility from Chichester Harbour and Sussex Downs AONBs</b></p> <p><i>(prominent; visible but not prominent; or not visible)</i></p>	<p>Built development is likely to be visible from the Sussex Downs, particularly from the viewpoint at The Trundle, but would be seen in the context of built development at Mid Lavant. It is likely that built development would be <b>visible but not prominent</b>.</p>
<p><b>Visible in how many 'priority views' to and from Chichester</b></p> <p><i>(more than one view; one view; or none)</i></p>	<p>Built development would be visible from The Trundle = <b>one view</b>.</p>
<p><b>Prominence in 'priority views' to and from Chichester</b></p> <p><i>(prominent; visible but not prominent; or not visible)</i></p>	<p>Development would be seen in the context of Chichester and mitigation in the form of planting would ensure that any new built development would be <b>visible but not prominent</b> in views from The Trundle.</p>
<p><b>Overall sensitivity re Priority Views</b></p> <p><i>(low; low-moderate; moderate; moderate-high; or high)</i></p>	<p><i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>moderate</b> Sensitivity in relation to Priority Views.</i></p>

### Sensitivity in relation to the Amenity for Local Viewers

Criteria	Judgement and Comment
<p><b>Potential loss of visual amenity for residents</b></p> <p><i>(major; moderate; or minor significance)</i></p>	<p>There would be some loss of visual amenity for a very small number of residents (under 25 properties) = <b>minor</b> significance.</p>
<p><b>Potential loss of visual amenity for recreational users</b></p> <p><i>(major; moderate; or minor significance)</i></p>	<p>There would be some loss of visual amenity for users of the public footpaths through the site – their views are already affected by built development = <b>moderate</b> significance.</p>
<p><b>Potential loss of visual amenity for local motorists</b></p> <p><i>(major; moderate; or minor significance)</i></p>	<p>Some motorists on the road to West Stoke would be likely to experience a slight loss if visual amenity as a result in a change to their views = <b>minor</b> significance.</p>
<p><b>Overall sensitivity in relation to the amenity for local viewers</b></p> <p><i>(low; low-moderate; moderate; moderate-high; or high)</i></p>	<p><i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>low-moderate</b> sensitivity in relation to the amenity for local viewers.</i></p>

## **Guidance**

- 6.26. The most sensitive part of the landscape character parcel is the area close to the Chichester Entrenchments.
- 6.27. The following guidance has been drawn from the sensitivity assessments outlined above. The guidance is an important output from the assessment and, in the event that built development is allocated to this area, the following guidance on landscape character and visual amenity should be incorporated into the development brief. It should be borne in mind, however, that there will be other considerations to take on board relating to other environmental and sustainability issues which may require these preliminary conclusions to be modified.
- 6.28. Any development in this landscape should seek to:
- conserve the mature trees and hedgerow network around the site and enhance the wooded setting of Chichester;
  - maintain some indication of the post medieval piecemeal enclosure pattern;
  - form an extension to Mid Lavant and should relate to this village in terms of its scale, form and design;
  - consider the impact of built development on views from the Sussex Downs (for example from The Trundle).

## LAND PARCEL 5: EAST BROYLE ARABLE FARMLAND

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### Landscape Context

- 6.29. The *East Broyle Arable Farmland* landscape character parcel forms part of the *Open Arable Upper Coastal Plain* landscape character type which falls within the *Funtington Upper Coastal Plain* landscape character area. This landscape character type is characterised by large scale arable fields on a gently undulating upper coastal plain underlain by 'head' (geologically weathered and broken up material) and 'raised beach' deposits. Many of the old field boundaries have been lost and hedgerows are gappy or have been replaced by post and wire. The settlement pattern is dominated by scattered farms and hamlets. This landscape character parcel includes an arable field, a medieval assart wood and some horse paddocks enclosed by trees.

### Landscape Sensitivity

Criteria	Judgement and Comment
<b>Landscape quality/ condition</b>  (good; moderate or declining; or poor)	This area is currently in <b>good condition</b> . Fields are in active production, field boundaries intact and woodland managed.
<b>Role in the landscape setting of Chichester</b>  (strong positive; some positive; or neutral)	Although this is predominantly an area of arable land, the woodland contributes to the wooded setting of Chichester. Part of the 'Chichester Entrenchments' are visible in this area. The land parcel therefore plays a <b>some positive</b> role in the setting of Chichester.
<b>Contribution to wider character area</b>  (strong positive; some positive; or neutral)	This landscape character parcel provides <b>some positive</b> contribution to the wooded character of the wider character area.
<b>Time depth of the landscape (as revealed in Historic LCA)</b>  (high; moderate; or low sensitivity)	The area is largely a product of early modern planned private enclosure although there is an area of late post medieval planned private enclosure. <b>Moderate</b> historic sensitivity.  East Broyle Copse is a medieval assart wood but this would not be affected by built development.
<b>Sensitivity of individual landscape elements</b>  (high; moderate; or low sensitivity)	The arable landscape generally has a low sensitivity to change. However, the presence of East Broyle Copse, hedgerows and mature trees increases sensitivity in terms of individual landscape elements. <b>Moderate sensitivity</b> .
<b>Effect on settlement pattern</b>  (large adverse; moderate adverse; or	Since this land parcel adjoins the urban edge of Chichester and it would be seen as an extension to Chichester. It would not adversely affect any gaps between settlements and would therefore have a

small adverse/ neutral)	<b>neutral</b> effect on the settlement pattern of the upper coastal plain.
<b>Overall Landscape Character Sensitivity Judgment</b> <i>(low; low-moderate; moderate; moderate-high; or high)</i>	<i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>moderate</b> landscape sensitivity to built development.</i>

### Sensitivity in relation to Priority Views

Criteria	Judgement and Comment
<b>Visibility from Chichester Harbour and Sussex Downs AONBs</b>  (prominent; visible but not prominent; or not visible)	Development in this location would not be visible from Chichester Harbour AONB or Sussex Downs AONB due to woodland screening. <b>Not visible.</b>
<b>Visible in how many 'priority views' to and from Chichester</b>  (more than one view; one view; or none)	Although the theoretical ZVI indicates that the northern part of this parcel may be visible from Centurian Way at Hunters Race, in practice woodland and tall hedgerows would ensure that any built development in this location would not be visible. <b>None.</b>
<b>Prominence in 'priority views' to and from Chichester</b>  (prominent; visible but not prominent; or not visible)	<b>Not visible.</b>
<b>Overall sensitivity re Priority Views</b> <i>(low; low-moderate; moderate; moderate-high; or high)</i>	<i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>low</b> Sensitivity in relation to Priority Views.</i>

### Sensitivity in relation to the Amenity for Local Viewers

Criteria	Judgement and Comment
<b>Potential loss of visual amenity for residents</b>  (major; moderate; or minor significance)	There would be some loss of visual amenity for a very small number of residents (under 25 properties) = <b>minor</b> significance.
<b>Potential loss of visual amenity for recreational users</b>  (major; moderate; or minor significance)	There would be substantial loss of visual amenity for users of the public footpaths through East Broyle Copse and visitors to the Brandy Hole Copse Local Nature Reserve = <b>major</b> significance.
<b>Potential loss of visual amenity for local motorists</b>  (major; moderate; or minor significance)	There would be little or no loss of visual amenity for local motorists = <b>minor</b> significance.
<b>Overall sensitivity in relation to the</b>	<i>The above combination of sensitivity scores suggests that</i>

<p><i>amenity for local viewers</i> (low; low-moderate; moderate; moderate-high; or high)</p>	<p>overall, this landscape has a <b>low-moderate</b> sensitivity in relation to the amenity for local viewers.</p>
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## Guidance

- 6.30. The southern part of this land parcel is the most sensitive due to its proximity to the Chichester Entrenchments and the Brandy Hole Copse Local Nature Reserve.
- 6.31. The following guidance has been drawn from the sensitivity assessments outlined above. The guidance is an important output from the assessment and, in the event that built development is allocated to this area, the following guidance on landscape character and visual amenity should be incorporated into the development brief. It should be borne in mind, however, that there will be other considerations to take on board relating to other environmental and sustainability issues which may require these preliminary conclusions to be modified.
- 6.32. Any development in this landscape should seek to:
- conserve the mature trees and hedgerow network around the site;
  - conserve the 'Chichester Entrenchments' and their setting as features of the landscape with public access;
  - maintain public access between Chichester and the wider landscape via East Broyle Copse;
  - conserve the visual amenity for visitors to Brandy Hole Copse Local Nature Reserve;
  - conserve the wooded character of the landscape as a setting for any built development and avoid the Brandy Hole Copse Local Nature Reserve and its immediate setting.



## LAND PARCEL 6: WHITEHOUSE ARABLE FARMLAND

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### Landscape Context

- 6.33. The *Whitehouse Arable Farmland* landscape character parcel forms part of the *Open Arable Upper Coastal Plain* landscape character type which falls within the *Funtington Upper Coastal Plain* landscape character area. This landscape character type is characterised by large scale arable fields on a gently undulating upper coastal plain underlain by 'head' (geologically weathered and broken up material) and 'raised beach' deposits. Many of the old field boundaries have been lost and hedgerows are gappy or have been replaced by post and wire. The settlement pattern is dominated by scattered farms and hamlets. This landscape character parcel is an undulating area of open arable farmland to the west of Chichester.

### Landscape Sensitivity

Criteria	Judgement and Comment
<b>Landscape quality/ condition</b>  (good; moderate or declining; or poor)	This area is currently in <b>declining condition</b> . Fields are in active production but field boundaries are in variable condition.
<b>Role in the landscape setting of Chichester</b>  (strong positive; some positive; or neutral)	Although this is predominantly an area of arable land, the mature oak trees and small copses contribute to the wooded setting of the upper coastal plain. The land parcel therefore plays <b>some positive</b> role in the setting of Chichester.
<b>Contribution to wider character area</b>  (strong positive; some positive; or neutral)	This landscape character parcel provides <b>some positive</b> contribution to the rural agricultural landscape and wooded character of the wider character area.
<b>Time depth of the landscape (as revealed in Historic LCA)</b>  (high; moderate; or low sensitivity)	The majority of the area is late post medieval planned private enclosure and therefore has a <b>moderate</b> historic sensitivity.
<b>Sensitivity of individual landscape elements</b>  (high; moderate; or low sensitivity)	The arable landscape generally has a low sensitivity to change. Although the small copses, hedgerows and mature trees are sensitive to change these could be conserved alongside any built development. <b>Low sensitivity</b> .
<b>Effect on settlement pattern</b>  (large adverse; moderate adverse; or small adverse/ neutral)	Although this land parcel adjoins the existing urban edge of Chichester, development in this location would extend the influence of Chichester westwards and merge the residential development at Salthill Park with Chichester. This would result in a <b>moderate</b> adverse effect on

	settlement pattern.
<b>Overall Landscape Character Sensitivity Judgment</b> <i>(low; low-moderate; moderate; moderate-high; or high)</i>	<i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>moderate</b> landscape sensitivity to built development.</i>

### Sensitivity in relation to Priority Views

Criteria	Judgement and Comment
<b>Visibility from Chichester Harbour and Sussex Downs AONBs</b>  (prominent; visible but not prominent; or not visible)	Development in this location would not be visible from the Chichester Harbour or Sussex Downs AONBs. <b>Not visible</b>
<b>Visible in how many 'priority views' to and from Chichester</b>  (more than one view; one view; or none)	Part of the site would be visible in the view from Centurian Way North of New Cottages. <b>One view.</b>
<b>Prominence in 'priority views' to and from Chichester</b>  (prominent; visible but not prominent; or not visible)	Any development in this location would be <b>prominent</b> in this priority view.
<b>Overall sensitivity re Priority Views</b> <i>(low; low-moderate; moderate; moderate-high; or high)</i>	<i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>moderate</b> Sensitivity in relation to Priority Views.</i>

### Sensitivity in relation to the Amenity for Local Viewers

Criteria	Judgement and Comment
<b>Potential loss of visual amenity for residents</b>  (major; moderate; or minor significance)	Only upper storey windows would be affected by changes in view. There would be a noticeable change to views from a moderate number of residents (25-50 properties) = <b>moderate</b> significance.
<b>Potential loss of visual amenity for recreational users</b>  (major; moderate; or minor significance)	There would be some loss of visual amenity for users of the public footpath along Newlands Lane and recreational users of the Centurian Way footpath and cycle way as a result of loss of their rural views for part of the route = <b>moderate</b> significance.
<b>Potential loss of visual amenity for local motorists</b>  (major; moderate; or minor significance)	There would be little or no loss of visual amenity for local motorists = <b>minor</b> significance.
<b>Overall sensitivity in relation to the</b>	<i>The above combination of sensitivity scores suggests that</i>

<p><i>amenity for local viewers</i> (low; low-moderate; moderate; moderate-high; or high)</p>	<p>overall, this landscape has a <b>low-moderate</b> sensitivity in relation to the amenity for local viewers.</p>
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### **Guidance**

- 6.34. The following guidance has been drawn from the sensitivity assessments outlined above. The guidance is an important output from the assessment and, in the event that built development is allocated to this area, the following guidance on landscape character and visual amenity should be incorporated into the development brief. It should be borne in mind, however, that there will be other considerations to take on board relating to other environmental and sustainability issues which may require these preliminary conclusions to be modified.
- 6.35. Any development in this landscape should seek to:
- conserve the mature trees and copses around the site and consider planting more as a structure for any built development;
  - reinforce and restore hedgerows;
  - form an extension to Chichester or form a small scale 'new village settlement';
  - consider the character of views from Centurian Way in planning new development.

## LAND PARCEL 7: HUNTERS RACE WORKED GROUND

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### Landscape Context

- 6.36. The *Hunters Race Worked Ground* landscape character parcel forms part of the *Worked Open Coastal Plain* landscape character type which falls within the *Funtington Upper Coastal Plain* landscape character area. This landscape character type is characterised by large scale areas, previously worked for gravel, that now lie at a lower level than the surrounding farmland. These are young landscapes with little evidence of historic land uses or field patterns. They contain little settlement (except for isolated farmsteads left amongst the worked land). This landscape character parcel is composed of three such fields traversed by Hunters Race Lane and Park Lane.

### Landscape Sensitivity

Criteria	Judgement and Comment
<p><b>Landscape quality/ condition</b></p> <p>(good; moderate or declining; or poor)</p>	<p>This area is currently in <b>moderate condition</b>. Fields are grazed and in active production. However, many field boundaries have been lost due to the former mineral workings.</p>
<p><b>Role in the landscape setting of Chichester</b></p> <p>(strong positive; some positive; or neutral)</p>	<p>Although this is predominantly an area of open farmland, the mature vegetation along Hunters Race Lane and along the Park Lane contribute to the wooded setting of the upper coastal plain. The land parcel therefore plays <b>some positive</b> role in the setting of Chichester.</p>
<p><b>Contribution to wider character area</b></p> <p>(strong positive; some positive; or neutral)</p>	<p>This landscape character parcel provides <b>some positive</b> contribution to the rural agricultural landscape and wooded character of the wider character area.</p>
<p><b>Time depth of the landscape (as revealed in Historic LCA)</b></p> <p>(high; moderate; or low sensitivity)</p>	<p>This landscape is young - a product of modern field amalgamation and mineral extraction. It therefore has a <b>low</b> historic sensitivity.</p>
<p><b>Sensitivity of individual landscape elements</b></p> <p>(high; moderate; or low sensitivity)</p>	<p>The worked fields generally have a low sensitivity to change. Although the mature vegetation along Hunters Race Lane and Park Lane are sensitive to change these could be conserved alongside any built development. <b>Low sensitivity.</b></p>
<p><b>Effect on settlement pattern</b></p> <p>(large adverse; moderate adverse; or small adverse/ neutral)</p>	<p>This land parcel is separated from Chichester by Centurian Way and intervening fields. Development in this location would be at odds with the settlement pattern of farmsteads, hamlets and villages that are characteristic of the coastal plain. Development in this area could have a <b>moderate</b> adverse effect on the</p>

	settlement pattern.
<b>Overall Landscape Character Sensitivity Judgment</b> <i>(low; low-moderate; moderate; moderate-high; or high)</i>	<i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>low-moderate</b> landscape sensitivity to built development.</i>

### Sensitivity in relation to Priority Views

Criteria	Judgement and Comment
<b>Visibility from Chichester Harbour and Sussex Downs AONBs</b>  (prominent; visible but not prominent; or not visible)	Development in this location would not be visible from Chichester Harbour AONB, but would just be visible from the Sussex Downs AONB. However at this distance any development would not be prominent. <b>Visible but not prominent.</b>
<b>Visible in how many 'priority views' to and from Chichester</b>  (more than one view; one view; or none)	Development would be visible from The Trundle and from Centurian Way at Hunters Race = <b>more than one view.</b>
<b>Prominence in 'priority views' to and from Chichester</b>  (prominent; visible but not prominent; or not visible)	Development would be <b>visible, but not prominent</b> , from The Trundle.  Built development in this location would be <b>prominent</b> in the priority view from Centurian Way.
<b>Overall sensitivity re Priority Views</b> <i>(low; low-moderate; moderate; moderate-high; or high)</i>	<i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>moderate-high</b> Sensitivity in relation to Priority Views.</i>

### Sensitivity in relation to the Amenity for Local Viewers

Criteria	Judgement and Comment
<b>Potential loss of visual amenity for residents</b>  (major; moderate; or minor significance)	Residents of Huntersrace farm and one other property would be affected = <b>minor</b> significance.
<b>Potential loss of visual amenity for recreational users</b>  (major; moderate; or minor significance)	There would be some loss of visual amenity for users of the Centurian Way footpath and cycle way as a result of loss of their rural views for part of the route = <b>moderate</b> significance.
<b>Potential loss of visual amenity for local motorists</b>  (major; moderate; or minor significance)	There would be some loss of visual amenity for local motorists on Hunters Race Lane = <b>minor</b> significance.
<b>Overall sensitivity in relation to the amenity for local viewers</b>	<i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>low-moderate</b> sensitivity in</i>

*(low; low-moderate; moderate; moderate-high; or high)*

*relation to the amenity for local viewers.*

## **Guidance**

- 6.37. The following guidance has been drawn from the sensitivity assessments outlined above. The guidance is an important output from the assessment and, in the event that built development is allocated to this area, the following guidance on landscape character and visual amenity should be incorporated into the development brief. It should be borne in mind, however, that there will be other considerations to take on board relating to other environmental and sustainability issues which may require these preliminary conclusions to be modified.
- 6.38. Any development in this landscape should seek to:
- create a new landscape structure using native species of vegetation that are characteristic of the upper coastal plain;
  - conserve and manage the existing mature vegetation along Hunters Race and Park Lane;
  - consider views from the Sussex Downs AONB, in particular the priority view from The Trundle. Use vegetation to screen views of built development from these locations;
  - consider the location of built development in relation to views from Centurian Way and retain views to the Sussex Downs in the background.

## LAND PARCEL 8: HUNTERS RACE AMENITY GRASSLAND

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### Landscape Context

- 6.39. The *Hunters Race Amenity Grassland* landscape character parcel forms part of the *Amenity Grassland* landscape character type which falls within the *Funtington Upper Coastal Plain* landscape character area. This landscape character type is defined by its land use – as managed recreational areas and open space. This landscape character parcel contains a sculpture of a Roman Amphitheatre that forms an area of amenity open space popularly used by dog walkers.

### Landscape Sensitivity

Criteria	Judgement and Comment
<b>Landscape quality/ condition</b>  (good; moderate or declining; or poor)	This area is currently in <b>moderate condition</b> . Although little of the historic landscape structure remains, the area is managed as recreational open space.
<b>Role in the landscape setting of Chichester</b>  (strong positive; some positive; or neutral)	The area forms part of the rural landscape setting of Chichester and provides a strong indication of the historic character of the <i>upper coastal plain</i> landscape. The land parcel therefore plays <b>some positive</b> role in the setting of Chichester.
<b>Contribution to wider character area</b>  (strong positive; some positive; or neutral)	This landscape character parcel provides <b>some positive</b> contribution to the rural character of the wider landscape.
<b>Time depth of the landscape (as revealed in Historic LCA)</b>  (high; moderate; or low sensitivity)	This landscape is young - a product of modern field amalgamation and remodelling. It therefore has a <b>low</b> historic sensitivity.
<b>Sensitivity of individual landscape elements</b>  (high; moderate; or low sensitivity)	This area of amenity grassland has a low sensitivity to change in terms of landscape elements. There is no mature vegetation. <b>Low sensitivity</b> .
<b>Effect on settlement pattern</b>  (large adverse; moderate adverse; or small adverse/ neutral)	This land parcel is separated from Chichester by Centurian Way and intervening fields. Development in this location would be seen as an isolated settlement and would intrude into the gap between Chichester and Mid Lavant. Development in this area could have a <b>moderate</b> adverse effect on settlement pattern.
<b>Overall Landscape Character Sensitivity Judgment</b>	<i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>low-moderate</b> landscape sensitivity to built development.</i>

<i>(low; low-moderate; moderate; moderate-high; or high)</i>	
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### Sensitivity in relation to Priority Views

Criteria	Judgement and Comment
<b>Visibility from Chichester Harbour and Sussex Downs AONBs</b>  (prominent; visible but not prominent; or not visible)	Development in this location would not be visible from Chichester Harbour AONB, but would just be visible from the Sussex Downs AONB. However at this distance any development would not be prominent. <b>Visible but not prominent.</b>
<b>Visible in how many 'priority views' to and from Chichester</b>  (more than one view; one view; or none)	Development would be visible from The Trundle and from Centurian Way at Hunters Race = <b>more than one view.</b>
<b>Prominence in 'priority views' to and from Chichester</b>  (prominent; visible but not prominent; or not visible)	Development would be <b>visible, but not prominent</b> , from The Trundle.  Built development in this location would be <b>prominent</b> in the priority view from Centurian Way.
<b>Overall sensitivity re Priority Views</b>  <i>(low; low-moderate; moderate; moderate-high; or high)</i>	<i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>moderate-high</b> Sensitivity in relation to Priority Views.</i>

### Sensitivity in relation to the Amenity for Local Viewers

Criteria	Judgement and Comment
<b>Potential loss of visual amenity for residents</b>  (major; moderate; or minor significance)	Residents of Huntersrace Farm and one other property would be affected = <b>minor</b> significance.
<b>Potential loss of visual amenity for recreational users</b>  (major; moderate; or minor significance)	There would be some loss of visual amenity for users of the Centurian Way footpath and cycle way as a result of loss of their rural views for part of the route = <b>moderate</b> significance.
<b>Potential loss of visual amenity for local motorists</b>  (major; moderate; or minor significance)	There would be some loss of visual amenity for local motorists on Hunters Race Lane = <b>minor</b> significance.
<b>Overall sensitivity in relation to the amenity for local viewers</b>  <i>(low; low-moderate; moderate; moderate-high; or high)</i>	<i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>low-moderate</b> sensitivity in relation to the amenity for local viewers.</i>



## Guidance

- 6.40. The following guidance has been drawn from the sensitivity assessments outlined above. The guidance is an important output from the assessment and, in the event that built development is allocated to this area, the following guidance on landscape character and visual amenity should be incorporated into the development brief. It should be borne in mind, however, that there will be other considerations to take on board relating to other environmental and sustainability issues which may require these preliminary conclusions to be modified.
- 6.41. Any development in this landscape should seek to:
- conserve and manage the existing mature vegetation along Hunters Race Lane;
  - create a free standing settlement that would fit with the character and settlement pattern of the *upper coastal plain*;
  - consider views from the Sussex Downs AONB, in particular the priority view from The Trundle. Use vegetation to screen views of built development from these locations;
  - maintain some views to the Sussex Downs from Centurian Way.

## LAND PARCEL 9: BROYLE ESTATE OPEN SPACE

### Landscape Context

- 6.42. The *Broyle Estate Open Space* landscape character parcel forms part of the *Amenity Grassland* landscape character type which falls within the *Funtington Upper Coastal Plain* landscape character area. This landscape character type is defined by its land use – as managed recreational areas and open space. This landscape character parcel forms an area of open space within a residential estate on one of the western ‘gateways’ into Chichester.

### Landscape Sensitivity

Criteria	Judgement and Comment
<p><b>Landscape quality/ condition</b></p> <p>(good; moderate or declining; or poor)</p>	<p>This area is currently in <b>good condition</b>. The area is managed as recreational open space. Hedgerows are trimmed and mature vegetation managed.</p>
<p><b>Role in the landscape setting of Chichester</b></p> <p>(strong positive; some positive; or neutral)</p>	<p>The area appears to form part of Chichester rather than a setting to Chichester. However, in terms of its open character, it plays <b>some positive</b> role in the setting of the built elements of Chichester.</p>
<p><b>Contribution to wider character area</b></p> <p>(strong positive; some positive; or neutral)</p>	<p>Since this landscape character parcel lies to the east of Centurian Way and is surrounded by housing, it provides a <b>neutral</b> contribution to the character of the wider landscape.</p>
<p><b>Time depth of the landscape (as revealed in Historic LCA)</b></p> <p>(high; moderate; or low sensitivity)</p>	<p>This landscape is described as a late 20<sup>th</sup> century urban park in the historic landscape characterisation. It therefore has a <b>low</b> historic sensitivity.</p>
<p><b>Sensitivity of individual landscape elements</b></p> <p>(high; moderate; or low sensitivity)</p>	<p>This area of amenity grassland has a low sensitivity to change in terms of landscape elements. Areas of mature vegetation could be conserved alongside any built development. <b>Low sensitivity</b>.</p>
<p><b>Effect on settlement pattern</b></p> <p>(large adverse; moderate adverse; or small adverse/ neutral)</p>	<p>Development in this location would not adversely affect any villages in the upper coastal plain. It would be seen as an integral part of Chichester and would have a <b>neutral</b> effect on the settlement pattern of the upper coastal plain.</p>
<p><b>Overall Landscape Character Sensitivity Judgment</b></p> <p>(low; low-moderate; moderate; moderate-high; or high)</p>	<p><i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>low-moderate</b> landscape sensitivity to built development.</i></p>

## Sensitivity in relation to Priority Views

Criteria	Judgement and Comment
<p><b>Visibility from Chichester Harbour and Sussex Downs AONBs</b></p> <p>(prominent; visible but not prominent; or not visible)</p>	<p>Development in this location would not be visible from Chichester Harbour AONB or Sussex Downs AONB. <b>Not visible.</b></p>
<p><b>Visible in how many 'priority views' to and from Chichester</b></p> <p>(more than one view; one view; or none)</p>	<p>Development would be visible from Old Broyle Road and from the Broyle Estate Open Space = <b>more than one view.</b></p>
<p><b>Prominence in 'priority views' to and from Chichester</b></p> <p>(prominent; visible but not prominent; or not visible)</p>	<p>Development would be <b>prominent</b> in the priority view of the cathedral from Old Broyle Road.</p> <p>Development would be <b>prominent</b> in the priority view of the cathedral from Broyle Estate.</p>
<p><b>Overall sensitivity re Priority Views</b> (low; low-moderate; moderate; moderate-high; or high)</p>	<p><i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>moderate-high</b> Sensitivity in relation to Priority Views.</i></p>

## Sensitivity in relation to the Amenity for Local Viewers

Criteria	Judgement and Comment
<p><b>Potential loss of visual amenity for residents</b></p> <p>(major; moderate; or minor significance)</p>	<p>A large number of residents (50+ properties) would be affected by some loss of visual amenity - some may lose views of the cathedral = <b>major</b> significance.</p>
<p><b>Potential loss of visual amenity for recreational users</b></p> <p>(major; moderate; or minor significance)</p>	<p>A number of users of the open space would be affected by some loss of visual amenity – some may lose views of the cathedral = <b>moderate</b> significance.</p>
<p><b>Potential loss of visual amenity for local motorists</b></p> <p>(major; moderate; or minor significance)</p>	<p>There would be some loss of visual amenity for a large number of motorists on Old Broyle Road (one of the main routes into Chichester from the west) who would lose views of the cathedral if the land to the south of the road is developed = <b>moderate</b> significance.</p>
<p><b>Overall sensitivity in relation to the amenity for local viewers</b> (low; low-moderate; moderate; moderate-high; or high)</p>	<p><i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>moderate-high</b> sensitivity in relation to the amenity for local viewers.</i></p>

## Guidance

- 6.43. The area south of the road is more visually sensitive than the area to the north because it falls within viewcones to the cathedral.
- 6.44. The following guidance has been drawn from the sensitivity assessments outlined above. The guidance is an important output from the assessment and, in the event that built development is allocated to this area, the following guidance on landscape character and visual amenity should be incorporated into the development brief. It should be borne in mind, however, that there will be other considerations to take on board relating to other environmental and sustainability issues which may require these preliminary conclusions to be modified.
- 6.45. Any development in this landscape should seek to:
- conserve clear views of the cathedral from Old Broyle Road priority viewpoint (western gateway to Chichester) and from the Broyle Estate open space priority viewpoint;
  - conserve views of the cathedral from residents on the northern edge of the Broyle Estate open space and motorists on the Old Broyle Road.

## LAND PARCEL 10: MID LAVANT PASTURES

### Landscape Context

- 6.46. The *Mid Lavant Pastures* landscape character parcel forms part of the *Enclosed Pasture* landscape character type which falls within the *Funtington Upper Coastal Plain* landscape character area. This landscape character type is characterised by small scale fields of pasture enclosed by hedges, often historic fields associated with villages or horse paddocks. These areas often include semi-improved grassland and small woodlands with nature conservation interest. Mature hedgerow oaks are important landscape features and the landscape often has a greater sense of enclosure than arable areas. This landscape character parcel contains pastures and housing around Raughmere Farm. The enclosed character has been lost to the west of the area due to loss of hedgerow field boundaries.

### Landscape Sensitivity

Criteria	Judgement and Comment
<p><b>Landscape quality/ condition</b></p> <p>(good; moderate or declining; or poor)</p>	<p>The condition of this area is currently <b>declining</b>. Fields are in active production, but many field boundaries have been lost.</p>
<p><b>Role in the landscape setting of Chichester</b></p> <p>(strong positive; some positive; or neutral)</p>	<p>This area contains a partially intact hedgerow network and a number of mature trees that contribute to the wooded setting of Chichester. Part of the 'Chichester Entrenchments' is also visible in this area and a number of listed buildings exist around a medieval farm (Raughmere Farm). The land parcel therefore plays a <b>strong positive</b> role in the setting of Chichester.</p>
<p><b>Contribution to wider character area</b></p> <p>(strong positive; some positive; or neutral)</p>	<p>For the reasons above this landscape character parcel provides a <b>strong positive</b> contribution to the rural character of the wider character area.</p>
<p><b>Time depth of the landscape (as revealed in Historic LCA)</b></p> <p>(high; moderate; or low sensitivity)</p>	<p>The area is a product of medieval and early post medieval piecemeal enclosure. <b>High</b> historic sensitivity.</p>
<p><b>Sensitivity of individual landscape elements</b></p> <p>(high; moderate; or low sensitivity)</p>	<p>The fields of arable, pasture and playing field generally have a low sensitivity to change. However, there are a large number of mature trees, some of which could be affected = <b>moderate sensitivity</b>.</p>
<p><b>Effect on settlement pattern</b></p> <p>(large adverse; moderate adverse; or small adverse/ neutral)</p>	<p>Development in this location would intrude into the rural gap between Chichester and Mid Lavant and would result in some adverse impact on the pattern of rural villages in the coastal plain. It would therefore have a <b>moderate adverse</b> effect on settlement pattern.</p>

<p><b>Overall Landscape Character Sensitivity Judgment</b></p> <p><i>(low; low-moderate; moderate; moderate-high; or high)</i></p>	<p><i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>moderate-high</b> landscape sensitivity to built development.</i></p>
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### Sensitivity in relation to Priority Views

Criteria	Judgement and Comment
<p><b>Visibility from Chichester Harbour and Sussex Downs AONBs</b></p> <p><i>(prominent; visible but not prominent; or not visible)</i></p>	<p>Built development may be visible from the Sussex Downs, but would be seen in the context of built development at Mid Lavant. It is likely that built development would be <b>visible but not prominent</b>.</p>
<p><b>Visible in how many 'priority views' to and from Chichester</b></p> <p><i>(more than one view; one view; or none)</i></p>	<p>Development would be visible from The Trundle and from the public footpath along the North edge of Chichester = <b>more than one view</b>.</p>
<p><b>Prominence in 'priority views' to and from Chichester</b></p> <p><i>(prominent; visible but not prominent; or not visible)</i></p>	<p>From The Trundle development would be seen in the context of built development at Mid Lavant. It is likely that built development would be <b>visible but not prominent</b>.</p> <p>Development on the fields south of Raughmere Farm would be visible from the public footpath along the northern edge of Chichester. It is likely that built development in this location would be <b>visible but not prominent</b>.</p>
<p><b>Overall sensitivity re Priority Views</b></p> <p><i>(low; low-moderate; moderate; moderate-high; or high)</i></p>	<p><i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>moderate-high</b> Sensitivity in relation to Priority Views.</i></p>

### Sensitivity in relation to the Amenity for Local Viewers

Criteria	Judgement and Comment
<p><b>Potential loss of visual amenity for residents</b></p> <p><i>(major; moderate; or minor significance)</i></p>	<p>There would be loss of visual amenity for a small number of residents (under 25 properties) = <b>moderate</b> significance.</p>
<p><b>Potential loss of visual amenity for recreational users</b></p> <p><i>(major; moderate; or minor significance)</i></p>	<p>There would be some loss of visual amenity for users of the public footpaths through the site = <b>moderate</b> significance.</p>
<p><b>Potential loss of visual amenity for local motorists</b></p> <p><i>(major; moderate; or minor significance)</i></p>	<p>Motorists on the main A286 into Chichester and on the minor road to east Lavant village are likely to experience a slight loss of visual amenity as a result in a change to their views = <b>minor</b> significance.</p>

<p><b><i>Overall sensitivity in relation to the amenity for local viewers</i></b></p> <p><i>(low; low-moderate; moderate; moderate-high; or high)</i></p>	<p><i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>low-moderate</b> sensitivity in relation to the amenity for local viewers.</i></p>
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## **Guidance**

- 6.47. The most sensitive part of the landscape character parcel is the area of medieval fields around Raughmere Farm (as shown in the Historic Landscape Character analysis).
- 6.48. The following guidance has been drawn from the sensitivity assessments outlined above. The guidance is an important output from the assessment and, in the event that built development is allocated to this area, the following guidance on landscape character and visual amenity should be incorporated into the development brief. It should be borne in mind, however, that there will be other considerations to take on board relating to other environmental and sustainability issues which may require these preliminary conclusions to be modified.
- 6.49. Any development in this landscape should seek to:
- maintain the pattern of medieval and early post medieval fields;
  - conserve mature vegetation and use this as a setting for any built development;
  - keep built development close to Mid Lavant and avoid ribbon development closing the gap between this village and Chichester;
  - respect views from the Sussex Downs, particularly from the priority viewpoint at The Trundle;
  - use native vegetation as a visual screen;
  - consider the priority view from the public footpath along the northern edge of Chichester and maintain the rural character of this view as well as visual connections to the Sussex Downs by avoiding building on the medieval fields around Raughmere Farm;
  - consider the potential impact on listed buildings around Raughmere Farm;
  - conserve the character of the Mid Lavant/East Lavant conservation area;
  - conserve the setting of the Chichester Entrenchments SAM.

# LAND PARCEL 11: NORTH CHICHESTER PASTURES

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## Landscape Context

- 6.50. The *North Chichester Pastures* landscape character parcel forms part of the *Enclosed Pasture* landscape character type which falls within the *Funtington Upper Coastal Plain* landscape character area. This landscape character type is characterised by small scale fields of pasture enclosed by hedges, often historic fields associated with villages or recently enclosed horse paddocks. These areas often include semi-improved grassland and small woodlands with nature conservation interest. Mature hedgerow oaks are important landscape features and the landscape often has a greater sense of enclosure than arable areas. This landscape character parcel contains large houses and gardens at the southern end and pasture at the northern end, separated by a petrol station and old quarry/ woodland.

## Landscape Sensitivity

Criteria	Judgement and Comment
<b>Landscape quality/ condition</b>  (good; moderate or declining; or poor)	The condition of this area is currently <b>declining</b> . Fields are grazed, but field boundaries and woodland are not managed.
<b>Role in the landscape setting of Chichester</b>  (strong positive; some positive; or neutral)	This area contains regenerating woodland that plays <b>some positive</b> role in the setting of Chichester.
<b>Contribution to wider character area</b>  (strong positive; some positive; or neutral)	Since this landscape character parcel is self-contained (separated from the wider landscape by Centurian Way to the west and the A287 to the east) it makes a <b>neutral</b> contribution to the wider character area of the upper coastal plain.
<b>Time depth of the landscape (as revealed in Historic LCA)</b>  (high; moderate; or low sensitivity)	The area is a product of late 20 <sup>th</sup> century woodland regeneration and field enclosure. The course of the Roman Road is already lost. <b>Low</b> historic sensitivity.
<b>Sensitivity of individual landscape elements</b>  (high; moderate; or low sensitivity)	The northernmost field has a low sensitivity to change. However, the woodland and mature trees have a higher sensitivity to change, some of which could be affected = <b>moderate sensitivity</b> .
<b>Effect on settlement pattern</b>  (large adverse; moderate adverse; or	Although this landscape parcel adjoins the existing urban edge of Chichester, development in this location would intrude into the rural gap between Chichester and Mid Lavant. Development in this location would therefore result in a <b>moderate adverse</b> effect on settlement



small adverse/ neutral)	pattern.
<b>Overall Landscape Character Sensitivity Judgment</b> <i>(low; low-moderate; moderate; moderate-high; or high)</i>	<i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>low-moderate</b> landscape sensitivity to built development.</i>

### Sensitivity in relation to Priority Views

Criteria	Judgement and Comment
<b>Visibility from Chichester Harbour and Sussex Downs AONBs</b>  (prominent; visible but not prominent; or not visible)	Built development may be visible from the Sussex Downs, particularly from the viewpoint at The Trundle, but would be seen in the context of built development at Mid Lavant. It is likely that built development would be <b>visible but not prominent</b> .
<b>Visible in how many 'priority views' to and from Chichester</b>  (more than one view; one view; or none)	Development would be visible in the view from The Trundle = <b>one view</b> .
<b>Prominence in 'priority views' to and from Chichester</b>  (prominent; visible but not prominent; or not visible)	From The Trundle development would be seen in the context of existing built development at Mid Lavant. It is likely that built development would be <b>visible but not prominent</b> .
<b>Overall sensitivity re Priority Views</b> <i>(low; low-moderate; moderate; moderate-high; or high)</i>	<i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>moderate</b> Sensitivity in relation to Priority Views.</i>

### Sensitivity in relation to the Amenity for Local Viewers

Criteria	Judgement and Comment
<b>Potential loss of visual amenity for residents</b>  (major; moderate; or minor significance)	There could be some loss of visual amenity for a very small number of residents (under 10 properties) = <b>minor</b> significance.
<b>Potential loss of visual amenity for recreational users</b>  (major; moderate; or minor significance)	There would be some loss of visual amenity for users of Centurian Way, although their views are focussed in the opposite direction = <b>minor</b> significance.
<b>Potential loss of visual amenity for local motorists</b>  (major; moderate; or minor significance)	Motorists on the main A286 into Chichester are likely to experience a small change to views, but this is not likely to result in loss of visual amenity since their views are constrained by vegetation = <b>minor</b> significance.
<b>Overall sensitivity in relation to the amenity for local viewers</b>	<i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>low</b> sensitivity in relation to the</i>

*(low; low-moderate; moderate; moderate-high; or high)*

*amenity for local viewers.*

## **Guidance**

- 6.51. The most sensitive parts of the landscape character parcel are: the area of woodland in the centre of the area for the contribution it makes to the wider landscape; and the northern pasture which contributes to the rural gap between Mid Lavant and Chichester.
- 6.52. The following guidance has been drawn from the sensitivity assessments outlined above. The guidance is an important output from the assessment and, in the event that built development is allocated to this area, the following guidance on landscape character and visual amenity should be incorporated into the development brief. It should be borne in mind, however, that there will be other considerations to take on board relating to other environmental and sustainability issues which may require these preliminary conclusions to be modified.
- 6.53. Any development in this landscape should seek to:
- conserve and manage the area of regenerated woodland as a landscape feature and setting for any built development;
  - maintain a rural gap between Chichester and Mid Lavant;
  - respect views from the Sussex Downs, particularly from the priority viewpoint at The Trundle.

## LAND PARCEL 12: LAVANT PARK PASTURES

### Landscape Context

- 6.54. The *Lavant Park Pastures* landscape character parcel forms part of the *Enclosed Pasture* landscape character type which falls within the *Funtington Upper Coastal Plain* landscape character area. This landscape character type is characterised by small scale fields of pasture enclosed by hedges, often historic fields associated with villages or recently enclosed horse paddocks. These areas often include semi-improved grassland and small woodlands with nature conservation interest. Mature hedgerow oaks are important landscape features and the landscape often has a greater sense of enclosure than arable areas. This landscape character parcel is a result of relatively recent enclosure of horse paddocks within an arable landscape.

### Landscape Sensitivity

Criteria	Judgement and Comment
<b>Landscape quality/ condition</b>  (good; moderate or declining; or poor)	The condition of this area is currently <b>declining</b> . Arable fields are in production, but horse paddocks and boundaries are in declining condition.
<b>Role in the landscape setting of Chichester</b>  (strong positive; some positive; or neutral)	The rural character of the land parcel and the mature vegetation along its southern boundary plays <b>some positive</b> role in the setting of Chichester.
<b>Contribution to wider character area</b>  (strong positive; some positive; or neutral)	The rural character of the landscape character parcel and woodland along the southern edge ensures that this landscape character parcel makes <b>some positive</b> contribution to the wider character area of the upper coastal plain.
<b>Time depth of the landscape (as revealed in Historic LCA)</b>  (high; moderate; or low sensitivity)	The area is a product of late 20 <sup>th</sup> century piecemeal enclosure of arable fields and horse paddocks. <b>Low</b> historic sensitivity.
<b>Sensitivity of individual landscape elements</b>  (high; moderate; or low sensitivity)	These fields generally have a low sensitivity to change. The woodland along the southern boundary has a higher sensitivity to change but could be conserved alongside any built development = <b>low sensitivity</b> .
<b>Effect on settlement pattern</b>  (large adverse; moderate adverse; or small adverse/ neutral)	Although this landscape parcel does not lie adjacent to the urban edge of Chichester, development in this location would be seen as an extension to West Lavant Hamlet. Development in this location is likely to have a <b>moderate adverse</b> effect on settlement pattern.
<b>Overall Landscape Character Sensitivity Judgment</b>	<i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>low-moderate</b> landscape</i>

<i>(low; low-moderate; moderate; moderate-high; or high)</i>	<i>sensitivity to built development.</i>
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### Sensitivity in relation to Priority Views

Criteria	Judgement and Comment
<p><b>Visibility from Chichester Harbour and Sussex Downs AONBs</b></p> <p>(prominent; visible but not prominent; or not visible)</p>	Built development may be visible from the Sussex Downs, but would be seen in the context of built development at Mid Lavant. It is likely that built development would be <b>visible but not prominent</b> .
<p><b>Visible in how many 'priority views' to and from Chichester</b></p> <p>(more than one view; one view; or none)</p>	Development would be visible in the view from The Trundle and the view from Stoke Clump = <b>more than one view</b> .
<p><b>Prominence in 'priority views' to and from Chichester</b></p> <p>(prominent; visible but not prominent; or not visible)</p>	From The Trundle and Stoke Clump development would be seen in the context of existing built development at Mid Lavant. It is likely that built development would be <b>visible but not prominent</b> .
<p><b><i>Overall sensitivity re Priority Views</i></b></p> <p><i>(low; low-moderate; moderate; moderate-high; or high)</i></p>	<i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>moderate-high</b> Sensitivity in relation to Priority Views.</i>

### Sensitivity in relation to the Amenity for Local Viewers

Criteria	Judgement and Comment
<p><b>Potential loss of visual amenity for residents</b></p> <p>(major; moderate; or minor significance)</p>	There could be some loss of visual amenity for a very small number of residents (under 10 properties) = <b>minor</b> significance.
<p><b>Potential loss of visual amenity for recreational users</b></p> <p>(major; moderate; or minor significance)</p>	There could be change in views for users of the public footpath east of the land parcel, although users already experience views of built development associated with the school and any loss of visual amenity would be small = <b>minor</b> significance.
<p><b>Potential loss of visual amenity for local motorists</b></p> <p>(major; moderate; or minor significance)</p>	Motorists on the minor lanes around the school could experience a small change to views, but this is not likely to result in significant loss of visual amenity = <b>minor</b> significance.
<p><b><i>Overall sensitivity in relation to the amenity for local viewers</i></b></p> <p><i>(low; low-moderate; moderate; moderate-high; or high)</i></p>	<i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>low</b> sensitivity in relation to the amenity for local viewers.</i>

## Guidance

- 6.55. The most sensitive part of the landscape character parcel is the area along the southern boundary alongside the Devil's Ditch.
- 6.56. The following guidance has been drawn from the sensitivity assessments outlined above. The guidance is an important output from the assessment and, in the event that built development is allocated to this area, the following guidance on landscape character and visual amenity should be incorporated into the development brief. It should be borne in mind, however, that there will be other considerations to take on board relating to other environmental and sustainability issues which may require these preliminary conclusions to be modified.
- 6.57. Any development in this landscape should seek to:
- conserve the Devil's Ditch and its setting as an historic landscape feature;
  - associate itself with the existing development around Lavant Park Farm and respect the small scale character of village settlements in the upper coastal plain;
  - respect views from the Sussex Downs, particularly from the priority viewpoints at The Trundle and Stoke Clump.

## LAND PARCEL 13: WEST LAVANT PARK

### Landscape Context

- 6.58. The *West Lavant Park* landscape character parcel forms part of the *Parkland* landscape character type which falls within the *Funtington Upper Coastal Plain* landscape character area. This landscape character type is characterised by the presence of designed landscape features such as tree clumps, avenues, and mature specimen trees amongst grassland. These are often historic landscapes associated with large houses or institutional buildings. This landscape character parcel is a result of post medieval gentrification associated with West Lavant House and includes pasture, playing fields and development associated with West Lavant hamlet, Lavant Park Farm, and West Lavant School. The Devil's Ditch crosses the land parcel.

### Landscape Sensitivity

Criteria	Judgement and Comment
<b>Landscape quality/ condition</b>  (good; moderate or declining; or poor)	The condition of this area is currently <b>good</b> .
<b>Role in the landscape setting of Chichester</b>  (strong positive; some positive; or neutral)	The parkland character of the land parcel and the mature vegetation play <b>some positive</b> role in the setting of Chichester.
<b>Contribution to wider character area</b>  (strong positive; some positive; or neutral)	The parkland character of this land parcel makes a <b>strong positive</b> contribution to the wider character area of the upper coastal plain.
<b>Time depth of the landscape (as revealed in Historic LCA)</b>  (high; moderate; or low sensitivity)	The area is a product of post medieval gentrification associated with West Lavant House around the medieval hamlet of West Lavant. The landscape structure is mostly early 20 <sup>th</sup> century, although there are elements of medieval and early post medieval enclosure in the north of the area. Overall this landscape is considered to have a <b>moderate</b> sensitivity in terms of its time depth.
<b>Sensitivity of individual landscape elements</b>  (high; moderate; or low sensitivity)	West Lavant House, the medieval hamlet of West Lavant, early post medieval field boundaries, mature hedgerows, copses and mature trees have a high sensitivity to change. Some of these landscape features could be affected by mixed use built development = <b>moderate sensitivity</b> .
<b>Effect on settlement pattern</b>  (large adverse; moderate adverse; or small adverse/ neutral)	Although this landscape parcel does not lie adjacent to the urban edge of Chichester, development in this location would be seen as an extension to West Lavant Hamlet. Development in this location is likely to have a <b>moderate adverse</b> effect on settlement pattern.

<p><b>Overall Landscape Character Sensitivity Judgment</b></p> <p><i>(low; low-moderate; moderate; moderate-high; or high)</i></p>	<p><i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>moderate-high</b> landscape sensitivity to built development.</i></p>
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### Sensitivity in relation to Priority Views

Criteria	Judgement and Comment
<p><b>Visibility from Chichester Harbour and Sussex Downs AONBs</b></p> <p><i>(prominent; visible but not prominent; or not visible)</i></p>	<p>Built development may be visible from the Sussex Downs, but would be seen in the context of built development at Mid Lavant. It is likely that built development would be <b>visible but not prominent</b>.</p>
<p><b>Visible in how many 'priority views' to and from Chichester</b></p> <p><i>(more than one view; one view; or none)</i></p>	<p>Development would be visible in the view from The Trundle = <b>one view</b>.</p>
<p><b>Prominence in 'priority views' to and from Chichester</b></p> <p><i>(prominent; visible but not prominent; or not visible)</i></p>	<p>From The Trundle development would be seen in the context of existing built development at Mid Lavant. It is likely that built development would be <b>visible but not prominent</b>.</p>
<p><b>Overall sensitivity re Priority Views</b></p> <p><i>(low; low-moderate; moderate; moderate-high; or high)</i></p>	<p><i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>moderate</b> Sensitivity in relation to Priority Views.</i></p>

### Sensitivity in relation to the Amenity for Local Viewers

Criteria	Judgement and Comment
<p><b>Potential loss of visual amenity for residents</b></p> <p><i>(major; moderate; or minor significance)</i></p>	<p>There could be some loss of visual amenity for a very small number of residents (under 10 properties) = <b>minor</b> significance.</p>
<p><b>Potential loss of visual amenity for recreational users</b></p> <p><i>(major; moderate; or minor significance)</i></p>	<p>There would be change in views for users of the public footpath that passes through the site = <b>moderate</b> significance.</p>
<p><b>Potential loss of visual amenity for local motorists</b></p> <p><i>(major; moderate; or minor significance)</i></p>	<p>Motorists are not likely to experience any change in visual amenity = <b>minor</b> significance.</p>
<p><b>Overall sensitivity in relation to the amenity for local viewers</b></p> <p><i>(low; low-moderate; moderate; moderate-high; or high)</i></p>	<p><i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>low-moderate</b> sensitivity in relation to the amenity for local viewers.</i></p>

## Guidance

- 6.59. The most sensitive parts of the landscape character parcel are the area of early post medieval fields to the north of Lavant Park Farm (as shown in the historic landscape character analysis), West Lavant House, the Devil's Ditch SAM and the copses, avenues and mature trees.
- 6.60. The following guidance has been drawn from the sensitivity assessments outlined above. The guidance is an important output from the assessment and, in the event that built development is allocated to this area, the following guidance on landscape character and visual amenity should be incorporated into the development brief. It should be borne in mind, however, that there will be other considerations to take on board relating to other environmental and sustainability issues which may require these preliminary conclusions to be modified.
- 6.61. Any development in this landscape should seek to:
- conserve the copses, avenues and mature trees as features of the parkland landscape;
  - conserve the pattern of early post medieval enclosure to the north of West Lavant House;
  - conserve the setting of West Lavant House (a listed building);
  - conserve the settlement pattern of villages and hamlets in the upper coastal plain – aim for a small scale free standing development as an extension to West Lavant;
  - conserve the Devil's Ditch and its setting as an historic landscape feature;
  - respect views from the Sussex Downs, particularly from the priority viewpoints at The Trundle and Stoke Clump.



## LAND PARCEL 14: SALTHILL PARK

### Landscape Context

- 6.62. *Salthill Park* landscape character parcel forms part of the *Parkland* landscape character type which falls within the *Funtington Upper Coastal Plain* landscape character area. This landscape character type is characterised by the presence of designed landscape features such as tree clumps, avenues, and mature specimen trees amongst grassland. These are often historic landscapes associated with large houses or institutional buildings. This landscape character parcel is a result of post medieval gentrification associated with Salthill House and includes remnant parkland features, pasture, and low density residential development at the northern end.

### Landscape Sensitivity

Criteria	Judgement and Comment
<b>Landscape quality/ condition</b>  (good; moderate or declining; or poor)	The condition of this area is currently <b>declining</b> . Although parkland features remain, many of these are in a declining condition. Field boundaries are discontinuous.
<b>Role in the landscape setting of Chichester</b>  (strong positive; some positive; or neutral)	The parkland character of the land parcel and the mature vegetation play <b>some positive</b> role in the setting of Chichester.
<b>Contribution to wider character area</b>  (strong positive; some positive; or neutral)	The parkland character of this land parcel makes a <b>strong positive</b> contribution to the wider character area of the upper coastal plain.
<b>Time depth of the landscape (as revealed in Historic LCA)</b>  (high; moderate; or low sensitivity)	The area is a product of post medieval gentrification associated with Salthill House. The landscape structure is mostly late post medieval with some early modern influences along the western boundary = <b>moderate</b> sensitivity in terms of its time depth.
<b>Sensitivity of individual landscape elements</b>  (high; moderate; or low sensitivity)	Salthill House, late medieval field boundaries, mature hedgerows, copses and mature trees have a high sensitivity to change. Some of these landscape features could be affected by mixed use built development. = <b>moderate sensitivity</b> .
<b>Effect on settlement pattern</b>  (large adverse; moderate adverse; or small adverse/ neutral)	Since this land parcel does not adjoin the existing urban edge of Chichester development in this location would be seen as an isolated development in the countryside. This could have an adverse effect on the rural pattern of villages and hamlets in the upper coastal plain. Development in this location is likely to have a <b>moderate adverse</b> effect on the settlement pattern of the upper coastal plain.

<p><b>Overall Landscape Character Sensitivity Judgment</b></p> <p><i>(low; low-moderate; moderate; moderate-high; or high)</i></p>	<p><i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>moderate</b> landscape sensitivity to built development.</i></p>
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### Sensitivity in relation to Priority Views

Criteria	Judgement and Comment
<p><b>Visibility from Chichester Harbour and Sussex Downs AONBs</b></p> <p><i>(prominent; visible but not prominent; or not visible)</i></p>	<p>Built development would not be visible from the Sussex Downs or Chichester harbour AONBs = <b>not visible</b>.</p>
<p><b>Visible in how many 'priority views' to and from Chichester</b></p> <p><i>(more than one view; one view; or none)</i></p>	<p>Although a small part of this landscape parcel falls within the theoretical ZVI of the view from the Centurian Way north of new Cottages, in practice intervening trees would screen views of this parcel from Centurian Way = <b>none</b>.</p>
<p><b>Prominence in 'priority views' to and from Chichester</b></p> <p><i>(prominent; visible but not prominent; or not visible)</i></p>	<p><b>Not visible</b></p>
<p><b>Overall sensitivity re Priority Views</b></p> <p><i>(low; low-moderate; moderate; moderate-high; or high)</i></p>	<p><i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>low</b> Sensitivity in relation to Priority Views.</i></p>

### Sensitivity in relation to the Amenity for Local Viewers

Criteria	Judgement and Comment
<p><b>Potential loss of visual amenity for residents</b></p> <p><i>(major; moderate; or minor significance)</i></p>	<p>There could be some loss of visual amenity for a very small number of residents (under 10 properties) = <b>minor</b> significance.</p>
<p><b>Potential loss of visual amenity for recreational users</b></p> <p><i>(major; moderate; or minor significance)</i></p>	<p>There would be change in views for few users of the public footpath that passes along the south of the site to Salthill Lodge = <b>moderate</b> significance.</p>
<p><b>Potential loss of visual amenity for local motorists</b></p> <p><i>(major; moderate; or minor significance)</i></p>	<p>Motorists are not likely to experience any change in visual amenity = <b>minor</b> significance.</p>
<p><b>Overall sensitivity in relation to the amenity for local viewers</b></p> <p><i>(low; low-moderate; moderate; moderate-high; or high)</i></p>	<p><i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>low-moderate</b> sensitivity in relation to the amenity for local viewers.</i></p>

### **Guidance**

- 6.63. The most sensitive part of the landscape character parcel is the area in the setting of Salthill House.
- 6.64. The following guidance has been drawn from the sensitivity assessments outlined above. The guidance is an important output from the assessment and, in the event that built development is allocated to this area, the following guidance on landscape character and visual amenity should be incorporated into the development brief. It should be borne in mind, however, that there will be other considerations to take on board relating to other environmental and sustainability issues which may require these preliminary conclusions to be modified.
- 6.65. Any development in this landscape should seek to:
- strengthen parkland character and parkland features (copses, avenues and mature trees) as a setting for built development;
  - respect the setting of Salthill House (a listed building).

## LAND PARCEL 15: WEST BROYLE PARK

### Landscape Context

- 6.66. *West Broyle Park* landscape character parcel forms part of the *Parkland* landscape character type which falls within the *Funtington Upper Coastal Plain* landscape character area. This landscape character type is characterised by the presence of designed landscape features such as tree clumps, avenues, and mature specimen trees amongst grassland. These are often historic landscapes associated with large houses or institutional buildings. This landscape character parcel is a result of post medieval gentrification associated with West Broyle House (to the west of West Stoke Road) and Parliamentary Enclosure (to the east of West Stoke Road) and contains pasture, parkland features, woodland, an old quarry and earthworks. West Broyle House and Dairy Cottage are features.

### Landscape Sensitivity

Criteria	Judgement and Comment
<b>Landscape quality/ condition</b>  (good; moderate or declining; or poor)	The condition of this area is currently <b>good</b> . Parkland features remain intact and field boundaries are generally in a moderate-good condition.
<b>Role in the landscape setting of Chichester</b>  (strong positive; some positive; or neutral)	The parkland character of the land parcel and the mature vegetation play a <b>strong positive</b> role in the setting of Chichester.
<b>Contribution to wider character area</b>  (strong positive; some positive; or neutral)	The parkland character of this land parcel makes a <b>strong positive</b> contribution to the wider character area of the upper coastal plain.
<b>Time depth of the landscape (as revealed in Historic LCA)</b>  (high; moderate; or low sensitivity)	Half of this area is a product of post medieval gentrification associated with West Broyle House dating from the early modern period. The other half is a result of Parliamentary enclosure and plantation woodland dating to the early modern period = <b>moderate</b> sensitivity in terms of its time depth.
<b>Sensitivity of individual landscape elements</b>  (high; moderate; or low sensitivity)	The mature hedgerows, copses, mature trees and earthwork features contribute positively to landscape character and have a high sensitivity to change. The perception of some of these landscape features could be affected by mixed use built development = <b>moderate sensitivity</b> .
<b>Effect on settlement pattern</b>  (large adverse; moderate adverse; or	Since this land parcel does not adjoin the existing urban edge of Chichester development in this location would be seen as an isolated development in the countryside. This could have an adverse effect on the rural pattern of

small adverse/ neutral)	villages and hamlets in the upper coastal plain. Development in this location is likely to have a <b>moderate adverse</b> effect on the settlement pattern of the upper coastal plain.
<b>Overall Landscape Character Sensitivity Judgment</b> <i>(low; low-moderate; moderate; moderate-high; or high)</i>	<i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>moderate-high</b> landscape sensitivity to built development.</i>

### Sensitivity in relation to Priority Views

Criteria	Judgement and Comment
<b>Visibility from Chichester Harbour and Sussex Downs AONBs</b>  (prominent; visible but not prominent; or not visible)	Built development may be visible from some parts of the Sussex Downs AONB, but would not be prominent = <b>visible but not prominent.</b>
<b>Visible in how many 'priority views' to and from Chichester</b>  (more than one view; one view; or none)	Development may be visible in the priority views from The Trundle and Centurian Way at Hunters Race = <b>more than one view.</b>
<b>Prominence in 'priority views' to and from Chichester</b>  (prominent; visible but not prominent; or not visible)	Built development may be visible from The Trundle, but would not be prominent in the view. <b>Visible but not prominent.</b>  The roofs of development may just be visible above the treeline in the view from Centurian Way at Hunters Race, but development would not be prominent in the view and would not detract from the view of the Sussex Downs. <b>Visible but not prominent.</b>
<b>Overall sensitivity re Priority Views</b> <i>(low; low-moderate; moderate; moderate-high; or high)</i>	<i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>moderate-high</b> Sensitivity in relation to Priority Views.</i>

### Sensitivity in relation to the Amenity for Local Viewers

Criteria	Judgement and Comment
<b>Potential loss of visual amenity for residents</b>  (major; moderate; or minor significance)	There could be some loss of visual amenity for a very small number of residents (under 10 properties) = <b>minor</b> significance.
<b>Potential loss of visual amenity for recreational users</b>  (major; moderate; or minor significance)	There would be negligible change in views for users of local footpaths, cycleways and bridleways = <b>minor</b> significance.
<b>Potential loss of visual amenity for local motorists</b>	Motorists may experience small changes in their visual environment = <b>minor</b> significance.

(major; moderate; or minor significance)	
<b><i>Overall sensitivity in relation to the amenity for local viewers</i></b> <i>(low; low-moderate; moderate; moderate-high; or high)</i>	<i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>low</b> sensitivity in relation to the amenity for local viewers.</i>

### Guidance

- 6.67. The area to the west of West Stoke Road is more sensitive than the area to the east of the road because it contains the ancient earthwork feature, historic parkland features and areas of woodland.
- 6.68. The following guidance has been drawn from the sensitivity assessments outlined above. The guidance is an important output from the assessment and, in the event that built development is allocated to this area, the following guidance on landscape character and visual amenity should be incorporated into the development brief. It should be borne in mind, however, that there will be other considerations to take on board relating to other environmental and sustainability issues which may require these preliminary conclusions to be modified.
- 6.69. Any development in this landscape should seek to:
- retain and strengthen parkland character and parkland features (copses, avenues and mature trees) as a setting for built development;
  - ensure the parkland and woodland continues to contribute to the wider landscape;
  - respect the setting of the Chichester Entrenchments to ensure these continue to be appreciated as a landscape feature;
  - respect views from the Sussex Downs, particularly from the priority viewpoint at The Trundle;
  - respect the view from the northern end of Centurian Way and use planting to screen built development from this viewpoint.

## LAND PARCEL 16: FORDWATER ARABLE FARMLAND

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### Landscape Context

- 6.70. The *Fordwater Arable Farmland* landscape character parcel forms part of the *Open Arable Upper Coastal Plain* landscape character type which falls within the *Westhampnett Upper Coastal Plain* landscape character area. This landscape character type is characterised by large scale arable fields on a gently undulating upper coastal plain underlain by 'head' (geologically weathered and broken up material) and 'raised beach' deposits. Many of the old field boundaries have been lost and hedgerows are gappy or have been replaced by post and wire. The settlement pattern is dominated by scattered farms and hamlets. This small landscape character parcel is composed of open arable fields and isolated residential properties between the Lavant Valley and Goodwood Motor Circuit/ Airfield.

### Landscape Sensitivity

Criteria	Judgement and Comment
<b>Landscape quality/ condition</b>  (good; moderate or declining; or poor)	The condition of this area is currently <b>good</b> . Fields are in active production and field boundaries intact.
<b>Role in the landscape setting of Chichester</b>  (strong positive; some positive; or neutral)	This area of arable farmland, it provides a rural setting to the Lavant Valley – it marks the start of the rural landscape beyond the Lavant Valley. It therefore plays <b>some positive</b> role in the setting of Chichester.
<b>Contribution to wider character area</b>  (strong positive; some positive; or neutral)	The gently rising agricultural slopes provide <b>some positive</b> contribution to the character of the wider character area.
<b>Time depth of the landscape (as revealed in Historic LCA)</b>  (high; moderate; or low sensitivity)	The area is a product of modern field amalgamation (late 20 <sup>th</sup> century). <b>Low</b> historic sensitivity.
<b>Sensitivity of individual landscape elements</b>  (high; moderate; or low sensitivity)	The arable landscape generally has a <b>low sensitivity</b> to change.
<b>Effect on settlement pattern</b>  (large adverse; moderate adverse; or	This land parcel is separated from the urban edge of Chichester by the Lavant Valley. However, the <i>Westhampnett Upper Coastal Plain</i> is already affected by developments including the Rolls Royce Factory and Goodwood Aerodrome. A development in this location

small adverse/ neutral)	would therefore result in a <b>moderate adverse</b> effect on settlement pattern.
<b>Overall Landscape Character Sensitivity Judgment</b> <i>(low; low-moderate; moderate; moderate-high; or high)</i>	<i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>moderate</b> landscape sensitivity to built development.</i>

### Sensitivity in relation to Priority Views

Criteria	Judgement and Comment
<b>Visibility from Chichester Harbour and Sussex Downs AONBs</b>  (prominent; visible but not prominent; or not visible)	Built development will not be visible from the Chichester Harbour AONB, but may be visible from the Sussex Downs. It is likely that built development would be <b>visible but not prominent</b> .
<b>Visible in how many 'priority views' to and from Chichester</b>  (more than one view; one view; or none)	Development may be visible in the priority views from The Trundle and the public footpath along the northern edge of Chichester = <b>more than one view</b> .
<b>Prominence in 'priority views' to and from Chichester</b>  (prominent; visible but not prominent; or not visible)	Development would be seen from The Trundle. It is likely that built development would be <b>visible but not prominent</b> .  Development in the northern part of the site would be prominent in views from the public footpath along the northern edge of Chichester. <b>Prominent</b> .
<b>Overall sensitivity re Priority Views</b> <i>(low; low-moderate; moderate; moderate-high; or high)</i>	<i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>moderate-high</b> Sensitivity in relation to Priority Views.</i>

### Sensitivity in relation to the Amenity for Local Viewers

Criteria	Judgement and Comment
<b>Potential loss of visual amenity for residents</b>  (major; moderate; or minor significance)	There would be some loss of visual amenity for a very small number of residents (under 10 properties) = <b>minor</b> significance.
<b>Potential loss of visual amenity for recreational users</b>  (major; moderate; or minor significance)	There would be a change to rural views for many users of the public footpaths and bridleways along and around the site resulting in some loss of visual amenity = <b>moderate</b> significance.
<b>Potential loss of visual amenity for local motorists</b>  (major; moderate; or minor significance)	There will be negligible change in visual amenity for motorists = <b>minor</b> significance.



<p><b><i>Overall sensitivity in relation to the amenity for local viewers</i></b> <i>(low; low-moderate; moderate; moderate-high; or high)</i></p>	<p><i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>low-moderate</b> sensitivity in relation to the amenity for local viewers.</i></p>
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**Guidance**

- 6.71. The most sensitive part of the landscape character parcel is the area to the north of Fordwater Cottages which is visible in the priority view from the footpath on the northern edge of Chichester.
- 6.72. The following guidance has been drawn from the sensitivity assessments outlined above. The guidance is an important output from the assessment and, in the event that built development is allocated to this area, the following guidance on landscape character and visual amenity should be incorporated into the development brief. It should be borne in mind, however, that there will be other considerations to take on board relating to other environmental and sustainability issues which may require these preliminary conclusions to be modified.
- 6.73. Any development in this landscape should seek to:
  - conserve the mature trees and hedgerow network around the site;
  - locate built development towards the south of the site and open space to the north;
  - consider the impact of built development on views from The Trundle;
  - consider the impact of built development on views from the public footpath on the northern edge of Chichester – maintain rural views of the Sussex Downs.

## LAND PARCEL 17: WESTHAMPNETT WEST ARABLE FARMLAND

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### Landscape Context

- 6.74. The *Westhampnett West Arable Farmland* landscape character parcel forms part of the *Open Arable Upper Coastal Plain* landscape character type which falls within the *Westhampnett Upper Coastal Plain* landscape character area. This landscape character type is characterised by large scale arable fields on a gently undulating upper coastal plain underlain by 'head' (geologically weathered and broken up material) and 'raised beach' deposits. Many of the old field boundaries have been lost and hedgerows are gappy or have been replaced by post and wire. The settlement pattern is dominated by scattered farms and hamlets. This landscape character parcel is composed of an arable field, enclosures around the medieval hamlet of Westhampnett, and industrial development south of Stane Street.

### Landscape Sensitivity

Criteria	Judgement and Comment
<p><b>Landscape quality/ condition</b></p> <p>(good; moderate or declining; or poor)</p>	<p>The condition of this area is currently <b>moderate</b>. Fields are intensively farmed, but some hedgerows are in decline.</p>
<p><b>Role in the landscape setting of Chichester</b></p> <p>(strong positive; some positive; or neutral)</p>	<p>This area of arable farmland marks the start of the rural landscape beyond the Lavant Valley. It therefore plays <b>some positive</b> role in the setting of Chichester.</p>
<p><b>Contribution to wider character area</b></p> <p>(strong positive; some positive; or neutral)</p>	<p>This land parcel is representative of the landscape character type since it contains open arable farmland, rural lanes and the medieval hamlet of Westhampnett. However, it also contains detracting features such as industrial development. It therefore provides <b>some positive</b> contribution to the character of the wider character area.</p>
<p><b>Time depth of the landscape (as revealed in Historic LCA)</b></p> <p>(high; moderate; or low sensitivity)</p>	<p>The area is mostly a product of modern field amalgamation (late 20<sup>th</sup> century). There are smaller areas of late 20<sup>th</sup> century piecemeal enclosure, late 20<sup>th</sup> century industry, late 20<sup>th</sup> century settlement and late 20<sup>th</sup> century infill. The area therefore generally has a <b>low</b> historic sensitivity. The medieval hamlet (in the south-east corner around St Peter's church) is the most sensitive part of the land parcel.</p>
<p><b>Sensitivity of individual landscape elements</b></p> <p>(high; moderate; or low sensitivity)</p>	<p>The arable landscape and industrial areas generally have a <b>low sensitivity</b> to change. However, there are small areas of higher sensitivity e.g. the listed buildings in the medieval hamlet of Westhampnett.</p>

<p><b>Effect on settlement pattern</b></p> <p>(large adverse; moderate adverse; or small adverse/ neutral)</p>	<p>Although part of this land parcel adjoins the urban edge of Chichester, development in this location could dominate the hamlet of Westhampnett resulting in a <b>moderate adverse</b> effect on the settlement pattern of the upper coastal plain.</p>
<p><b>Overall Landscape Character Sensitivity Judgment</b></p> <p>(low; low-moderate; moderate; moderate-high; or high)</p>	<p><i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>low-moderate</b> landscape sensitivity to built development.</i></p>

### Sensitivity in relation to Priority Views

Criteria	Judgement and Comment
<p><b>Visibility from Chichester Harbour and Sussex Downs AONBs</b></p> <p>(prominent; visible but not prominent; or not visible)</p>	<p>Built development may be visible from the Sussex Downs, particularly from elevated areas. It is likely that built development would be <b>visible but not prominent</b>.</p>
<p><b>Visible in how many 'priority views' to and from Chichester</b></p> <p>(more than one view; one view; or none)</p>	<p>Development may be visible in the priority view from The Trundle = <b>one view</b>.</p>
<p><b>Prominence in 'priority views' to and from Chichester</b></p> <p>(prominent; visible but not prominent; or not visible)</p>	<p>Development would be seen from The Trundle. It is likely that built development would be <b>visible but not prominent</b>.</p>
<p><b>Overall sensitivity re Priority Views</b></p> <p>(low; low-moderate; moderate; moderate-high; or high)</p>	<p><i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>moderate</b> Sensitivity in relation to Priority Views.</i></p>

### Sensitivity in relation to the Amenity for Local Viewers

Criteria	Judgement and Comment
<p><b>Potential loss of visual amenity for residents</b></p> <p>(major; moderate; or minor significance)</p>	<p>There would be some loss of visual amenity for a very small number of residents (under 10 properties) = <b>minor</b> significance.</p>
<p><b>Potential loss of visual amenity for recreational users</b></p> <p>(major; moderate; or minor significance)</p>	<p>There would be a change to rural views for users of the public footpath from St Peters Church and users of Stocks Lane bridleway resulting in some loss of visual amenity = <b>moderate</b> significance.</p>
<p><b>Potential loss of visual amenity for local motorists</b></p>	<p>There would be minor change in views for motorists on Madgwick Lane = <b>minor</b> significance.</p>

(major; moderate; or minor significance)	
<b><i>Overall sensitivity in relation to the amenity for local viewers</i></b> <i>(low; low-moderate; moderate; moderate-high; or high)</i>	<i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>low-moderate</b> sensitivity in relation to the amenity for local viewers.</i>

## Guidance

- 6.75. The following guidance has been drawn from the sensitivity assessments outlined above. The guidance is an important output from the assessment and, in the event that built development is allocated to this area, the following guidance on landscape character and visual amenity should be incorporated into the development brief. It should be borne in mind, however, that there will be other considerations to take on board relating to other environmental and sustainability issues which may require these preliminary conclusions to be modified.
- 6.76. Any development in this landscape should seek to:
- maintain the character of the medieval hamlet of Westhampnett and respect the setting of the listed buildings;
  - integrate development into views from The Trundle through careful siting, subtle roof colours, and planting.

# LAND PARCEL 18: MAUDLIN ARABLE FARMLAND

## Landscape Context

- 6.77. The *Maudlin Arable Farmland* landscape character parcel forms part of the *Open Arable Upper Coastal Plain* landscape character type which falls within the *Westhampnett Upper Coastal Plain* landscape character area. This landscape character type is characterised by large scale arable fields on a gently undulating upper coastal plain underlain by 'head' (geologically weathered and broken up material) and 'raised beach' deposits. Many of the old field boundaries have been lost and hedgerows are gappy or have been replaced by post and wire. The settlement pattern is dominated by scattered farms and hamlets. This landscape character parcel includes the open arable farmland and the medieval hamlet of Maudlin.

## Landscape Sensitivity

Criteria	Judgement and Comment
<b>Landscape quality/ condition</b>  (good; moderate or declining; or poor)	The condition of this area is currently <b>moderate</b> . Fields are intensively farmed, but some hedgerows are in decline.
<b>Role in the landscape setting of Chichester</b>  (strong positive; some positive; or neutral)	This area of arable farmland forms an integral part of the rural landscape beyond the Lavant Valley. However, its rural character has been eroded by the presence of the Rolls Royce motor works, landfill and quarrying activity adjacent to the area. It therefore plays <b>some positive</b> role in the setting of Chichester.
<b>Contribution to wider character area</b>  (strong positive; some positive; or neutral)	This land parcel is representative of the landscape character type since it contains open arable farmland, rural lanes and the medieval hamlet of Maudlin. However, it is fragmented from the wider landscape by the motor works, landfill and A27(T). It therefore provides <b>some positive</b> contribution to the character of the wider character area.
<b>Time depth of the landscape (as revealed in Historic LCA)</b>  (high; moderate; or low sensitivity)	The area is mostly a product of modern field amalgamation (late 20 <sup>th</sup> century) and development which has a <b>low</b> historic sensitivity. The medieval hamlet of Maudlin is the most sensitive part of the land parcel.
<b>Sensitivity of individual landscape elements</b>  (high; moderate; or low sensitivity)	The arable landscape generally has a <b>low sensitivity</b> to change. However, there is a small area of higher sensitivity e.g. the listed building and medieval hamlet of Maudlin.
<b>Effect on settlement pattern</b>  (large adverse; moderate adverse; or	Since this land parcel does not adjoin the urban edge of Chichester, development in this area would extend the influence of Chichester eastwards and would dominate the hamlet of Maudlin. The combination of these factors would result in a <b>large adverse</b> effect on settlement

small adverse/ neutral)	pattern.
<b>Overall Landscape Character Sensitivity Judgment</b> <i>(low; low-moderate; moderate; moderate-high; or high)</i>	<i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>moderate</b> landscape sensitivity to built development.</i>

### Sensitivity in relation to Priority Views

Criteria	Judgement and Comment
<b>Visibility from Chichester Harbour and Sussex Downs AONBs</b>  (prominent; visible but not prominent; or not visible)	Built development may be visible from the Sussex Downs, particularly from the hill tops. It is likely that built development would be <b>visible but not prominent</b> .
<b>Visible in how many 'priority views' to and from Chichester</b>  (more than one view; one view; or none)	Development may be visible in the priority view from The Trundle = <b>one view</b> .
<b>Prominence in 'priority views' to and from Chichester</b>  (prominent; visible but not prominent; or not visible)	Development would be seen from The Trundle. It is likely that built development would be <b>visible but not prominent</b> .
<b>Overall sensitivity re Priority Views</b> <i>(low; low-moderate; moderate; moderate-high; or high)</i>	<i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>moderate</b> Sensitivity in relation to Priority Views.</i>

### Sensitivity in relation to the Amenity for Local Viewers

Criteria	Judgement and Comment
<b>Potential loss of visual amenity for residents</b>  (major; moderate; or minor significance)	There would be some loss of visual amenity for a small number of residents (under 25 properties) = <b>minor</b> significance.
<b>Potential loss of visual amenity for recreational users</b>  (major; moderate; or minor significance)	There would be a change to rural views for users of the public footpaths and bridleways past the site resulting in some loss of visual amenity = <b>moderate</b> significance.
<b>Potential loss of visual amenity for local motorists</b>  (major; moderate; or minor significance)	There would be some change in existing rural views for motorists on Stane Street = <b>minor</b> significance.
<b>Overall sensitivity in relation to the amenity for local viewers</b>	<i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>low-moderate</b> sensitivity in</i>

*(low; low-moderate; moderate; moderate-high; or high)*

*relation to the amenity for local viewers.*

## **Guidance**

- 6.78. The following guidance has been drawn from the sensitivity assessments outlined above. The guidance is an important output from the assessment and, in the event that built development is allocated to this area, the following guidance on landscape character and visual amenity should be incorporated into the development brief. It should be borne in mind, however, that there will be other considerations to take on board relating to other environmental and sustainability issues which may require these preliminary conclusions to be modified.
- 6.79. Any development in this landscape should seek to:
- maintain the character of the medieval hamlet of Maudlin and respect the setting of the listed public house;
  - respect the settlement pattern of the upper coastal plain (small scale villages and hamlets);
  - consider the impact of built development on views from The Trundle.

## LAND PARCEL 19: WESTHAMPNETT NORTH ARABLE FARMLAND

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### Landscape Context

- 6.80. The *Westhampnett North Arable Farmland* landscape character parcel forms part of the *Open Arable Upper Coastal Plain* landscape character type which falls within the *Westhampnett Upper Coastal Plain* landscape character area. This landscape character type is characterised by large scale arable fields on a gently undulating upper coastal plain underlain by 'head' (geologically weathered and broken up material) and 'raised beach' deposits. Many of the old field boundaries have been lost and hedgerows are gappy or have been replaced by post and wire. The settlement pattern is dominated by scattered farms and hamlets. This landscape character parcel is composed of the arable fields located to the south of Goodwood Airfield.

### Landscape Sensitivity

Criteria	Judgement and Comment
<p><b>Landscape quality/ condition</b></p> <p>(good; moderate or declining; or poor)</p>	<p>The condition of this area is currently <b>moderate</b>. Fields are intensively farmed, but some hedgerows are in decline.</p>
<p><b>Role in the landscape setting of Chichester</b></p> <p>(strong positive; some positive; or neutral)</p>	<p>This area of arable farmland marks the start of the rural landscape beyond the Lavant Valley. It therefore plays <b>some positive</b> role in the setting of Chichester.</p>
<p><b>Contribution to wider character area</b></p> <p>(strong positive; some positive; or neutral)</p>	<p>This land parcel is representative of the landscape character type since it contains open arable farmland and rural lanes and forms an integral part of the wider landscape. It therefore provides <b>some positive</b> contribution to the character of the wider character area.</p>
<p><b>Time depth of the landscape (as revealed in Historic LCA)</b></p> <p>(high; moderate; or low sensitivity)</p>	<p>The area is mostly a product of modern field amalgamation (late 20<sup>th</sup> century) = <b>low</b> historic sensitivity.</p>
<p><b>Sensitivity of individual landscape elements</b></p> <p>(high; moderate; or low sensitivity)</p>	<p>The arable landscape generally has a <b>low sensitivity</b> to change.</p>
<p><b>Effect on settlement pattern</b></p> <p>(large adverse; moderate adverse; or small adverse/ neutral)</p>	<p>Since this land parcel does not adjoin the urban edge of Chichester, development in this area would extend the influence of Chichester eastwards and erode the rural character of hamlets and villages in the <i>upper coastal plain</i>. However, a number of large scale developments already exist in this part of the <i>upper coastal plain</i>. The</p>



	combination of these factors would result in a <b>moderate adverse</b> effect on settlement pattern.
<b>Overall Landscape Character Sensitivity Judgment</b> <i>(low; low-moderate; moderate; moderate-high; or high)</i>	<i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>low-moderate</b> landscape sensitivity to built development.</i>

### Sensitivity in relation to Priority Views

Criteria	Judgement and Comment
<b>Visibility from Chichester Harbour and Sussex Downs AONBs</b>  (prominent; visible but not prominent; or not visible)	Although development would not be visible from the Chichester Harbour AONB, it may be visible from the Sussex Downs, particularly from elevated areas. It is likely that built development would be <b>visible but not prominent</b> .
<b>Visible in how many 'priority views' to and from Chichester</b>  (more than one view; one view; or none)	Development may be visible in the priority views from The Trundle and Madgwick Lane = <b>more than one view</b> .
<b>Prominence in 'priority views' to and from Chichester</b>  (prominent; visible but not prominent; or not visible)	Development would be seen from The Trundle. It is likely that built development would be <b>visible but not prominent</b> .  Development in the western part of the area would block views of the cathedral from Madgwick Lane. Development could be <b>prominent</b> .
<b>Overall sensitivity re Priority Views</b> <i>(low; low-moderate; moderate; moderate-high; or high)</i>	<i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>moderate-high</b> Sensitivity in relation to Priority Views.</i>

### Sensitivity in relation to the Amenity for Local Viewers

Criteria	Judgement and Comment
<b>Potential loss of visual amenity for residents</b>  (major; moderate; or minor significance)	There would be some loss of visual amenity for a very small number of residents (under 10 properties) = <b>minor</b> significance.
<b>Potential loss of visual amenity for recreational users</b>  (major; moderate; or minor significance)	There would be a change to rural views for users of the public footpath past the motor works and users of Stocks Lane bridleway resulting in some loss of visual amenity = <b>moderate</b> significance.
<b>Potential loss of visual amenity for local motorists</b>  (major; moderate; or minor significance)	There would be a large change in views of the cathedral for a large number of motorists on Madgwick Lane = <b>major</b> significance.

<p><b><i>Overall sensitivity in relation to the amenity for local viewers</i></b></p> <p><i>(low; low-moderate; moderate; moderate-high; or high)</i></p>	<p><i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>moderate</b> sensitivity in relation to the amenity for local viewers.</i></p>
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## **Guidance**

- 6.81. The most sensitive part of the landscape character parcel is the area to the west of Stocks Lane that lies in the line of view of the cathedral.
- 6.82. The following guidance has been drawn from the sensitivity assessments outlined above. The guidance is an important output from the assessment and, in the event that built development is allocated to this area, the following guidance on landscape character and visual amenity should be incorporated into the development brief. It should be borne in mind, however, that there will be other considerations to take on board relating to other environmental and sustainability issues which may require these preliminary conclusions to be modified.
- 6.83. Any development in this landscape should seek to:
- maintain the character of the medieval hamlet of Westhampnett and respect the setting of the listed buildings;
  - consider the impact of built development on views from The Trundle;
  - consider the impact of built development on views from Madgwick Lane and conserve views of Chichester Cathedral from this road.

## LAND PARCEL 20: SALTHILL LANE SOUTH ARABLE FARMLAND

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### Landscape Context

- 6.84. The *Salthill Lane South Arable Farmland* landscape character parcel forms part of the *Open Arable Lower Coastal Plain* landscape character type which falls within the *Chichester Coastal Plain* landscape character area. This landscape character type is characterised by large scale arable fields on a flat landscape underlain by brickearth (a mixture of fine-grained quartz sand or flint sand with clay) and alluvium. Drainage ditches are common. Many of the old field boundaries and copses have been lost and hedgerows are gappy or have been replaced by post and wire. Large farmsteads and glasshouses are typical of these areas. This landscape character parcel lies on the flat plain to the south of Salthill Park, to the north-east of the A27. It mostly contains large arable fields dating to the late post medieval period, but also contains an area of woodland, drainage ditches and some farmsteads/ cottages.

### Landscape Sensitivity

Criteria	Judgement and Comment
<b>Landscape quality/ condition</b>  (good; moderate or declining; or poor)	The condition of this area is currently <b>moderate</b> . Fields are intensively farmed and some hedgerows are in decline.
<b>Role in the landscape setting of Chichester</b>  (strong positive; some positive; or neutral)	This area of arable farmland forms an integral part of the rural landscape setting of Chichester. The flat landscape allows views of the cathedral. It therefore plays <b>some positive</b> role in the setting of Chichester.
<b>Contribution to wider character area</b>  (strong positive; some positive; or neutral)	This land parcel is representative of the landscape character type since it contains open arable farmland, rural lanes, tree belts and drainage ditches. However, it is isolated between the A27 and the urban edge of Chichester. It provides <b>some positive</b> contribution to the character of the wider character area.
<b>Time depth of the landscape (as revealed in Historic LCA)</b>  (high; moderate; or low sensitivity)	The area is mostly a product of late post-medieval planned private enclosure. There is also an area of late 20 <sup>th</sup> century planned private enclosure on the site of Lower Rouse Copse alongside which is a medieval remnant of the copse. There is a late 20 <sup>th</sup> century landscaped garden around Mead House. Overall the landscape is considered to have a <b>moderate</b> sensitivity in terms of its historic time depth.
<b>Sensitivity of individual landscape elements</b>  (high; moderate; or low sensitivity)	The arable landscape generally has a <b>low sensitivity</b> to change. Although the remnant of Lower Rouse Copse has a higher sensitivity, this could be conserved alongside built development.

<p><b>Effect on settlement pattern</b></p> <p>(large adverse; moderate adverse; or small adverse/ neutral)</p>	<p>Although this land parcel adjoins the urban edge of Chichester, it provides a physical separation between Chichester and Fishbourne. However, the presence of the A27 (T) separates this land parcel from Fishbourne. Development in this location would result in a <b>moderate</b> adverse effect on settlement pattern.</p>
<p><b>Overall Landscape Character Sensitivity Judgment</b></p> <p>(low; low-moderate; moderate; moderate-high; or high)</p>	<p><i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>moderate</b> landscape sensitivity to built development.</i></p>

### Sensitivity in relation to Priority Views

Criteria	Judgement and Comment
<p><b>Visibility from Chichester Harbour and Sussex Downs AONBs</b></p> <p>(prominent; visible but not prominent; or not visible)</p>	<p>Development in this location would not be visible from the Chichester Harbour or Sussex Downs AONBs. <b>Not visible</b></p>
<p><b>Visible in how many 'priority views' to and from Chichester</b></p> <p>(more than one view; one view; or none)</p>	<p>Development may be visible in the priority views from Newlands Lane and Centurian Way north of New Cottages = <b>more than one view</b>.</p>
<p><b>Prominence in 'priority views' to and from Chichester</b></p> <p>(prominent; visible but not prominent; or not visible)</p>	<p>Development would be seen from the priority views from Newlands Lane where it could intrude into, or block, views of the cathedral. However, the open space element of the scheme could be designed to maintain views of the cathedral from Newlands Lane. Built development would be <b>prominent</b> in this view.</p> <p>Development may be seen in the priority view from Centurian Way north of New Cottages. However, from this location it would not be a prominent element of the view. <b>Visible but not prominent</b></p>
<p><b>Overall sensitivity re Priority Views</b></p> <p>(low; low-moderate; moderate; moderate-high; or high)</p>	<p><i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>moderate-high</b> Sensitivity in relation to Priority Views.</i></p>

### Sensitivity in relation to the Amenity for Local Viewers

Criteria	Judgement and Comment
<p><b>Potential loss of visual amenity for residents</b></p> <p>(major; moderate; or minor significance)</p>	<p>Since houses do not overlook these fields only upper storey windows would be affected by changes in view. There would be a noticeable change to views from a moderate number of residents (25-50 properties) = <b>moderate</b> significance.</p>
<p><b>Potential loss of visual amenity for recreational users</b></p>	<p>There would be some loss of visual amenity for users of the public footpath along Newlands Lane and users of the</p>

(major; moderate; or minor significance)	Centurian Way footpath and cycle way as a result of loss of their rural views for part of the route = <b>moderate</b> significance.
<b>Potential loss of visual amenity for local motorists</b>  (major; moderate; or minor significance)	There would be some loss of visual amenity for a very small number of motorists on Newlands Lane = <b>minor</b> significance.
<b><i>Overall sensitivity in relation to the amenity for local viewers</i></b>  <i>(low; low-moderate; moderate; moderate-high; or high)</i>	<i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>low-moderate</b> sensitivity in relation to the amenity for local viewers.</i>

## Guidance

- 6.85. The following guidance has been drawn from the sensitivity assessments outlined above. The guidance is an important output from the assessment and, in the event that built development is allocated to this area, the following guidance on landscape character and visual amenity should be incorporated into the development brief. It should be borne in mind, however, that there will be other considerations to take on board relating to other environmental and sustainability issues which may require these preliminary conclusions to be modified.
- 6.86. Any development in this landscape should seek to:
- strengthen the tree and hedgerow network as a framework for built development;
  - maintain views to the cathedral from Newlands Lane and create new public views of the cathedral to reinforce the role of this area in the setting of Chichester;
  - conserve and manage the remnant of Lower Rouse Copse as a landscape feature;
  - respect the setting of the listed buildings (Salthill Cottages, Salthill Lodge, Mead House and Applegarth).

# LAND PARCEL 21: WEST FISHBOURNE ARABLE FARMLAND

## Landscape Context

- 6.87. The *West Fishbourne Arable Farmland* landscape character parcel forms part of the *Open Arable Lower Coastal Plain* landscape character type which falls within the *Chichester Coastal Plain* landscape character area. This landscape character type is characterised by large scale arable fields on a flat landscape underlain by brickearth (a mixture of fine-grained quartz sand or flint sand with clay) and alluvium. Drainage ditches are common. Many of the old field boundaries and copses have been lost and hedgerows are gappy or have been replaced by post and wire. Large farmsteads and glasshouses are typical of these areas. This landscape character parcel, lying to the west of Fishbourne, is typical of this landscape character type and is composed of three open arable fields and Bethwines Farm. The railway line, and electricity pylons traverse the parcel.

## Landscape Sensitivity

Criteria	Judgement and Comment
<b>Landscape quality/ condition</b>  (good; moderate or declining; or poor)	This is an intensively farmed landscape in a <b>poor</b> condition. Hedgerows are gappy and electricity pylons, a sub-station (and evergreen screen planting) and the railway line are detracting features.
<b>Role in the landscape setting of Chichester</b>  (strong positive; some positive; or neutral)	The Chichester Coastal Plain provides a rural lowland setting to Chichester allowing long views to Chichester Cathedral over large distances.  Although the fields currently provide a rural setting to the west of Fishbourne, there are no views of the cathedral from this area. Development of these fields would not result in any loss of landscape setting – the fields further west would become the new rural setting.  This landscape character parcel therefore plays a <b>neutral</b> role in the setting of Chichester.
<b>Contribution to wider character area</b>  (strong positive; some positive; or neutral)	The open arable landscape of this area is representative of the wider character area. At present, the hedgerows and mature hedgerow trees provide <b>some positive</b> contribution to the character of the wider landscape.
<b>Time depth of the landscape (as revealed in Historic LCA)</b>  (high; moderate; or low sensitivity)	This landscape exhibits Parliamentary enclosure and therefore relates to the early modern period. = <b>moderate</b> sensitivity.
<b>Sensitivity of individual landscape elements</b>	The open arable landscape that would be lost to built development generally has a low sensitivity to change. The intact hedgerows and mature trees have a higher sensitivity, but could be retained alongside

(high; moderate; or low sensitivity)	development = <b>low</b> sensitivity.
<b>Effect on settlement pattern</b>  (large adverse; moderate adverse; or small adverse/ neutral)	Since this land parcel adjoins the existing urban edge of Fishbourne, will not adversely affect any villages, and will extend no further west than existing houses along the A259 out of Fishbourne, development in this location would have a <b>small or neutral</b> effect on settlement pattern.
<b>Overall Landscape Character Sensitivity Judgment</b>  (low; low-moderate; moderate; moderate-high; or high)	<i>For the reasons stated above, overall this landscape has a <b>low-moderate</b> landscape sensitivity to built development.</i>

### Sensitivity in relation to Priority Views

Criteria	Judgement and Comment
<b>Visibility from Chichester Harbour and Sussex Downs AONBs</b>  (prominent; visible but not prominent; or not visible)	Although this land parcel lies close to the boundary of the Chichester Harbour AONB, no development would be perceptible from within the AONB. Development in this location would not be visible from the Sussex Downs AONB = <b>not visible</b> .
<b>Visible in how many 'priority views' to and from Chichester</b>  (more than one view; one view; or none)	Development would be visible in the priority view from the bridleway between Broadbridge and Knapp Farm = <b>one view</b> .
<b>Prominence in 'priority views' to and from Chichester</b>  (prominent; visible but not prominent; or not visible)	Built development is likely to be seen in the view of the cathedral from the bridleway between Broadbridge and Knapp Farm. However, the development will not block views of the cathedral and could be screened by vegetation. It is likely to be <b>visible, but not prominent</b> .
<b>Overall sensitivity re Priority Views</b>  (low; low-moderate; moderate; moderate-high; or high)	<i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>low-moderate</b> Sensitivity in relation to Priority Views.</i>

### Sensitivity in relation to the Amenity for Local Viewers

Criteria	Judgement and Comment
<b>Potential loss of visual amenity for residents</b>  (major; moderate; or minor significance)	Built development in this location would be viewed by residents on the western edge of Fishbourne, residents along the A259, and residents of local farms. At this close proximity there is likely to be a substantial loss of visual amenity for relatively few receptors (approximately 25-50) as a result of blocking of existing views across open farmland.  <b>Moderate significance.</b>
<b>Potential loss of visual amenity for recreational users</b>	Users of the bridleway linking Broadbridge with Knapp Farm would see development in the context of existing built development on the edge of Fishbourne.

(major; moderate; or minor significance)	At this distance the change in view would be small and views to the cathedral would be retained. There would be negligible loss of visual amenity = <b>minor</b> significance.
<b>Potential loss of visual amenity for local motorists</b>  (major; moderate; or minor significance)	Motorists on local roads through Fishbourne as well as on the A259 would experience built development in the context of existing built development. Any loss of visual amenity would be slight-negligible = <b>minor</b> significance.
<b><i>Overall sensitivity in relation to the amenity for local viewers</i></b>  <i>(low; low-moderate; moderate; moderate-high; or high)</i>	<i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>low-moderate</b> sensitivity in relation to the amenity for local viewers.</i>

## Guidance

- 6.88. The following guidance has been drawn from the sensitivity assessments outlined above. The guidance is an important output from the assessment and, in the event that built development is located in this area, implementation of the guidance would minimise impacts on landscape character and visual amenity. It should be borne in mind that there will be other considerations to take on board relating to other environmental and sustainability issues.
- 6.89. Any development in this landscape should seek to:
- conserve hedgerows and mature hedgerow trees that could continue to contribute positively to the wider landscape alongside built development;
  - use native planting to ensure built development is not visible from the Chichester Harbour AONB;
  - respect the priority view of the cathedral from the bridleway between Broadbridge and Knapp Farm by using vegetation to screen views of new development;
  - open up new views to the cathedral (particularly public views) where possible.



## LAND PARCEL 22: APULDRAM ARABLE FARMLAND

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### Landscape Context

- 6.90. The *Apuldram Arable Farmland* landscape character parcel forms part of the *Open Arable Lower Coastal Plain* landscape character type which falls within the *Chichester Coastal Plain* landscape character area. This landscape character type is characterised by large scale arable fields on a flat landscape underlain by brickearth (a mixture of fine-grained quartz sand or flint sand with clay) and alluvium. Drainage ditches are common. Many of the old field boundaries and copses have been lost and hedgerows are gappy or have been replaced by post and wire. Large farmsteads and glasshouses are typical of these areas. This landscape character parcel is an area of planned private enclosure associated with the hamlet of Apuldram. It is an area of open arable farmland located between Apuldram and the proposed Stockbridge link road.

### Landscape Sensitivity

Criteria	Judgement and Comment
<b>Landscape quality/ condition</b>  (good; moderate or declining; or poor)	The condition of this area is currently <b>moderate</b> – this is an intensively farmed arable landscape and hedgerows are in a declining condition.
<b>Role in the landscape setting of Chichester</b>  (strong positive; some positive; or neutral)	The Chichester Coastal Plain provides a rural lowland setting to Chichester allowing long views to Chichester cathedral over large distances.  These fields form an integral part of the rural setting to the south-west of Stockbridge and will continue to in the presence of the proposed Stockbridge link road. They provide a <b>strong positive</b> contribution to the landscape setting of Chichester.
<b>Contribution to wider character area</b>  (strong positive; some positive; or neutral)	The open arable landscape of this area is representative of the wider character area. At present, the rural fields and hedgerows provide <b>some positive</b> contribution to the character of the wider landscape.
<b>Time depth of the landscape (as revealed in Historic LCA)</b>  (high; moderate; or low sensitivity)	The vast majority of the area originates from late post medieval planned private enclosure associated with Apuldram hamlet = <b>moderate sensitivity</b> .  Hills Barns relate to the medieval hamlet of Apuldram. Church Farm relates to the early modern period and the Apuldram Centre relates to early 20 <sup>th</sup> century settlement.
<b>Sensitivity of individual landscape elements</b>  (high; moderate; or low sensitivity)	The open arable landscape generally has a <b>low sensitivity</b> to change in terms of landscape features. The intact hedgerows (with mature hedgerow trees) have a higher sensitivity, but these could be retained alongside built development.

<p><b>Effect on settlement pattern</b></p> <p>(large adverse; moderate adverse; or small adverse/ neutral)</p>	<p>Since this land parcel does not adjoin the existing urban edge of Chichester, development in this location would spread the influence of Chichester substantially south-westwards and would affect the settlement pattern of nucleated villages and hamlets (e.g. Apuldram) that are typical of the coastal plain = <b>large adverse</b>.</p>
<p><b>Overall Landscape Character Sensitivity Judgment</b></p> <p>(low; low-moderate; moderate; moderate-high; or high)</p>	<p><i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>moderate</b> landscape sensitivity.</i></p>

### Sensitivity in relation to Priority Views

Criteria	Judgement and Comment
<p><b>Visibility from Chichester Harbour and Sussex Downs AONBs</b></p> <p>(prominent; visible but not prominent; or not visible)</p>	<p>This land parcel adjoins the Chichester Harbour AONB. Built development in this location is likely to be visible, and <b>prominent</b>, from some parts of the AONB.</p>
<p><b>Visible in how many 'priority views' to and from Chichester</b></p> <p>(more than one view; one view; or none)</p>	<p>Although part of this landscape parcel falls within the theoretical ZVI of the view from The Trundle, in practice intervening trees, vegetation, and buildings would screen views of this parcel from The Trundle.</p> <p>However, development would be visible in the priority views from Dell Quay Road, Salterns Copse, and possibly the Fishbourne Channel = <b>more than one view</b>.</p>
<p><b>Prominence in 'priority views' to and from Chichester</b></p> <p>(prominent; visible but not prominent; or not visible)</p>	<p>Built development would be visible above hedgerows in the viewpoint from Dell Quay Road and would interrupt views of the cathedral = <b>prominent</b>.</p> <p>Roofs are likely to be <b>visible, but not prominent</b> in the priority view from Salterns Copse.</p> <p>Roofs are <b>not likely to be visible</b> in the view from the Fishbourne Channel since intervening vegetation will screen views.</p>
<p><b>Overall sensitivity re Priority Views</b></p> <p>(low; low-moderate; moderate; moderate-high; or high)</p>	<p><i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>moderate-high</b> Sensitivity in relation to Priority Views.</i></p>

### Sensitivity in relation to the Amenity for Local Viewers

Criteria	Judgement and Comment
<p><b>Potential loss of visual amenity for residents</b></p> <p>(major; moderate; or minor significance)</p>	<p>There would be a noticeable change to views from a moderate number of residents (25-50 properties) including resident of Apuldram, Church Farm, Hills Barns and properties along Birdham Road = <b>moderate</b> significance.</p>
<p><b>Potential loss of visual amenity for recreational users</b></p>	<p>There would be some loss of visual amenity for users of the public footpath through the site as well users of public</p>

(major; moderate; or minor significance)	footpaths in the AONB (e.g. the public footpath that crosses Dell Quay Road) = <b>major</b> significance.
<b>Potential loss of visual amenity for local motorists</b>  (major; moderate; or minor significance)	There would be some loss of visual amenity for a moderate number of motorists on Birdham Road and Apuldram Lane = <b>minor</b> significance.
<b><i>Overall sensitivity in relation to the amenity for local viewers</i></b>  <i>(low; low-moderate; moderate; moderate-high; or high)</i>	<i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>moderate</b> sensitivity in relation to the amenity for local viewers.</i>

## Guidance

- 6.91. There is limited opportunity for built development in this location because of the area's proximity to the Chichester Harbour AONB and Ryman's historic garden, its location next to the small rural hamlet of Apuldram, and its location in priority views to Chichester Cathedral.
- 6.92. The following guidance has been drawn from the sensitivity assessments above. The guidance is an important output from the assessment and, in the event that built development is located in this area, implementation of the guidance would minimise impacts on landscape character and visual amenity. It should be borne in mind that there will be other considerations to take on board relating to other environmental and sustainability issues.
- 6.93. Any development in this landscape should seek to:
- maintain the landscape pattern that dates from the late post-medieval planned private enclosure associated with Apuldram Hamlet and strengthen the hedgerow and hedgerow tree structure of the landscape;
  - conserve the setting of the historic settlement of Apuldram and its historic gardens and ensure that development does not disrupt the nucleated settlement pattern of villages and hamlets in the coastal plain e.g. Apuldram;
  - pay particular regard to views from the Chichester Harbour AONB in planning any development and locate development away from the AONB boundary;
  - maintain the rural foreground in views to the cathedral from Chichester Harbour;
  - ensure built development does not intrude into, or block, views of Chichester Cathedral from Dell Quay Road and Salterns Copse;
  - consider views from public rights of way when siting any new development.

# LAND PARCEL 23: MANOR FARM ARABLE FARMLAND

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## Landscape Context

- 6.94. The *Manor Farm Arable Farmland* landscape character parcel forms part of the *Open Arable Lower Coastal Plain* landscape character type which falls within the *Chichester Coastal Plain* landscape character area. This landscape character type is characterised by large scale arable fields on a flat landscape underlain by brickearth (a mixture of fine-grained quartz sand or flint sand with clay) and alluvium. Drainage ditches are common. Many of the old field boundaries and copses have been lost and hedgerows are gappy or have been replaced by post and wire. Large farmsteads and glasshouses are typical of these areas. This landscape character parcel is an area of recently amalgamated fields in intensive arable production.

## Landscape Sensitivity

Criteria	Judgement and Comment
<b>Landscape quality/ condition</b>  (good; moderate or declining; or poor)	The condition of this area is currently <b>declining</b> – this is an intensively farmed arable landscape with hedgerows in a declining condition.
<b>Role in the landscape setting of Chichester</b>  (strong positive; some positive; or neutral)	The Chichester Coastal Plain provides a rural lowland setting to Chichester allowing long views to Chichester Cathedral over large distances.  These fields form an integral part of the rural setting to the south-west of Chichester and will continue to in the presence of the proposed Stockbridge link road. They provide a <b>strong positive</b> contribution to the landscape setting of Chichester.
<b>Contribution to wider character area</b>  (strong positive; some positive; or neutral)	The open arable landscape of this area is representative of the wider character area. At present, the rural fields and hedgerows provide <b>some positive</b> contribution to the character of the wider landscape.
<b>Time depth of the landscape (as revealed in Historic LCA)</b>  (high; moderate; or low sensitivity)	The land parcel is a product of modern field amalgamation and has a <b>low</b> sensitivity in terms of historic landscape.
<b>Sensitivity of individual landscape elements</b>  (high; moderate; or low sensitivity)	The open arable landscape has few landscape features and therefore has a <b>low sensitivity</b> to change in terms of landscape features.
<b>Effect on settlement pattern</b>	Since this parcel does not adjoin the urban edge of Chichester, development in this location would spread the influence of Chichester substantially south-westwards.

(large adverse; moderate adverse; or small adverse/ neutral)	However, that parcel is surrounded by existing development such as nurseries and a sewage works. Development in this location would result in a <b>moderate adverse</b> effect on settlement pattern.
<b>Overall Landscape Character Sensitivity Judgment</b>  (low; low-moderate; moderate; moderate-high; or high)	<i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>moderate</b> landscape sensitivity.</i>

### Sensitivity in relation to Priority Views

Criteria	Judgement and Comment
<b>Visibility from Chichester Harbour and Sussex Downs AONBs</b>  (prominent; visible but not prominent; or not visible)	Since this land parcel adjoins the Chichester Harbour AONB, built development in this location could be visible. However, the presence of the sewage works means that it is not likely to be prominent in any views from the AONB. = <b>visible but not prominent</b> .
<b>Visible in how many 'priority views' to and from Chichester</b>  (more than one view; one view; or none)	Development could potentially be visible in the priority views from the Fishbourne Channel = <b>one view</b> .
<b>Prominence in 'priority views' to and from Chichester</b>  (prominent; visible but not prominent; or not visible)	Built development would be hidden behind the sewage works and existing vegetation in views from the Fishbourne Channel, although from some parts of the channel built development could just be perceptible = <b>visible but not prominent</b>
<b>Overall sensitivity re Priority Views</b>  (low; low-moderate; moderate; moderate-high; or high)	<i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>moderate</b> Sensitivity in relation to Priority Views.</i>

### Sensitivity in relation to the Amenity for Local Viewers

Criteria	Judgement and Comment
<b>Potential loss of visual amenity for residents</b>  (major; moderate; or minor significance)	There would be a noticeable change to views for a very small number of residents (under 10 properties) = <b>minor</b> significance.
<b>Potential loss of visual amenity for recreational users</b>  (major; moderate; or minor significance)	There would be some loss of visual amenity for users of the public footpath along the River Lavant outside the AONB. However, few people use this footpath = <b>minor</b> significance.
<b>Potential loss of visual amenity for local motorists</b>	There would be negligible loss of visual amenity for motorists on Apuldram Lane whose views of the site are screened by vegetation = <b>minor</b> significance.

(major; moderate; or minor significance)	
<b><i>Overall sensitivity in relation to the amenity for local viewers</i></b> <i>(low; low-moderate; moderate; moderate-high; or high)</i>	<i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>low</b> sensitivity in relation to the amenity for local viewers.</i>

## Guidance

- 6.95. The following guidance has been drawn from the sensitivity assessments above. The guidance is an important output from the assessment and, in the event that built development is located in this area, implementation of the guidance would minimise impacts on landscape character and visual amenity. It should be borne in mind that there will be other considerations to take on board relating to other environmental and sustainability issues.
- 6.96. Any development in this landscape should seek to:
- ensure that development does not disrupt the nucleated settlement pattern of villages and hamlets in the coastal plain;
  - minimise impacts on the perceptual qualities of the Chichester Harbour AONB by location development away from the boundary and using planting as a buffer;
  - pay particular regard to views from the Chichester Harbour AONB in planning any development;
  - maintain the rural foreground in views to the cathedral from Chichester Harbour.

## LAND PARCEL 24: WEST STOCKBRIDGE ARABLE FARMLAND

### Landscape Context

- 6.97. The *West Stockbridge Arable Farmland* landscape character parcel forms part of the *Open Arable Lower Coastal Plain* landscape character type which falls within the *Chichester Coastal Plain* landscape character area. This landscape character type is characterised by large scale arable fields on a flat landscape underlain by brickearth (a mixture of fine-grained quartz sand or flint sand with clay) and alluvium. Drainage ditches are common. Many of the old field boundaries and copses have been lost and hedgerows are gappy or have been replaced by post and wire. Large farmsteads and glasshouses are typical of these areas. This landscape character parcel is a mixture of early and late post medieval enclosure and recently amalgamated fields, mostly in arable production. The River Lavant flows through the area.

### Landscape Sensitivity

Criteria	Judgement and Comment
<p><b>Landscape quality/ condition</b></p> <p>(good; moderate or declining; or poor)</p>	<p>The condition of this area is currently <b>poor</b>, particularly adjacent to the A27 ring road where hedgerows are unmanaged and fields derelict. The course of the River Lavant is also in poor condition.</p>
<p><b>Role in the landscape setting of Chichester</b></p> <p>(strong positive; some positive; or neutral)</p>	<p>The Chichester Coastal Plain provides a rural lowland setting to Chichester allowing long views to Chichester Cathedral over large distances.</p> <p>The building of the Stockbridge link road will fragment this piece of land from the wider rural setting of Chichester. In the presence of the Stockbridge link road the land parcel will make a <b>neutral</b> contribution to the setting of Chichester.</p>
<p><b>Contribution to wider character area</b></p> <p>(strong positive; some positive; or neutral)</p>	<p>The open arable landscape of this area is representative of the wider character area. At present, the rural fields and hedgerows provide some positive contribution to the character of the wider landscape, but once the Stockbridge link road is built the land will become fragmented and it is likely that the land parcel will make a <b>neutral</b> contribution to the wider coastal plain landscape.</p>
<p><b>Time depth of the landscape (as revealed in Historic LCA)</b></p> <p>(high; moderate; or low sensitivity)</p>	<p>The area to the north of the River Lavant has little time depth, representing modern field amalgamations. However, the fields to the south of the River Lavant originate from early post medieval piecemeal enclosure and late post medieval planned private enclosure associated with Apuldram hamlet = <b>moderate</b> overall sensitivity in terms of historic landscape.</p>
<p><b>Sensitivity of individual landscape elements</b></p>	<p>The open arable landscape generally has a <b>low sensitivity</b> to change. Although the River Lavant and</p>

(high; moderate; or low sensitivity)	intact hedgerows (with mature hedgerow trees) are sensitive landscape features these could be retained alongside built development.
<b>Effect on settlement pattern</b>  (large adverse; moderate adverse; or small adverse/ neutral)	Since this land parcel adjoins the existing urban areas of Chichester and Stockbridge, and development in this location would be contained by the new Stockbridge link road, it would not impact adversely on the settlement pattern of the lower coastal plain = <b>small adverse or neutral.</b>
<b>Overall Landscape Character Sensitivity Judgment</b>  (low; low-moderate; moderate; moderate-high; or high)	<i>Taking into account the above analysis, it can be concluded that, overall, this landscape has a <b>low</b> landscape sensitivity.</i>

### Sensitivity in relation to Priority Views

Criteria	Judgement and Comment
<b>Visibility from Chichester Harbour and Sussex Downs AONBs</b>  (prominent; visible but not prominent; or not visible)	Development is unlikely to be seen from the Chichester Harbour AONB since planting along Apuldram Lane and the Stockbridge Relief Road would screen any views. Development in this location would not be visible from the Sussex Downs AONB = <b>not visible</b>
<b>Visible in how many 'priority views' to and from Chichester</b>  (more than one view; one view; or none)	In theory development in this location falls within the viewcones of views from Chichester Marina, Salterns Copse, Fishbourne Channel, and Dell Quay Road. However, in practice development would be screened by intervening trees and the new Stockbridge Link Road = <b>none.</b>
<b>Prominence in 'priority views' to and from Chichester</b>  (prominent; visible but not prominent; or not visible)	<b>Not visible.</b>
<b>Overall sensitivity re Priority Views</b>  (low; low-moderate; moderate; moderate-high; or high)	<i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>low</b> Sensitivity in relation to Priority Views.</i>

### Sensitivity in relation to the Amenity for Local Viewers

Criteria	Judgement and Comment
<b>Potential loss of visual amenity for residents</b>  (major; moderate; or minor significance)	Views across rural farmland for residents on the edge of Stockbridge could be disrupted for a moderate number of residents (approx. 50 properties) =- <b>moderate</b> significance.
<b>Potential loss of visual amenity for recreational users</b>	There would be some loss of visual amenity for users of the public footpath along the River Lavant outside the AONB. However, few people use this footpath = <b>minor</b>



(major; moderate; or minor significance)	significance.
<b>Potential loss of visual amenity for local motorists</b>  (major; moderate; or minor significance)	The only motorists with views towards the site are the motorists on the A27 whose views are screened by planting alongside the dual carriageway. Any effect on visual amenity will be small-negligible. <b>Minor significance.</b>
<b><i>Overall sensitivity in relation to the amenity for local viewers</i></b>  <i>(low; low-moderate; moderate; moderate-high; or high)</i>	<i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>low-moderate</b> sensitivity in relation to the amenity for local viewers.</i>

## Guidance

- 6.98. Although this site has a low sensitivity to built development (assuming the Stockbridge link road is built), the presence of sensitive landscape features (the River Lavant, Mile Pond, grassland habitats and mature hedgerows) will determine the layout of any built development. Built development should avoid the floodplain of the River Lavant and historic hedgerows. Constraints and opportunities are set out in the guidance below.
- 6.99. The following guidance has been drawn from the sensitivity assessments above. The guidance is an important output from the assessment and, in the event that built development is located in this area, implementation of the guidance would minimise impacts on landscape character and visual amenity. It should be borne in mind that there will be other considerations to take on board relating to other environmental and sustainability issues.
- 6.100. Any development in this landscape should seek to:
- retain historic hedgerows and mature trees and use vegetation as a framework for development;
  - conserve the early post-medieval enclosure patterns south of the River Lavant;
  - enhance the course of the River Lavant and enhance its prominence in the landscape (including public access to the river);
  - conserve areas of improved grassland at Mile Pond Farm and along the course of the River Lavant;
  - ensure development, or planting associated with the link road, does not adversely intrude into unimpeded views of the cathedral.

## LAND PARCEL 25: STOCKBRIDGE (SOUTH WEST) ARABLE FARMLAND

### Landscape Context

- 6.101. The *Stockbridge (South West) Arable Farmland* landscape character parcel forms part of the *Open Arable Lower Coastal Plain* landscape character type which falls within the *Chichester Coastal Plain* landscape character area. This landscape character type is characterised by large scale arable fields on a flat landscape underlain by brickearth (a mixture of fine-grained quartz sand or flint sand with clay) and alluvium. Drainage ditches are common. Many of the old field boundaries and copses have been lost and hedgerows are gappy or have been replaced by post and wire. Large farmsteads and glasshouses are typical of these areas. This landscape character parcel is an area of recently amalgamated fields in intensive arable production. It also contains Mile Pond, a pond dating to the medieval period.

### Landscape Sensitivity

Criteria	Judgement and Comment
<p><b>Landscape quality/ condition</b></p> <p>(good; moderate or declining; or poor)</p>	<p>The condition of this area is currently <b>moderate</b> – this is an intensively farmed arable landscape with few remaining hedgerows. There is some mature vegetation around Mile Pond.</p>
<p><b>Role in the landscape setting of Chichester</b></p> <p>(strong positive; some positive; or neutral)</p>	<p>The Chichester Coastal Plain provides a rural lowland setting to Chichester allowing long views to Chichester Cathedral over large distances.</p> <p>These fields form an integral part of the rural setting to the south-west of Stockbridge and will continue to in the presence of the proposed Stockbridge link road. They provide <b>some positive</b> contribution to the landscape setting of Chichester.</p>
<p><b>Contribution to wider character area</b></p> <p>(strong positive; some positive; or neutral)</p>	<p>The open arable landscape of this area is representative of the wider character area. However, it contains few strong landscape features. At present, the arable fields provide <b>some positive</b> contribution to the character of the wider landscape.</p>
<p><b>Time depth of the landscape (as revealed in Historic LCA)</b></p> <p>(high; moderate; or low sensitivity)</p>	<p>The land parcel is a product of recent field amalgamation and therefore has a <b>low sensitivity</b> in terms of its historic landscape.</p>
<p><b>Sensitivity of individual landscape elements</b></p> <p>(high; moderate; or low sensitivity)</p>	<p>The open arable landscape generally has a <b>low sensitivity</b> to change in terms of landscape features. The medieval pond is an important historic feature, but this could be retained alongside any development.</p>

<p><b>Effect on settlement pattern</b></p> <p>(large adverse; moderate adverse; or small adverse/ neutral)</p>	<p>Although part of this land parcel adjoins the urban edge of Stockbridge, development in this location would spread the influence of Chichester substantially south-westwards and would affect the settlement pattern of nucleated villages and hamlets (e.g. Donnington Manor) that are typical of the coastal plain = <b>large adverse</b>.</p>
<p><b>Overall Landscape Character Sensitivity Judgment</b></p> <p>(low; low-moderate; moderate; moderate-high; or high)</p>	<p><i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>moderate</b> landscape sensitivity.</i></p>

### Sensitivity in relation to Priority Views

Criteria	Judgement and Comment
<p><b>Visibility from Chichester Harbour and Sussex Downs AONBs</b></p> <p>(prominent; visible but not prominent; or not visible)</p>	<p>Since this land parcel is located in close proximity to the Chichester Harbour AONB, any built development in this location is likely to be <b>visible (but not prominent)</b> from some parts of the AONB.</p>
<p><b>Visible in how many 'priority views' to and from Chichester</b></p> <p>(more than one view; one view; or none)</p>	<p>In theory development in this land parcel falls within the viewcones of views from the western end of Chichester Canal, the A286 at Cutfield Bridge, Chichester Marina, and The Trundle. However, in practice development would only be visible from the Canal towpath = <b>one view</b>.</p>
<p><b>Prominence in 'priority views' to and from Chichester</b></p> <p>(prominent; visible but not prominent; or not visible)</p>	<p>Roofs may be <b>visible, but not prominent</b> in the priority view from the western end of the Chichester Canal towpath.</p>
<p><b>Overall sensitivity re Priority Views</b></p> <p>(low; low-moderate; moderate; moderate-high; or high)</p>	<p><i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>moderate</b> Sensitivity in relation to Priority Views.</i></p>

### Sensitivity in relation to the Amenity for Local Viewers

Criteria	Judgement and Comment
<p><b>Potential loss of visual amenity for residents</b></p> <p>(major; moderate; or minor significance)</p>	<p>There would be a noticeable change to views from a moderate number of residents (approx 50 properties) = <b>moderate</b> significance.</p>
<p><b>Potential loss of visual amenity for recreational users</b></p> <p>(major; moderate; or minor significance)</p>	<p>There would be small-negligible change in views for recreational receptors = <b>minor</b> significance.</p>

<p><b>Potential loss of visual amenity for local motorists</b></p> <p>(major; moderate; or minor significance)</p>	<p>There would be some change in views for motorists on the B2201 approaching and leaving Stockbridge, although built development already forms part of their views. Some views of the cathedral could be obscured = <b>moderate</b> significance.</p>
<p><b><i>Overall sensitivity in relation to the amenity for local viewers</i></b></p> <p>(low; low-moderate; moderate; moderate-high; or high)</p>	<p><i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>low-moderate</b> sensitivity in relation to the amenity for local viewers.</i></p>

## Guidance

- 6.102. The most constraining features of this site are its rural location, its proximity to the Chichester Harbour AONB, and its location in the foreground of views to Chichester Cathedral from the Chichester Canal towpath.
- 6.103. The following guidance has been drawn from the sensitivity assessments above. The guidance is an important output from the assessment and, in the event that built development is located in this area, implementation of the guidance would minimise impacts on landscape character and visual amenity. It should be borne in mind that there will be other considerations to take on board relating to other environmental and sustainability issues.
- 6.104. Any development in this landscape should seek to:
- strengthen the landscape structure;
  - conserve the setting of the historic pond and its mature vegetation;
  - maintain a close relationship with Stockbridge;
  - pay particular regard to views from the Chichester Harbour AONB in planning any development and locate development away from the AONB boundary;
  - maintain the rural foreground in views to the cathedral from the canal towpath.

## LAND PARCEL 26: STOCKBRIDGE (SOUTH EAST) ARABLE FARMLAND

### Landscape Context

- 6.105. The *Stockbridge (South East) Arable Farmland* landscape character parcel forms part of the *Open Arable Lower Coastal Plain* landscape character type which falls within the *Chichester Coastal Plain* landscape character area. This landscape character type is characterised by large scale arable fields on a flat landscape underlain by brickearth (a mixture of fine-grained quartz sand or flint sand with clay) and alluvium. Drainage ditches are common. Many of the old field boundaries and copses have been lost and hedgerows are gappy or have been replaced by post and wire. Large farmsteads and glasshouses are typical of these areas. This landscape character parcel is an area of recently amalgamated fields in intensive arable production.

### Landscape Sensitivity

Criteria	Judgement and Comment
<p><b>Landscape quality/ condition</b></p> <p>(good; moderate or declining; or poor)</p>	<p>The condition of this area is currently <b>moderate</b> – this is an intensively farmed arable landscape with few remaining hedgerows. An area of mature vegetation lies alongside the canal.</p>
<p><b>Role in the landscape setting of Chichester</b></p> <p>(strong positive; some positive; or neutral)</p>	<p>The Chichester Coastal Plain provides a rural lowland setting to Chichester allowing long views to Chichester Cathedral over large distances.</p> <p>Although this land parcel lacks distinctive features, it forms an integral part of the rural setting to the south-east of Stockbridge allowing views to the cathedral. It therefore provides <b>some positive</b> contribution to the landscape setting of Chichester.</p>
<p><b>Contribution to wider character area</b></p> <p>(strong positive; some positive; or neutral)</p>	<p>The open arable landscape of this area is representative of the wider character area. However, it contains few strong landscape features. At present, the arable fields and belt of trees alongside the canal provide <b>some positive</b> contribution to the character of the wider landscape.</p>
<p><b>Time depth of the landscape (as revealed in Historic LCA)</b></p> <p>(high; moderate; or low sensitivity)</p>	<p>The land parcel is a product of recent field amalgamation and therefore has a <b>low sensitivity</b> in terms of its historic landscape.</p>
<p><b>Sensitivity of individual landscape elements</b></p> <p>(high; moderate; or low sensitivity)</p>	<p>The open arable landscape generally has a <b>low sensitivity</b> to change in terms of landscape features. The mature vegetation alongside the canal is a distinctive landscape feature, but this could be retained alongside any development.</p>
<p><b>Effect on settlement pattern</b></p>	<p>Although this parcel adjoins the existing urban area of Stockbridge, development in this location would spread the influence of Chichester southwards into Chichester's rural</p>

(large adverse; moderate adverse; or small adverse/ neutral)	setting, affecting the rural villages and hamlets of the <i>coastal plain</i> = <b>moderate adverse</b> .
<b>Overall Landscape Character Sensitivity Judgment</b>  (low; low-moderate; moderate; moderate-high; or high)	<i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>low-moderate</b> landscape sensitivity.</i>

### Sensitivity in relation to Priority Views

Criteria	Judgement and Comment
<b>Visibility from Chichester Harbour and Sussex Downs AONBs</b>  (prominent; visible but not prominent; or not visible)	<b>Not visible</b> from Chichester Harbour or Sussex Downs AONBs.
<b>Visible in how many 'priority views' to and from Chichester</b>  (more than one view; one view; or none)	Development could be visible in the view from the B2201 at Donnington = <b>one view</b> .
<b>Prominence in 'priority views' to and from Chichester</b>  (prominent; visible but not prominent; or not visible)	2 and 3 storey development is likely to be prominent in the view from the B2201 at Donnington = <b>prominent</b>
<b>Overall sensitivity re Priority Views</b>  (low; low-moderate; moderate; moderate-high; or high)	<i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>moderate</b> Sensitivity in relation to Priority Views.</i>

### Sensitivity in relation to the Amenity for Local Viewers

Criteria	Judgement and Comment
<b>Potential loss of visual amenity for residents</b>  (major; moderate; or minor significance)	There would be a noticeable change to views from a moderate number of residents (25-50 properties) = <b>moderate</b> significance.
<b>Potential loss of visual amenity for recreational users</b>  (major; moderate; or minor significance)	There would be minor negligible change in views for recreational receptors = <b>minor</b> significance.
<b>Potential loss of visual amenity for local motorists</b>	There would be some change in views for motorists on the B2201 approaching and leaving Stockbridge, although built development already forms part of their views = <b>minor</b> significance.

(major; moderate; or minor significance)	
<b><i>Overall sensitivity in relation to the amenity for local viewers</i></b> <i>(low; low-moderate; moderate; moderate-high; or high)</i>	<i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>low-moderate</b> sensitivity in relation to the amenity for local viewers.</i>

## Guidance

- 6.106. The most constraining factors are the potential impact on the settlement pattern of Chichester (which would spread the urban influence of Chichester southwards) and the potential impact on the priority view of Chichester Cathedral from the B2201.
- 6.107. The following guidance has been drawn from the sensitivity assessments above. The guidance is an important output from the assessment and, in the event that built development is located in this area, implementation of the guidance would minimise impacts on landscape character and visual amenity. It should be borne in mind that there will be other considerations to take on board relating to other environmental and sustainability issues.
- 6.108. Any development in this landscape should seek to:
- strengthen the landscape structure through new planting while maintaining views to Chichester cathedral;
  - maintain a close relationship with Stockbridge to minimise adverse effects on adjacent hamlets and villages in the coastal plain;
  - conserve views of the cathedral from key points on the B2201;
  - create new public views of the cathedral as an integral part of the development.

## LAND PARCEL 27: NORTH HUNSTON ARABLE FARMLAND

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### Landscape Context

- 6.109. The *North Hunston Arable Farmland* landscape character parcel forms part of the *Open Arable Lower Coastal Plain* landscape character type which falls within the *Chichester Coastal Plain* landscape character area. This landscape character type is characterised by large scale arable fields on a flat landscape underlain by brickearth (a mixture of fine-grained quartz sand or flint sand with clay) and alluvium. Drainage ditches are common. Many of the old field boundaries and copses have been lost and hedgerows are gappy or have been replaced by post and wire. Large farmsteads and glasshouses are typical of these areas. This landscape character parcel is an area of recently amalgamated fields in intensive arable production.

### Landscape Sensitivity

Criteria	Judgement and Comment
<b>Landscape quality/ condition</b>  (good; moderate or declining; or poor)	The condition of this area is currently <b>moderate</b> – this is an intensively farmed arable landscape with declining hedgerows.
<b>Role in the landscape setting of Chichester</b>  (strong positive; some positive; or neutral)	The Chichester Coastal Plain provides a rural lowland setting to Chichester allowing long views to Chichester Cathedral over large distances.  This land parcel forms an integral part of the rural setting to the south of Chichester. However, views to the cathedral are filtered by vegetation alongside the canal. The land parcel therefore provides <b>some positive</b> contribution to the landscape setting of Chichester.
<b>Contribution to wider character area</b>  (strong positive; some positive; or neutral)	The open drained arable landscape of this area is representative of the wider character area and the land parcel forms an integral part of the wider landscape. At present, the arable fields, drainage channels and remnant hedgerows provide a <b>strong positive</b> contribution to the character of the wider landscape.
<b>Time depth of the landscape (as revealed in Historic LCA)</b>  (high; moderate; or low sensitivity)	The land parcel is a product of recent field amalgamation and therefore has a <b>low sensitivity</b> in terms of its historic landscape.
<b>Sensitivity of individual landscape elements</b>  (high; moderate; or low sensitivity)	The open arable landscape generally has a <b>low sensitivity</b> to change in terms of landscape features.
<b>Effect on settlement pattern</b>	Since this land parcel does not adjoin the urban edge of Chichester and built development in this location would intrude into the rural gap between Stockbridge and



(large adverse; moderate adverse; or small adverse/ neutral)	Hunston, development would result in a <b>large adverse</b> effect on settlement pattern.
<b>Overall Landscape Character Sensitivity Judgment</b> <i>(low; low-moderate; moderate; moderate-high; or high)</i>	<i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>moderate</b> landscape sensitivity.</i>

### Sensitivity in relation to Priority Views

Criteria	Judgement and Comment
<b>Visibility from Chichester Harbour and Sussex Downs AONBs</b>  (prominent; visible but not prominent; or not visible)	<b>Not visible</b> from Chichester Harbour or Sussex Downs AONBs.
<b>Visible in how many 'priority views' to and from Chichester</b>  (more than one view; one view; or none)	Development in this location would not be visible from any of the priority views to Chichester. <b>None.</b>
<b>Prominence in 'priority views' to and from Chichester</b>  (prominent; visible but not prominent; or not visible)	<b>Not visible.</b>
<b>Overall sensitivity re Priority Views</b> <i>(low; low-moderate; moderate; moderate-high; or high)</i>	<i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>low</b> Sensitivity in relation to Priority Views.</i>

### Sensitivity in relation to the Amenity for Local Viewers

Criteria	Judgement and Comment
<b>Potential loss of visual amenity for residents</b>  (major; moderate; or minor significance)	There would be a noticeable change to rural views from a small number of residents on the northern edge of Hunston (10-25 properties) = <b>moderate</b> significance.
<b>Potential loss of visual amenity for recreational users</b>  (major; moderate; or minor significance)	There would be a noticeable change to rural views, including views of the cathedral, from users of the canal towpath and footpath to the west of Hunston = <b>major</b> significance.
<b>Potential loss of visual amenity for local motorists</b>	There would be no change in views for motorists = <b>minor</b> significance.

(major; moderate; or minor significance)	
<b><i>Overall sensitivity in relation to the amenity for local viewers</i></b> <i>(low; low-moderate; moderate; moderate-high; or high)</i>	<i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>moderate</b> sensitivity in relation to the amenity for local viewers.</i>

## Guidance

- 6.110. The most constraining factors are the potential adverse impact on settlement pattern and the potential adverse effects on the visual amenity for residents and users of the canal towpath on the northern edge of Hunston.
- 6.111. The following guidance has been drawn from the sensitivity assessments above. The guidance is an important output from the assessment and, in the event that built development is located in this area, implementation of the guidance would minimise impacts on landscape character and visual amenity. It should be borne in mind that there will be other considerations to take on board relating to other environmental and sustainability issues.
- 6.112. Any development in this landscape should seek to:
- strengthen the landscape structure through new planting while maintaining views to Chichester cathedral;
  - preserve the rural gap between Hunston and Stockbridge;
  - conserve views of the cathedral from the canal towpath;
  - create new public views of the cathedral as an integral part of the development.

# LAND PARCEL 28: DONNINGTON ARABLE FARMLAND

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## Landscape Context

- 6.113. The *Donnington Arable Farmland* landscape character parcel forms part of the *Open Arable Lower Coastal Plain* landscape character type which falls within the *Chichester Coastal Plain* landscape character area. This landscape character type is characterised by large scale arable fields on a flat landscape underlain by brickearth (a mixture of fine-grained quartz sand or flint sand with clay) and alluvium. Drainage ditches are common. Many of the old field boundaries and copses have been lost and hedgerows are gappy or have been replaced by post and wire. Large farmsteads and glasshouses are typical of these areas. This landscape character parcel is an area of early post medieval enclosure now in arable production. It also includes the late post medieval Northend Farm on its western boundary and part of the historic core of Donnington at its southern end.

## Landscape Sensitivity

Criteria	Judgement and Comment
<b>Landscape quality/ condition</b>  (good; moderate or declining; or poor)	The condition of this area is currently <b>moderate</b> – this is an intensively farmed arable landscape with low, intermittent hedgerows.
<b>Role in the landscape setting of Chichester</b>  (strong positive; some positive; or neutral)	The Chichester Coastal Plain provides a rural lowland setting to Chichester allowing long views to Chichester Cathedral over large distances.  These fields form an integral part of the rural setting to the south of Chichester and provide views of the cathedral. They provide a <b>strong positive</b> contribution to the landscape setting of Chichester.
<b>Contribution to wider character area</b>  (strong positive; some positive; or neutral)	The open arable landscape of this area is representative of the wider character area and forms an integral part of the wider landscape of the coastal plain. At present, the arable fields provide a <b>strong positive</b> contribution to the character of the wider landscape.
<b>Time depth of the landscape (as revealed in Historic LCA)</b>  (high; moderate; or low sensitivity)	The land parcel is a product of early post medieval enclosure with elements of medieval origin around the historic core of Donnington. It therefore has a <b>high sensitivity</b> in terms of its historic landscape.
<b>Sensitivity of individual landscape elements</b>  (high; moderate; or low sensitivity)	The open arable landscape generally has a <b>low sensitivity</b> to change in terms of landscape features.
<b>Effect on settlement pattern</b>	Since this land parcel does not adjoin the urban edge of

(large adverse; moderate adverse; or small adverse/ neutral)	Chichester, built development in this location would intrude into the rural gap between Stockbridge and Donnington, and would affect the rural villages on the <i>coastal plain</i> , development would result in a <b>large adverse</b> effect on settlement pattern.
<b>Overall Landscape Character Sensitivity Judgment</b>  (low; low-moderate; moderate; moderate-high; or high)	<i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>moderate-high</b> landscape sensitivity.</i>

### Sensitivity in relation to Priority Views

Criteria	Judgement and Comment
<b>Visibility from Chichester Harbour and Sussex Downs AONBs</b>  (prominent; visible but not prominent; or not visible)	<b>Not visible</b> from Chichester Harbour or Sussex Downs AONBs.
<b>Visible in how many 'priority views' to and from Chichester</b>  (more than one view; one view; or none)	Although the southern part of this landscape parcel falls within the theoretical ZVI of the view from The Trundle, in practice intervening trees, vegetation, and buildings would screen views of this parcel from The Trundle.  However, development in this location would be visible in the priority views from the B2201 to Chichester Cathedral = <b>one view</b> .
<b>Prominence in 'priority views' to and from Chichester</b>  (prominent; visible but not prominent; or not visible)	Development in this location would be <b>prominent</b> in the priority view from the B2201.
<b>Overall sensitivity re Priority Views</b>  (low; low-moderate; moderate; moderate-high; or high)	<i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>moderate</b> Sensitivity in relation to Priority Views.</i>

### Sensitivity in relation to the Amenity for Local Viewers

Criteria	Judgement and Comment
<b>Potential loss of visual amenity for residents</b>  (major; moderate; or minor significance)	There would be a noticeable change to rural views for a very small number of residents (under 10 properties) = <b>minor</b> significance.
<b>Potential loss of visual amenity for recreational users</b>  (major; moderate; or minor significance)	There would be a noticeable change to rural views for users of the footpath to and from Donnington Church = <b>minor</b> significance.

<p><b>Potential loss of visual amenity for local motorists</b></p> <p>(major; moderate; or minor significance)</p>	<p>There would be a change in views (including blocking of views of the cathedral) for a large number of motorists on the B2201 = <b>moderate</b> significance.</p>
<p><b><i>Overall sensitivity in relation to the amenity for local viewers</i></b></p> <p>(low; low-moderate; moderate; moderate-high; or high)</p>	<p><i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>low-moderate</b> sensitivity in relation to the amenity for local viewers.</i></p>

## Guidance

6.114. The following guidance has been drawn from the sensitivity assessments above. The guidance is an important output from the assessment and, in the event that built development is located in this area, implementation of the guidance would minimise impacts on landscape character and visual amenity. It should be borne in mind that there will be other considerations to take on board relating to other environmental and sustainability issues.

6.115. Any development in this landscape should seek to:

- maintain a rural gap between Donnington and Stockbridge;
- respect the small scale and architecture of this historic village of Donnington;
- preserve the setting of listed buildings in Donnington;
- maintain views of the cathedral from the B2201.

# LAND PARCEL 29: KINGSHAM ARABLE FARMLAND

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## Landscape Context

- 6.116. The *Kingsham Arable Farmland* landscape character parcel forms part of the *Open Arable Lower Coastal Plain* landscape character type which falls within the *Chichester Coastal Plain* landscape character area. This landscape character type is characterised by large scale arable fields on a flat landscape underlain by brickearth (a mixture of fine-grained quartz sand or flint sand with clay) and alluvium. Drainage ditches are common. Many of the old field boundaries and copses have been lost and hedgerows are gappy or have been replaced by post and wire. Large farmsteads and glasshouses are typical of these areas. This field dates back to the late post-medieval period and is in arable production today.

## Landscape Sensitivity

Criteria	Judgement and Comment
<b>Landscape quality/ condition</b>  (good; moderate or declining; or poor)	The condition of this area is currently <b>moderate</b> – this field is in arable production, but has retained a good vegetation structure.
<b>Role in the landscape setting of Chichester</b>  (strong positive; some positive; or neutral)	The Chichester Coastal Plain provides a rural lowland setting to Chichester allowing long views to Chichester Cathedral over large distances.  Although this land forms part of the rural landscape south of Chichester, it is fragmented from Chichester by the A27 and is fragmented from the surrounding landscape by vegetation. It therefore provides a <b>neutral</b> contribution to the landscape setting of Chichester.
<b>Contribution to wider character area</b>  (strong positive; some positive; or neutral)	The relative isolation of this field from the rest of the coastal plain (due to the vegetation surrounding the landscape character parcel) means it provides a <b>neutral</b> contribution to the character of the wider landscape.
<b>Time depth of the landscape (as revealed in Historic LCA)</b>  (high; moderate; or low sensitivity)	The land parcel is a product of late post medieval informal enclosure and therefore has a <b>moderate sensitivity</b> in terms of its historic landscape.
<b>Sensitivity of individual landscape elements</b>  (high; moderate; or low sensitivity)	This open field generally has a <b>low sensitivity</b> to change in terms of landscape features. The mature vegetation around the edges could be retained alongside any development.
<b>Effect on settlement pattern</b>	Since this landscape parcel adjoins the existing urban edge of Chichester and development in this location would not affect the settlement pattern of villages on the coastal plain,

(large adverse; moderate adverse; or small adverse/ neutral)	effect on settlement pattern in predicted to be <b>small adverse or neutral</b> .
<b>Overall Landscape Character Sensitivity Judgment</b> <i>(low; low-moderate; moderate; moderate-high; or high)</i>	<i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>low-moderate</b> landscape sensitivity.</i>

### Sensitivity in relation to Priority Views

Criteria	Judgement and Comment
<b>Visibility from Chichester Harbour and Sussex Downs AONBs</b>  (prominent; visible but not prominent; or not visible)	<b>Not visible</b> from Chichester Harbour or Sussex Downs AONBs.
<b>Visible in how many 'priority views' to and from Chichester</b>  (more than one view; one view; or none)	In theory development in this location falls within the viewcones of views from Hunston Copse and Poyntz Bridge. However, in practice development would be screened by intervening trees in the view from Hunston Copse = <b>one view</b> .
<b>Prominence in 'priority views' to and from Chichester</b>  (prominent; visible but not prominent; or not visible)	2 and 3 storey development is likely to be <b>visible but not prominent</b> in the view from Poyntz Bridge.
<b>Overall sensitivity re Priority Views</b> <i>(low; low-moderate; moderate; moderate-high; or high)</i>	<i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>low-moderate</b> Sensitivity in relation to Priority Views.</i>

### Sensitivity in relation to the Amenity for Local Viewers

Criteria	Judgement and Comment
<b>Potential loss of visual amenity for residents</b>  (major; moderate; or minor significance)	There would be a noticeable change to views from upper storey windows from a small number of properties (10-25 properties) = <b>minor</b> significance.
<b>Potential loss of visual amenity for recreational users</b>  (major; moderate; or minor significance)	There would be a noticeable change in views for recreational receptors on local footpaths. However, built development would not interrupt views of the cathedral = <b>moderate</b> significance.
<b>Potential loss of visual amenity for local motorists</b>	There would be no loss of visual amenity for motorists. Views from the A27 are screened by vegetation and no other motorists exist = <b>minor</b> significance.

(major; moderate; or minor significance)	
<b><i>Overall sensitivity in relation to the amenity for local viewers</i></b> <i>(low; low-moderate; moderate; moderate-high; or high)</i>	<i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>low-moderate</b> sensitivity in relation to the amenity for local viewers.</i>

### **Guidance**

- 6.117. The most limiting factor is the location of this area within the priority view of Chichester Cathedral from Poyntz Bridge.
- 6.118. The following guidance has been drawn from the sensitivity assessments above. The guidance is an important output from the assessment and, in the event that built development is located in this area, implementation of the guidance would minimise impacts on landscape character and visual amenity. It should be borne in mind that there will be other considerations to take on board relating to other environmental and sustainability issues.
- 6.119. Any development in this landscape should seek to:
- retain mature vegetation as a setting for built development;
  - conserve rural views of the cathedral from Poyntz Bridge and Hunston Copse;
  - create a high quality setting to the canal and maintain the nature conservation value of the canal.



# LAND PARCEL 30: SOUTH HUNTSTON ARABLE FARMLAND

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## Landscape Context

- 6.120. The *South Hunston Arable Farmland* landscape character parcel forms part of the *Open Arable Lower Coastal Plain* landscape character type which falls within the *Chichester Coastal Plain* landscape character area. This landscape character type is characterised by large scale arable fields on a flat landscape underlain by brickearth (a mixture of fine-grained quartz sand or flint sand with clay) and alluvium. Drainage ditches are common. Many of the old field boundaries and copses have been lost and hedgerows are gappy or have been replaced by post and wire. Large farmsteads and glasshouses are typical of these areas. This landscape character parcel is a result of modern field amalgamation (including consolidated medieval strip fields) and is in use as arable farmland.

## Landscape Sensitivity

Criteria	Judgement and Comment
<p><b>Landscape quality/ condition</b></p> <p>(good; moderate or declining; or poor)</p>	<p>The condition of this area is currently <b>moderate</b> – this field is in arable production and has degraded boundaries.</p>
<p><b>Role in the landscape setting of Chichester</b></p> <p>(strong positive; some positive; or neutral)</p>	<p>The Chichester Coastal Plain provides a rural lowland setting to Chichester allowing long views to Chichester Cathedral over large distances.</p> <p>This land forms an integral part of the rural landscape south of Chichester. It therefore provides <b>some positive</b> contribution to the landscape setting of Chichester.</p>
<p><b>Contribution to wider character area</b></p> <p>(strong positive; some positive; or neutral)</p>	<p>This parcel provides <b>some positive</b> contribution to the character of the wider landscape.</p>
<p><b>Time depth of the landscape (as revealed in Historic LCA)</b></p> <p>(high; moderate; or low sensitivity)</p>	<p>The land parcel is mostly a product of modern field amalgamation (<b>low sensitivity</b>) with a small area of consolidated medieval strip fields (<b>high sensitivity</b>).</p>
<p><b>Sensitivity of individual landscape elements</b></p> <p>(high; moderate; or low sensitivity)</p>	<p>This open field generally has a <b>low sensitivity</b> to change in terms of landscape features.</p>
<p><b>Effect on settlement pattern</b></p> <p>(large adverse; moderate adverse; or</p>	<p>Although this land parcel adjoins the existing urban edge of Hunston and development in this area would not erode any gaps between adjacent settlements, it would increase the size of Hunston which would result in some impact on the</p>

small adverse/ neutral)	settlement pattern of the <i>coastal plain</i> = <b>moderate adverse</b> .
<b>Overall Landscape Character Sensitivity Judgment</b> <i>(low; low-moderate; moderate; moderate-high; or high)</i>	<i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>moderate</b> landscape sensitivity.</i>

### Sensitivity in relation to Priority Views

Criteria	Judgement and Comment
<b>Visibility from Chichester Harbour and Sussex Downs AONBs</b>  (prominent; visible but not prominent; or not visible)	<b>Not visible</b> from Chichester Harbour or Sussex Downs AONBs.
<b>Visible in how many 'priority views' to and from Chichester</b>  (more than one view; one view; or none)	Although part of this landscape parcel falls within the theoretical ZVI of the view from The Trundle, in practice intervening trees, vegetation, and buildings would screen views of this parcel from The Trundle = <b>none</b> .
<b>Prominence in 'priority views' to and from Chichester</b>  (prominent; visible but not prominent; or not visible)	<b>Not visible</b> .
<b>Overall sensitivity re Priority Views</b> <i>(low; low-moderate; moderate; moderate-high; or high)</i>	<i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>low</b> Sensitivity in relation to Priority Views.</i>

### Sensitivity in relation to the Amenity for Local Viewers

Criteria	Judgement and Comment
<b>Potential loss of visual amenity for residents</b>  (major; moderate; or minor significance)	There would be substantial loss of visual amenity for a moderate number of residents (25-50 properties) in Hunston whose views over open farmland would be lost = <b>moderate</b> significance.
<b>Potential loss of visual amenity for recreational users</b>  (major; moderate; or minor significance)	There would be minor change in views for recreational receptors since their views are already affected by similar development = <b>minor</b> significance.
<b>Potential loss of visual amenity for local motorists</b>	There would be no loss of visual amenity for motorists = <b>minor</b> significance.

(major; moderate; or minor significance)	
<b><i>Overall sensitivity in relation to the amenity for local viewers</i></b> <i>(low; low-moderate; moderate; moderate-high; or high)</i>	<i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>low-moderate</b> sensitivity in relation to the amenity for local viewers.</i>

### Guidance

- 6.121. Since any development in this location would be seen as an extension to Hunston, it should respond to the form and layout of this village.
- 6.122. The following guidance has been drawn from the sensitivity assessments above. The guidance is an important output from the assessment and, in the event that built development is located in this area, implementation of the guidance would minimise impacts on landscape character and visual amenity. It should be borne in mind that there will be other considerations to take on board relating to other environmental and sustainability issues.
- 6.123. Any development in this landscape should seek to:
- form an extension to Hunston and respect the scale of the village;
  - respect the setting of Hunston Copse and preserve this as a feature in the landscape;
  - consider views from residential properties on the edge of Hunston in siting new development.

# LAND PARCEL 31: HUNTSTON/MUNDHAM ARABLE FARMLAND

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## Landscape Context

- 6.124. The *Hunston/Mundham Arable Farmland* landscape character parcel forms part of the *Open Arable Lower Coastal Plain* landscape character type which falls within the *Chichester Coastal Plain* landscape character area. This landscape character type is characterised by large scale arable fields on a flat landscape underlain by brickearth (a mixture of fine-grained quartz sand or flint sand with clay) and alluvium. Drainage ditches are common. Many of the old field boundaries and copses have been lost and hedgerows are gappy or have been replaced by post and wire. Large farmsteads and glasshouses are typical of these areas. This landscape character parcel is a result of late post medieval piecemeal enclosure and is farmland today.

## Landscape Sensitivity

Criteria	Judgement and Comment
<b>Landscape quality/ condition</b>  (good; moderate or declining; or poor)	The condition of this area is currently <b>moderate</b> – this parcel is in active use as farmland, but has lost some of its hedgerow field boundaries.
<b>Role in the landscape setting of Chichester</b>  (strong positive; some positive; or neutral)	The Chichester Coastal Plain provides a rural lowland setting to Chichester allowing long views to Chichester Cathedral over large distances.  This land forms an integral part of the rural landscape south of Chichester. It therefore provides <b>some positive</b> contribution to the landscape setting of Chichester.
<b>Contribution to wider character area</b>  (strong positive; some positive; or neutral)	This parcel provides <b>some positive</b> contribution to the character of the wider landscape.
<b>Time depth of the landscape (as revealed in Historic LCA)</b>  (high; moderate; or low sensitivity)	The land parcel is a product of late post medieval piecemeal enclosure and therefore has a <b>moderate sensitivity</b> in terms of historic time depth.
<b>Sensitivity of individual landscape elements</b>  (high; moderate; or low sensitivity)	This open arable landscape generally has a <b>low sensitivity</b> to change in terms of landscape features. There are no notable landscape features in this land parcel.
<b>Effect on settlement pattern</b>  (large adverse; moderate adverse; or small adverse/ neutral)	Development within this landscape character parcel would form an extension to North Mundham and would begin to merge Hunston with North Mundham. This would have an adverse affect on the rural settlement pattern of hamlets and villages in the lower coastal plain = <b>moderate</b>

	<b>adverse.</b>
<p><b>Overall Landscape Character Sensitivity Judgment</b></p> <p><i>(low; low-moderate; moderate; moderate-high; or high)</i></p>	<p><i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>moderate</b> landscape sensitivity.</i></p>

### Sensitivity in relation to Priority Views

Criteria	Judgement and Comment
<p><b>Visibility from Chichester Harbour and Sussex Downs AONBs</b></p> <p><i>(prominent; visible but not prominent; or not visible)</i></p>	<p><b>Not visible</b> from Chichester Harbour or Sussex Downs AONBs.</p>
<p><b>Visible in how many 'priority views' to and from Chichester</b></p> <p><i>(more than one view; one view; or none)</i></p>	<p>This land parcel does not lie in any viewcones of priority views = <b>none</b>.</p>
<p><b>Prominence in 'priority views' to and from Chichester</b></p> <p><i>(prominent; visible but not prominent; or not visible)</i></p>	<p><b>Not visible.</b></p>
<p><b>Overall sensitivity re Priority Views</b></p> <p><i>(low; low-moderate; moderate; moderate-high; or high)</i></p>	<p><i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>low</b> Sensitivity in relation to Priority Views.</i></p>

### Sensitivity in relation to the Amenity for Local Viewers

Criteria	Judgement and Comment
<p><b>Potential loss of visual amenity for residents</b></p> <p><i>(major; moderate; or minor significance)</i></p>	<p>There would be some loss of visual amenity for a very small number of residents (under 10 properties) whose views over open farmland would be lost = <b>minor</b> significance.</p>
<p><b>Potential loss of visual amenity for recreational users</b></p> <p><i>(major; moderate; or minor significance)</i></p>	<p>New built development would intrude into views from the infrequently used footpath along the southern boundary = <b>minor</b> significance.</p>
<p><b>Potential loss of visual amenity for local motorists</b></p>	<p>There would be no loss of visual amenity for motorists = <b>minor</b> significance.</p>

(major; moderate; or minor significance)	
<b><i>Overall sensitivity in relation to the amenity for local viewers</i></b> <i>(low; low-moderate; moderate; moderate-high; or high)</i>	<i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>low</b> sensitivity in relation to the amenity for local viewers.</i>

## Guidance

- 6.125. The most sensitive aspect of the landscape is the role it plays in the separation of Hunston and North Mundham. The eastern part of the land parcel close to North Mundham is less sensitive than the west.
- 6.126. The following guidance has been drawn from the sensitivity assessments above. The guidance is an important output from the assessment and, in the event that built development is located in this area, implementation of the guidance would minimise impacts on landscape character and visual amenity. It should be borne in mind that there will be other considerations to take on board relating to other environmental and sustainability issues.
- 6.127. Any development in this landscape should seek to:
- form an extension to North Mundham and respect the scale of the village;
  - maintain the separate identities of North Mundham and Hunston and conserve maintain a rural gap between the two villages;
  - respect the setting of Hunston Copse and preserve this as a feature in the landscape;
  - consider views from residential properties on the edge of North Mundham in siting new development.

# LAND PARCEL 32: NORTH MUNDHAM ARABLE FARMLAND

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## Landscape Context

- 6.128. The *North Mundham Arable Farmland* landscape character parcel forms part of the *Open Arable Lower Coastal Plain* landscape character type which falls within the *Chichester Coastal Plain* landscape character area. This landscape character type is characterised by large scale arable fields on a flat landscape underlain by brickearth (a mixture of fine-grained quartz sand or flint sand with clay) and alluvium. Drainage ditches are common. Many of the old field boundaries and copses have been lost and hedgerows are gappy or have been replaced by post and wire. Large farmsteads and glasshouses are typical of these areas. This landscape character parcel contains part of the medieval core of North Mundham. It also contains some areas of late 20<sup>th</sup> century arable farmland and nurseries.

## Landscape Sensitivity

Criteria	Judgement and Comment
<p><b>Landscape quality/ condition</b></p> <p>(good; moderate or declining; or poor)</p>	<p>The condition of this area is currently <b>good</b> – this parcel is in active use as farmland, nurseries and private gardens and field boundaries are intact.</p>
<p><b>Role in the landscape setting of Chichester</b></p> <p>(strong positive; some positive; or neutral)</p>	<p>The Chichester Coastal Plain provides a rural lowland setting to Chichester allowing long views to Chichester Cathedral over large distances.</p> <p>This land forms an integral part of the rural landscape south of Chichester. It therefore provides <b>some positive</b> contribution to the landscape setting of Chichester.</p>
<p><b>Contribution to wider character area</b></p> <p>(strong positive; some positive; or neutral)</p>	<p>This parcel provides <b>some positive</b> contribution to the character of the wider landscape.</p>
<p><b>Time depth of the landscape (as revealed in Historic LCA)</b></p> <p>(high; moderate; or low sensitivity)</p>	<p>The land parcel is a product of medieval settlement (high sensitivity) and later 20<sup>th</sup> century nurseries (low sensitivity). Overall, the landscape has a <b>moderate sensitivity</b> in terms of historic time depth.</p>
<p><b>Sensitivity of individual landscape elements</b></p> <p>(high; moderate; or low sensitivity)</p>	<p>The intact hedgerows and mature trees are sensitive to change and could be affected by built development = <b>moderate sensitivity</b> to change in terms of landscape features.</p>
<p><b>Effect on settlement pattern</b></p> <p>(large adverse; moderate adverse; or</p>	<p>Although this land parcel adjoins the existing urban edge of North Mundham, development in this area would increase the size of North Mundham which would result in some impact on the settlement pattern of the <i>coastal plain</i> =</p>

small adverse/ neutral)	<b>moderate adverse.</b>
<b>Overall Landscape Character Sensitivity Judgment</b> <i>(low; low-moderate; moderate; moderate-high; or high)</i>	<i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>moderate</b> landscape sensitivity.</i>

### Sensitivity in relation to Priority Views

Criteria	Judgement and Comment
<b>Visibility from Chichester Harbour and Sussex Downs AONBs</b>  (prominent; visible but not prominent; or not visible)	<b>Not visible</b> from Chichester Harbour or Sussex Downs AONBs.
<b>Visible in how many 'priority views' to and from Chichester</b>  (more than one view; one view; or none)	This land parcel does not lie in any viewcones of priority views = <b>none</b> .
<b>Prominence in 'priority views' to and from Chichester</b>  (prominent; visible but not prominent; or not visible)	<b>Not visible.</b>
<b>Overall sensitivity re Priority Views</b> <i>(low; low-moderate; moderate; moderate-high; or high)</i>	<i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>low</b> Sensitivity in relation to Priority Views.</i>

### Sensitivity in relation to the Amenity for Local Viewers

Criteria	Judgement and Comment
<b>Potential loss of visual amenity for residents</b>  (major; moderate; or minor significance)	There would be some loss of visual amenity for a small number of residents (10-25 properties) whose views would be changed. However, they already experience views of built development = <b>minor</b> significance.
<b>Potential loss of visual amenity for recreational users</b>  (major; moderate; or minor significance)	New built development would intrude into views from the footpath along the northern boundary = <b>minor</b> significance.
<b>Potential loss of visual amenity for local motorists</b>	There would be little change in views for motorists on local roads = <b>minor</b> significance.



(major; moderate; or minor significance)	
<b><i>Overall sensitivity in relation to the amenity for local viewers</i></b> <i>(low; low-moderate; moderate; moderate-high; or high)</i>	<i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>low</b> sensitivity in relation to the amenity for local viewers.</i>

### **Guidance**

- 6.129. The most sensitive aspects of the landscape are the medieval settlement and the intact network of hedgerows and mature trees.
- 6.130. The following guidance has been drawn from the sensitivity assessments above. The guidance is an important output from the assessment and, in the event that built development is located in this area, implementation of the guidance would minimise impacts on landscape character and visual amenity. It should be borne in mind that there will be other considerations to take on board relating to other environmental and sustainability issues.
- 6.131. Any development in this landscape should seek to:
- form an extension to North Mundham and respect the scale of the village;
  - maintain the structure of the medieval settlement of North Mundham;
  - conserve the mature vegetation and hedgerows boundaries that define the site;
  - consider views from residential properties on the edge of North Mundham in siting new development.

## LAND PARCEL 33: WALNUT TREE FARM

### Landscape Context

- 6.132. The *Walnut Tree Farm Arable Farmland* landscape character parcel forms part of the *Open Arable Lower Coastal Plain* landscape character type which falls within the *Chichester Coastal Plain* landscape character area. This landscape character type is characterised by large scale arable fields on a flat landscape underlain by brickearth (a mixture of fine-grained quartz sand or flint sand with clay) and alluvium. Drainage ditches are common. Many of the old field boundaries and copses have been lost and hedgerows are gappy or have been replaced by post and wire. Large farmsteads and glasshouses are typical of these areas. This landscape character parcel lies on the edge of the large nursery development at Leythorne. It is enclosed by bunds and inaccessible to the public.

### Landscape Sensitivity

Criteria	Judgement and Comment
<b>Landscape quality/ condition</b>  (good; moderate or declining; or poor)	The condition of this area is currently <b>moderate</b> – this parcel is in active use as farmland and surrounded by vegetation (including recent planting).
<b>Role in the landscape setting of Chichester</b>  (strong positive; some positive; or neutral)	The Chichester Coastal Plain provides a rural lowland setting to Chichester allowing long views to Chichester Cathedral over large distances.  Although this land forms part of the rural landscape south of Chichester, it is fragmented from the wider landscape setting and there are no views of the cathedral. At present it provides a <b>neutral</b> role in the setting of Chichester.
<b>Contribution to wider character area</b>  (strong positive; some positive; or neutral)	This parcel provides a <b>neutral</b> contribution to the character of the wider landscape because it is hidden behind bunds and planting.
<b>Time depth of the landscape (as revealed in Historic LCA)</b>  (high; moderate; or low sensitivity)	The land parcel is a product of late 20 <sup>th</sup> century nursery development and has a <b>low sensitivity</b> in terms of historic time depth.
<b>Sensitivity of individual landscape elements</b>  (high; moderate; or low sensitivity)	Vegetation is generally young and there are few other landscape features in this landscape character parcel = <b>low sensitivity</b> to change in terms of landscape features.
<b>Effect on settlement pattern</b>  (large adverse; moderate adverse; or	This land parcel adjoins the existing urban edge of Runcton. Development in this area would not result in any erosion of rural gaps between settlements or affect the settlement pattern of villages in the <i>coastal plain</i> . Development in this location would therefore result in a <b>small adverse or</b>

small adverse/ neutral)	<b>neutral</b> effect on settlement pattern.
<b>Overall Landscape Character Sensitivity Judgment</b> <i>(low; low-moderate; moderate; moderate-high; or high)</i>	<i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>low</b> landscape sensitivity.</i>

### Sensitivity in relation to Priority Views

Criteria	Judgement and Comment
<b>Visibility from Chichester Harbour and Sussex Downs AONBs</b>  (prominent; visible but not prominent; or not visible)	<b>Not visible</b> from Chichester Harbour or Sussex Downs AONBs.
<b>Visible in how many 'priority views' to and from Chichester</b>  (more than one view; one view; or none)	This land parcel does not lie in any viewcones of priority views = <b>none</b> .
<b>Prominence in 'priority views' to and from Chichester</b>  (prominent; visible but not prominent; or not visible)	<b>Not visible.</b>
<b>Overall sensitivity re Priority Views</b> <i>(low; low-moderate; moderate; moderate-high; or high)</i>	<i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>low</b> Sensitivity in relation to Priority Views.</i>

### Sensitivity in relation to the Amenity for Local Viewers

Criteria	Judgement and Comment
<b>Potential loss of visual amenity for residents</b>  (major; moderate; or minor significance)	New built development could intrude into views of a small number of residents (10-25 properties), particularly from upper stories. However, the large nursery development already affects these views = <b>minor</b> significance.
<b>Potential loss of visual amenity for recreational users</b>  (major; moderate; or minor significance)	There would be little or no change in views for users of local footpaths = <b>minor</b> significance.
<b>Potential loss of visual amenity for local motorists</b>	There would be little or no change in views for motorists on local roads = <b>minor</b> significance.

(major; moderate; or minor significance)	
<b><i>Overall sensitivity in relation to the amenity for local viewers</i></b> <i>(low; low-moderate; moderate; moderate-high; or high)</i>	<i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>low</b> sensitivity in relation to the amenity for local viewers.</i>

### **Guidance**

6.133. The following guidance has been drawn from the sensitivity assessments above. The guidance is an important output from the assessment and, in the event that built development is located in this area, implementation of the guidance would minimise impacts on landscape character and visual amenity. It should be borne in mind that there will be other considerations to take on board relating to other environmental and sustainability issues.

6.134. Any development in this landscape should seek to:

- retain mature vegetation on the site and use as a structure for built development;
- respond to the form and layout of Runcton;
- consider views from residential properties on the edge of Runcton in siting new development.

## LAND PARCEL 34: KIVES ARABLE FARMLAND

### Landscape Context

- 6.135. The *Kives Arable Farmland* landscape character parcel forms part of the *Open Arable Lower Coastal Plain* landscape character type which falls within the *Chichester Coastal Plain* landscape character area. This landscape character type is characterised by large scale arable fields on a flat landscape underlain by brickearth (a mixture of fine-grained quartz sand or flint sand with clay) and alluvium. Drainage ditches are common. Many of the old field boundaries and copses have been lost and hedgerows are gappy or have been replaced by post and wire. Large farmsteads and glasshouses are typical of these areas. This landscape character parcel is an area of late post medieval private planned enclosure around Brick Kiln Farm and Kives Farm and is mixed farmland.

### Landscape Sensitivity

Criteria	Judgement and Comment
<b>Landscape quality/ condition</b>  (good; moderate or declining; or poor)	The condition of this area is currently <b>moderate</b> – this is a landscape in active production with some intact hedgerow structure.
<b>Role in the landscape setting of Chichester</b>  (strong positive; some positive; or neutral)	The Chichester Coastal Plain provides a rural lowland setting to Chichester allowing long views to Chichester Cathedral over large distances.  This land parcel forms an integral part of the rural setting to the south-east of Chichester allowing views to the cathedral. It is a working agricultural landscape and provides <b>some positive</b> contribution to the landscape setting of Chichester.
<b>Contribution to wider character area</b>  (strong positive; some positive; or neutral)	The open landscape of this area is representative of the wider character area. At present, the fields and hedgerows provide <b>some positive</b> contribution to the character of the wider landscape.
<b>Time depth of the landscape (as revealed in Historic LCA)</b>  (high; moderate; or low sensitivity)	The land parcel is a product of late post medieval planned private enclosure and therefore has a <b>moderate sensitivity</b> in terms of its historic landscape.
<b>Sensitivity of individual landscape elements</b>  (high; moderate; or low sensitivity)	The open farmland landscape generally has a <b>low sensitivity</b> to change – there are few sensitive landscape features.
<b>Effect on settlement pattern</b>  (large adverse; moderate adverse; or	Although a small part of this landscape parcel adjoins the existing urban edge of Chichester, development in this location would extend the influence of Chichester eastwards and affect a number of small hamlets =

small adverse/ neutral)	<b>moderate adverse</b> effect on settlement pattern.
<b>Overall Landscape Character Sensitivity Judgment</b> <i>(low; low-moderate; moderate; moderate-high; or high)</i>	<i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>moderate</b> landscape sensitivity.</i>

### Sensitivity in relation to Priority Views

Criteria	Judgement and Comment
<b>Visibility from Chichester Harbour and Sussex Downs AONBs</b>  (prominent; visible but not prominent; or not visible)	<b>Not visible</b> from Chichester Harbour or Sussex Downs AONBs.
<b>Visible in how many 'priority views' to and from Chichester</b>  (more than one view; one view; or none)	Although the theoretical ZVI from The Trundle indicates that in this landscape parcel could be visible from The Trundle, in practice intervening trees and vegetation would screen views.  This land parcel lies the viewcone of the priority view from the A259 approach to Chichester = <b>one view</b> .
<b>Prominence in 'priority views' to and from Chichester</b>  (prominent; visible but not prominent; or not visible)	2 and 3 storey development is likely to be prominent in the view from the A259 approach to Chichester = <b>prominent</b> .
<b>Overall sensitivity re Priority Views</b> <i>(low; low-moderate; moderate; moderate-high; or high)</i>	<i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>moderate</b> Sensitivity in relation to Priority Views.</i>

### Sensitivity in relation to the Amenity for Local Viewers

Criteria	Judgement and Comment
<b>Potential loss of visual amenity for residents</b>  (major; moderate; or minor significance)	There would be a noticeable change to views from a very small number of properties (under 10) = <b>minor</b> significance.
<b>Potential loss of visual amenity for recreational users</b>  (major; moderate; or minor significance)	There could be minor change in views for recreational receptors on the bridleway past Vinnetrow Farm = <b>minor</b> significance.
<b>Potential loss of visual amenity for local motorists</b>	There would be some change in views for motorists on the A259 – many motorists could be affected by loss of views to the cathedral = <b>major</b> significance.

(major; moderate; or minor significance)	
<b><i>Overall sensitivity in relation to the amenity for local viewers</i></b> <i>(low; low-moderate; moderate; moderate-high; or high)</i>	<i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>low-moderate</b> sensitivity in relation to the amenity for local viewers.</i>

### Guidance

- 6.136. The most sensitive aspect of the landscape is the presence of a priority view of Chichester cathedral across the site.
- 6.137. The following guidance has been drawn from the sensitivity assessments above. The guidance is an important output from the assessment and, in the event that built development is located in this area, implementation of the guidance would minimise impacts on landscape character and visual amenity. It should be borne in mind that there will be other considerations to take on board relating to other environmental and sustainability issues.
- 6.138. Any development in this landscape should seek to:
- strengthen the landscape structure through new planting while maintaining views to Chichester cathedral;
  - maintain a close relationship with Chichester to minimise adverse effects on adjacent hamlets and farms in the coastal plain;
  - conserve views of the cathedral from key points on the A259 approach to Chichester;
  - create new public views of the cathedral as an integral part of the development.

# LAND PARCEL 35: DRAYTON ARABLE FARMLAND

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## Landscape Context

- 6.139. The *Drayton Arable Farmland* landscape character parcel forms part of the *Open Arable Lower Coastal Plain* landscape character type which falls within the *Chichester Coastal Plain* landscape character area. This landscape character type is characterised by large scale arable fields on a flat landscape underlain by brickearth (a mixture of fine-grained quartz sand or flint sand with clay) and alluvium. Drainage ditches are common. Many of the old field boundaries and copses have been lost and hedgerows are gappy or have been replaced by post and wire. Large farmsteads and glasshouses are typical of these areas. This landscape character parcel is an area of mixed farmland and industry (including gravel extraction).

## Landscape Sensitivity

Criteria	Judgement and Comment
<b>Landscape quality/ condition</b>  (good; moderate or declining; or poor)	The condition of this area is currently <b>poor</b> – many parts of the landscape have been scarred by industry and hedgerows have been lost.
<b>Role in the landscape setting of Chichester</b>  (strong positive; some positive; or neutral)	The Chichester Coastal Plain provides a rural lowland setting to Chichester allowing long views to Chichester Cathedral over large distances.  This land parcel forms an integral part of the rural setting to the east of Chichester – the working agricultural landscape and farm buildings provide <b>some positive</b> contribution to the landscape setting of Chichester.
<b>Contribution to wider character area</b>  (strong positive; some positive; or neutral)	The open landscape of this area is representative of the wider character area. At present, the fields, hedgerows and farm buildings provide <b>some positive</b> contribution to the character of the wider landscape.
<b>Time depth of the landscape (as revealed in Historic LCA)</b>  (high; moderate; or low sensitivity)	The land parcel is a product of modern field amalgamation and therefore has a <b>low sensitivity</b> in terms of its historic landscape.
<b>Sensitivity of individual landscape elements</b>  (high; moderate; or low sensitivity)	The open farmland landscape generally has a <b>low sensitivity</b> to change – the small copse/ vegetation could be retained alongside any development.
<b>Effect on settlement pattern</b>  (large adverse; moderate adverse; or	Although a small part of this landscape parcel adjoins the existing urban edge of Chichester, development in this location would extend the influence of Chichester eastwards and affect the pattern of small hamlets =



small adverse/ neutral)	<b>moderate adverse</b> effect on settlement pattern
<b>Overall Landscape Character Sensitivity Judgment</b> <i>(low; low-moderate; moderate; moderate-high; or high)</i>	<i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>low-moderate</b> landscape sensitivity.</i>

### Sensitivity in relation to Priority Views

Criteria	Judgement and Comment
<b>Visibility from Chichester Harbour and Sussex Downs AONBs</b>  (prominent; visible but not prominent; or not visible)	<b>Not visible</b> from Chichester Harbour or Sussex Downs AONBs.
<b>Visible in how many 'priority views' to and from Chichester</b>  (more than one view; one view; or none)	Although the theoretical ZVI from The Trundle indicates that this landscape parcel could be visible from The Trundle, in practice intervening trees and vegetation would screen views = <b>None</b>
<b>Prominence in 'priority views' to and from Chichester</b>  (prominent; visible but not prominent; or not visible)	<b>Not visible.</b>
<b>Overall sensitivity re Priority Views</b> <i>(low; low-moderate; moderate; moderate-high; or high)</i>	<i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>low</b> Sensitivity in relation to Priority Views.</i>

### Sensitivity in relation to the Amenity for Local Viewers

Criteria	Judgement and Comment
<b>Potential loss of visual amenity for residents</b>  (major; moderate; or minor significance)	There would be a noticeable change to views from a very small number of properties (under 10) = <b>minor</b> significance.
<b>Potential loss of visual amenity for recreational users</b>  (major; moderate; or minor significance)	There could be minor change in views for recreational receptors on the footpath alongside Five Acres Nursery = <b>minor</b> significance.
<b>Potential loss of visual amenity for local motorists</b>	There would be some change in views for motorists on the A259 out of Chichester, but views are already affected by built development and any change would be minor = <b>minor</b> significance.

(major; moderate; or minor significance)	
<b><i>Overall sensitivity in relation to the amenity for local viewers</i></b> <i>(low; low-moderate; moderate; moderate-high; or high)</i>	<i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>low</b> sensitivity in relation to the amenity for local viewers.</i>

### Guidance

- 6.140. The most sensitive aspect of the landscape is the role the land parcel plays in the rural landscape setting of Chichester.
- 6.141. The following guidance has been drawn from the sensitivity assessments above. The guidance is an important output from the assessment and, in the event that built development is located in this area, implementation of the guidance would minimise impacts on landscape character and visual amenity. It should be borne in mind that there will be other considerations to take on board relating to other environmental and sustainability issues.
- 6.142. Any development in this landscape should seek to:
- strengthen the landscape structure through new planting and management of the existing vegetation;
  - maintain a close relationship with Chichester to minimise adverse effects on adjacent hamlets and farms in the coastal plain;
  - respect the setting of Drayton House and use this as a reference for further built development;
  - create new public views of the cathedral as an integral part of the development if possible.

# LAND PARCEL 36: MAUDLIN ARABLE FARMLAND

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## Landscape Context

- 6.143. The *Maudlin Arable Farmland* landscape character parcel forms part of the *Open Arable Lower Coastal Plain* landscape character type which falls within the *Chichester Coastal Plain* landscape character area. This landscape character type is characterised by large scale arable fields on a flat landscape underlain by brickearth (a mixture of fine-grained quartz sand or flint sand with clay) and alluvium. Drainage ditches are common. Many of the old field boundaries and copses have been lost and hedgerows are gappy or have been replaced by post and wire. Large farmsteads and glasshouses are typical of these areas. This landscape character parcel is partly an old landfill site and partly mixed farmland.

## Landscape Sensitivity

Criteria	Judgement and Comment
<b>Landscape quality/ condition</b>  (good; moderate or declining; or poor)	The condition of this area is currently <b>moderate</b> – although part of the site is a landfill site, the structure of the landscape remains and hedgerows survive.
<b>Role in the landscape setting of Chichester</b>  (strong positive; some positive; or neutral)	The Chichester Coastal Plain provides a rural lowland setting to Chichester allowing long views to Chichester Cathedral over large distances.  This land parcel forms an integral part of the rural setting to the east of Chichester – the working agricultural landscape and farm buildings provide <b>some positive</b> contribution to the landscape setting of Chichester.
<b>Contribution to wider character area</b>  (strong positive; some positive; or neutral)	The open landscape of this area is representative of the wider character area. At present, the fields, hedgerows and farm buildings provide <b>some positive</b> contribution to the character of the wider landscape.
<b>Time depth of the landscape (as revealed in Historic LCA)</b>  (high; moderate; or low sensitivity)	The land parcel is a product of modern field amalgamation and therefore has a <b>low sensitivity</b> in terms of its historic landscape.
<b>Sensitivity of individual landscape elements</b>  (high; moderate; or low sensitivity)	The open farmland landscape generally has a <b>low sensitivity</b> to change – the planting around Maudlin Farm could be retained alongside any development.
<b>Effect on settlement pattern</b>  (large adverse; moderate adverse; or	Although part of this land parcel adjoins the urban edge of Chichester, development in this location could dominate the hamlet of Westhampnett resulting in a <b>moderate adverse</b> effect on the settlement pattern of the upper

small adverse/ neutral)	coastal plain.
<b>Overall Landscape Character Sensitivity Judgment</b> <i>(low; low-moderate; moderate; moderate-high; or high)</i>	<i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>low-moderate</b> landscape sensitivity.</i>

### Sensitivity in relation to Priority Views

Criteria	Judgement and Comment
<b>Visibility from Chichester Harbour and Sussex Downs AONBs</b>  (prominent; visible but not prominent; or not visible)	<b>Not visible</b> from Chichester Harbour or Sussex Downs AONBs.
<b>Visible in how many 'priority views' to and from Chichester</b>  (more than one view; one view; or none)	The eastern part of this landscape parcel falls within the theoretical ZVI of the view from The Trundle = <b>one view</b> .
<b>Prominence in 'priority views' to and from Chichester</b>  (prominent; visible but not prominent; or not visible)	Intervening vegetation and the location of the parcel at some distance from the viewpoint would ensure that any development in this location would be <b>visible but not prominent</b> .
<b>Overall sensitivity re Priority Views</b> <i>(low; low-moderate; moderate; moderate-high; or high)</i>	<i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>low-moderate</b> Sensitivity in relation to Priority Views.</i>

### Sensitivity in relation to the Amenity for Local Viewers

Criteria	Judgement and Comment
<b>Potential loss of visual amenity for residents</b>  (major; moderate; or minor significance)	There would be a noticeable change to views from a very small number of properties (under 10) = <b>minor</b> significance.
<b>Potential loss of visual amenity for recreational users</b>  (major; moderate; or minor significance)	There could be minor change in views for recreational receptors on the public byway across the site, but this is already affected by the landfill = <b>minor</b> significance.
<b>Potential loss of visual amenity for local motorists</b>	There would be some change in views for motorists on the A27 in and out of Chichester, but views are already affected by built development, pylons and road infrastructure = <b>minor</b> significance.

(major; moderate; or minor significance)	
<b><i>Overall sensitivity in relation to the amenity for local viewers</i></b> <i>(low; low-moderate; moderate; moderate-high; or high)</i>	<i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>low</b> sensitivity in relation to the amenity for local viewers.</i>

## Guidance

- 6.144. The most sensitive aspect of the landscape is the role the land parcel plays in the rural landscape setting of Chichester and Westhampnett. The eastern part of the site is more sensitive than the west due to its more intact landscape and its visibility from The Trundle.
- 6.145. The following guidance has been drawn from the sensitivity assessments above. The guidance is an important output from the assessment and, in the event that built development is located in this area, implementation of the guidance would minimise impacts on landscape character and visual amenity. It should be borne in mind that there will be other considerations to take on board relating to other environmental and sustainability issues.
- 6.146. Any development in this landscape should seek to:
- strengthen the landscape structure through new planting;
  - relate to Westhampnett and reflect the scale and character of this villages through any new built development;
  - respect the setting of Maudlin village and Maudlin Farm;
  - consider views from The Trundle in planning new development;
  - create new public views of the cathedral as an integral part of the development if possible.

# LAND PARCEL 37: SOUTH CHICHESTER ARABLE FARMLAND

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## Landscape Context

6.147. The *South Chichester Arable Farmland* landscape character parcel forms part of the *Open Arable Lower Coastal Plain* landscape character type which falls within the *Chichester Coastal Plain* landscape character area. This landscape character type is characterised by large scale arable fields on a flat landscape underlain by brickearth (a mixture of fine-grained quartz sand or flint sand with clay) and alluvium. Drainage ditches are common. Many of the old field boundaries and copses have been lost and hedgerows are gappy or have been replaced by post and wire. Large farmsteads and glasshouses are typical of these areas. This landscape character parcel is a mixture of irregular medieval enclosure, Parliamentary enclosure and recent field amalgamation in a mixture of pastoral and arable use. It also includes part of the Chichester canal.

## Landscape Sensitivity

Criteria	Judgement and Comment
<b>Landscape quality/ condition</b>  (good; moderate or declining; or poor)	The condition of this area is currently <b>moderate</b> – this is an intensively farmed landscape with declining hedgerows.
<b>Role in the landscape setting of Chichester</b>  (strong positive; some positive; or neutral)	The Chichester Coastal Plain provides a rural lowland setting to Chichester allowing long views to Chichester Cathedral over large distances.  This land parcel forms an integral and important part of the rural setting to the south of Chichester allowing good views of the cathedral across open countryside. The land parcel therefore provides a <b>strong positive</b> contribution to the landscape setting of Chichester.
<b>Contribution to wider character area</b>  (strong positive; some positive; or neutral)	The open drained arable landscape of this area is representative of the wider character area and the land parcel forms an integral part of the wider landscape. At present, the arable fields, drainage channels, canal and remnant hedgerows provide a <b>strong positive</b> contribution to the character of the wider landscape.
<b>Time depth of the landscape (as revealed in Historic LCA)</b>  (high; moderate; or low sensitivity)	The land parcel is a combination of irregular medieval enclosure (at the southern end), Parliamentary enclosure (in the middle) and recent field amalgamation (northern half of the area). Historic sensitivity therefore varies, but may be summarised as <b>moderate sensitivity</b> in terms of its historic landscape.
<b>Sensitivity of individual landscape elements</b>  (high; moderate; or low sensitivity)	The open arable landscape generally has a <b>low sensitivity</b> to change in terms of landscape features. The canal and canal side vegetation have a higher sensitivity, but these could be retained alongside any built development.
<b>Effect on settlement pattern</b>	Development in this location would spread the influence of

(large adverse; moderate adverse; or small adverse/ neutral)	Chichester southwards and would merge Chichester with Hunston. This would result in a <b>large adverse</b> effect on the settlement pattern of the coastal plain.
<b>Overall Landscape Character Sensitivity Judgment</b> <i>(low; low-moderate; moderate; moderate-high; or high)</i>	<i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>moderate-high</b> landscape sensitivity.</i>

### Sensitivity in relation to Priority Views

Criteria	Judgement and Comment
<b>Visibility from Chichester Harbour and Sussex Downs AONBs</b>  (prominent; visible but not prominent; or not visible)	<b>Not visible</b> from Chichester Harbour or Sussex Downs AONBs.
<b>Visible in how many 'priority views' to and from Chichester</b>  (more than one view; one view; or none)	Although part of this landscape parcel falls within the theoretical ZVI of the view from The Trundle, in practice intervening trees, vegetation, and buildings would screen views of this parcel from The Trundle.  This landscape character parcel lies within the viewcones of the priority viewpoints from Poyntz Bridge and Hunston Copse = <b>more than one view</b> .
<b>Prominence in 'priority views' to and from Chichester</b>  (prominent; visible but not prominent; or not visible)	Development in this location would <b>prominent</b> in the view of Chichester Cathedral from Poyntz Bridge.  Development in this location would be <b>prominent</b> in the view from Hunston Copse.
<b>Overall sensitivity re Priority Views</b> <i>(low; low-moderate; moderate; moderate-high; or high)</i>	<i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>moderate-high</b> Sensitivity in relation to Priority Views.</i>

### Sensitivity in relation to the Amenity for Local Viewers

Criteria	Judgement and Comment
<b>Potential loss of visual amenity for residents</b>  (major; moderate; or minor significance)	There would be a noticeable change to rural views from a moderate number of residents on the northern edge of Hunston and eastern edge of Stockbridge (25-50 properties) = <b>major</b> significance.
<b>Potential loss of visual amenity for recreational users</b>  (major; moderate; or minor significance)	There would be a large change to rural views, including blocking views of the cathedral, from users of the canal towpath = <b>major</b> significance.

<p><b>Potential loss of visual amenity for local motorists</b></p> <p>(major; moderate; or minor significance)</p>	<p>There would be a minor change in views for motorists on the B2145 = <b>minor</b> significance.</p>
<p><b><i>Overall sensitivity in relation to the amenity for local viewers</i></b></p> <p>(low; low-moderate; moderate; moderate-high; or high)</p>	<p><i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>moderate-high</b> sensitivity in relation to the amenity for local viewers.</i></p>

## Guidance

6.148. The following guidance has been drawn from the sensitivity assessments above. The guidance is an important output from the assessment and, in the event that built development is located in this area, implementation of the guidance would minimise impacts on landscape character and visual amenity. It should be borne in mind that there will be other considerations to take on board relating to other environmental and sustainability issues.

6.149. Any development in this landscape should seek to:

- strengthen the landscape structure through new planting while maintaining views to Chichester cathedral;
- locate any new built development in the northern part of the land parcel close to the ring road;
- ensure that built development does not intrude into rural views of the cathedral from Poyntz Bridge or Hunston Copse;
- conserve views of the cathedral from the canal towpath;
- create new public views of the cathedral as an integral part of any development.



# LAND PARCEL 38: SHOPWYKE WORKED GROUND

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## Landscape Context

- 6.150. The *Shopwyke Worked Ground* landscape character parcel forms part of the *Worked Lower Coastal Plain* landscape character type which falls within the *Chichester Coastal Plain* landscape character area. This landscape character type is characterised by large scale areas of land previously worked for gravel. These are young landscapes with little or no evidence of historic field patterns or historic land uses. Infilled areas support regenerating scrub or are in agricultural use. Non-infilled areas remain as open water. These areas have some nature conservation interest. This landscape character parcel is an area of gravel extraction and old factory buildings surrounded by vegetation. Shopwyke Manor Farm lies at the east end of the site and Greenway Farm at the west end of the site.

## Landscape Sensitivity

Criteria	Judgement and Comment
<b>Landscape quality/ condition</b>  (good; moderate or declining; or poor)	The condition of this area is currently <b>poor</b> – landscape structure and features have been lost through gravel extraction.
<b>Role in the landscape setting of Chichester</b>  (strong positive; some positive; or neutral)	The Chichester Coastal Plain provides a rural lowland setting to Chichester allowing long views to Chichester Cathedral over large distances.  This land parcel is isolated from the rural landscape by high fences, vegetation and walls – the gravel extraction area provides a <b>neutral</b> contribution to the landscape setting of Chichester.
<b>Contribution to wider character area</b>  (strong positive; some positive; or neutral)	Since the gravel extraction site is isolated from its surrounds, it provides a <b>neutral</b> contribution to the character of the wider landscape.
<b>Time depth of the landscape (as revealed in Historic LCA)</b>  (high; moderate; or low sensitivity)	The land parcel has a <b>low sensitivity</b> in terms of its historic landscape.
<b>Sensitivity of individual landscape elements</b>  (high; moderate; or low sensitivity)	The site has lost its rural landscape features and therefore has a <b>low sensitivity</b> to change in terms of landscape elements.
<b>Effect on settlement pattern</b>	Since this land parcel adjoins Chichester, development in this location would form an extension to Chichester. Development would not extend the urban influence any

(large adverse; moderate adverse; or small adverse/ neutral)	further east along the A27 than it is already = <b>neutral</b> effect on settlement pattern.
<b>Overall Landscape Character Sensitivity Judgment</b> <i>(low; low-moderate; moderate; moderate-high; or high)</i>	<i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>low</b> landscape sensitivity.</i>

### Sensitivity in relation to Priority Views

Criteria	Judgement and Comment
<b>Visibility from Chichester Harbour and Sussex Downs AONBs</b>  (prominent; visible but not prominent; or not visible)	<b>Not visible</b> from Chichester Harbour or Sussex Downs AONBs.
<b>Visible in how many 'priority views' to and from Chichester</b>  (more than one view; one view; or none)	Although the theoretical ZVI from The Trundle indicates that in theory this landscape parcel would be visible from The Trundle, in practice intervening trees and vegetation would screen views = <b>None</b>
<b>Prominence in 'priority views' to and from Chichester</b>  (prominent; visible but not prominent; or not visible)	<b>Not visible.</b>
<b>Overall sensitivity re Priority Views</b> <i>(low; low-moderate; moderate; moderate-high; or high)</i>	<i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>low</b> Sensitivity in relation to Priority Views.</i>

### Sensitivity in relation to the Amenity for Local Viewers

Criteria	Judgement and Comment
<b>Potential loss of visual amenity for residents</b>  (major; moderate; or minor significance)	There would be a noticeable change to views from a very small number of properties (under 10) = <b>minor</b> significance.
<b>Potential loss of visual amenity for recreational users</b>  (major; moderate; or minor significance)	There could be minor change in views for recreational receptors on the public footpath along the northern boundary of the site = <b>minor</b> significance.
<b>Potential loss of visual amenity for local motorists</b>	There would be some change in views for motorists on the A27 in and out of Chichester, but views are already affected by built development, pylons and road infrastructure =

(major; moderate; or minor significance)	<b>minor</b> significance.
<b><i>Overall sensitivity in relation to the amenity for local viewers</i></b> <i>(low; low-moderate; moderate; moderate-high; or high)</i>	<i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>low</b> sensitivity in relation to the amenity for local viewers.</i>

## Guidance

6.151. The following guidance has been drawn from the sensitivity assessments above. The guidance is an important output from the assessment and, in the event that built development is located in this area, implementation of the guidance would minimise impacts on landscape character and visual amenity. It should be borne in mind that there will be other considerations to take on board relating to other environmental and sustainability issues.

6.152. Any development in this landscape should seek to:

- create a new landscape structure through new planting;
- respect the setting of the listed barn at Greenway Farm and the listed farm house and lodge at Shopwyke;
- use the listed buildings as a reference point for new built development;
- create new public views of the cathedral as an integral part of the development if possible.

# LAND PARCEL 39: SHERWOOD WORKED GROUND

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## Landscape Context

- 6.153. The *Sherwood Worked Ground* landscape character parcel forms part of the *Worked Lower Coastal Plain* landscape character type which falls within the *Chichester Coastal Plain* landscape character area. This landscape character type is characterised by large scale areas of land previously worked for gravel. These are young landscapes with little or no evidence of historic field patterns or historic land uses. Infilled areas support regenerating scrub or are in agricultural use. Non-infilled areas remain as open water. These areas have some nature conservation interest. This landscape character parcel is an area of past gravel extraction which is now scattered regenerating scrub, farmland and standing water. There is a nursery at its north-eastern corner and a depot at its south-eastern corner.

## Landscape Sensitivity

Criteria	Judgement and Comment
<b>Landscape quality/ condition</b>  (good; moderate or declining; or poor)	The condition of this area is currently <b>poor</b> – landscape structure and features have been lost through gravel extraction.
<b>Role in the landscape setting of Chichester</b>  (strong positive; some positive; or neutral)	The Chichester Coastal Plain provides a rural lowland setting to Chichester allowing long views to Chichester Cathedral over large distances.  This land parcel is isolated from the rural landscape by scrub and bunds – the parcel therefore provides a <b>neutral</b> contribution to the landscape setting of Chichester.
<b>Contribution to wider character area</b>  (strong positive; some positive; or neutral)	Since the gravel extraction site is isolated from its surrounds, it provides a <b>neutral</b> contribution to the character of the wider landscape.
<b>Time depth of the landscape (as revealed in Historic LCA)</b>  (high; moderate; or low sensitivity)	The land parcel has a <b>low sensitivity</b> in terms of its historic landscape.
<b>Sensitivity of individual landscape elements</b>  (high; moderate; or low sensitivity)	The site has lost its rural landscape features and therefore has a <b>low sensitivity</b> to change in terms of landscape elements.
<b>Effect on settlement pattern</b>  (large adverse; moderate adverse; or	Although this land parcel adjoins the existing urban edge of Chichester, the size of the parcel means that development in this location would extend the influence of Chichester substantially eastwards = <b>moderate adverse</b> effect on

small adverse/ neutral)	settlement pattern
<b>Overall Landscape Character Sensitivity Judgment</b> <i>(low; low-moderate; moderate; moderate-high; or high)</i>	<i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>low</b> landscape sensitivity.</i>

### Sensitivity in relation to Priority Views

Criteria	Judgement and Comment
<b>Visibility from Chichester Harbour and Sussex Downs AONBs</b>  (prominent; visible but not prominent; or not visible)	<b>Not visible</b> from Chichester Harbour or Sussex Downs AONBs.
<b>Visible in how many 'priority views' to and from Chichester</b>  (more than one view; one view; or none)	Although the theoretical ZVI from The Trundle indicates that in theory this landscape parcel would be visible from The Trundle, in practice intervening trees and vegetation would screen views = <b>None</b>
<b>Prominence in 'priority views' to and from Chichester</b>  (prominent; visible but not prominent; or not visible)	<b>Not visible.</b>
<b>Overall sensitivity re Priority Views</b> <i>(low; low-moderate; moderate; moderate-high; or high)</i>	<i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>low</b> Sensitivity in relation to Priority Views.</i>

### Sensitivity in relation to the Amenity for Local Viewers

Criteria	Judgement and Comment
<b>Potential loss of visual amenity for residents</b>  (major; moderate; or minor significance)	Residents at Portfield are screened from the site by vegetation. There would be a noticeable change to views from a very small number of properties (under 10) = <b>minor</b> significance.
<b>Potential loss of visual amenity for recreational users</b>  (major; moderate; or minor significance)	No effect on recreational users = <b>minor</b> significance.
<b>Potential loss of visual amenity for local motorists</b>	There would be some change in views for motorists on the A27(T) ring road but views are already affected by built development and road infrastructure = <b>minor</b> significance.

(major; moderate; or minor significance)	
<b><i>Overall sensitivity in relation to the amenity for local viewers</i></b> <i>(low; low-moderate; moderate; moderate-high; or high)</i>	<i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>low</b> sensitivity in relation to the amenity for local viewers.</i>

### **Guidance**

- 6.154. The following guidance has been drawn from the sensitivity assessments above. The guidance is an important output from the assessment and, in the event that built development is located in this area, implementation of the guidance would minimise impacts on landscape character and visual amenity. It should be borne in mind that there will be other considerations to take on board relating to other environmental and sustainability issues.
- 6.155. Any development in this landscape should seek to:
- create a new landscape structure through new planting;
  - respect the setting of the listed buildings at Shopwyke and use these listed buildings as a reference point for new built development;
  - create new public views of the cathedral as an integral part of the development if possible.

## LAND PARCEL 40: WYKE WORKED GROUND

### Landscape Context

- 6.156. The *Wyke Worked Ground* landscape character parcel forms part of the *Worked Lower Coastal Plain* landscape character type which falls within the *Chichester Coastal Plain* landscape character area. This landscape character type is characterised by large scale areas of land previously worked for gravel. These are young landscapes with little or no evidence of historic field patterns or historic land uses. Infilled areas support regenerating scrub or are in agricultural use. Non-infilled areas remain as open water. These areas have some nature conservation interest. This landscape character parcel lies in the middle of a series of lakes and is currently occupied by the Southern Leisure Centre and a number of caravans and chalets which overlook the lakes.

### Landscape Sensitivity

Criteria	Judgement and Comment
<p><b>Landscape quality/ condition</b></p> <p>(good; moderate or declining; or poor)</p>	<p>The condition of this area is currently <b>moderate</b> – although the original landscape structure and features have been lost, the area is currently in use as a caravan/ chalet and campsite and contains some mature vegetation.</p>
<p><b>Role in the landscape setting of Chichester</b></p> <p>(strong positive; some positive; or neutral)</p>	<p>The Chichester Coastal Plain provides a rural lowland setting to Chichester allowing long views to Chichester Cathedral over large distances.</p> <p>This land parcel is isolated from the wider setting of Chichester by its encircling lakes – the parcel therefore provides a <b>neutral</b> contribution to the landscape setting of Chichester.</p>
<p><b>Contribution to wider character area</b></p> <p>(strong positive; some positive; or neutral)</p>	<p>Since the parcel is isolated from its surrounds by lakes and vegetation, it provides a <b>neutral</b> contribution to the character of the wider landscape.</p>
<p><b>Time depth of the landscape (as revealed in Historic LCA)</b></p> <p>(high; moderate; or low sensitivity)</p>	<p>The land parcel has a <b>low sensitivity</b> in terms of its historic landscape.</p>
<p><b>Sensitivity of individual landscape elements</b></p> <p>(high; moderate; or low sensitivity)</p>	<p>Although the site has lost many of its historic landscape features, it retains some hedgerow lines and mature trees. These could be retained alongside built development. The site therefore has a <b>low sensitivity</b> to change in terms of landscape elements.</p>
<p><b>Effect on settlement pattern</b></p> <p>(large adverse; moderate adverse; or</p>	<p>Since this land parcel is surrounded by water, any development in this location would not adversely affect the settlement pattern of nucleated hamlets and villages in the coastal plain = <b>neutral</b>.</p>

small adverse/ neutral)	
<b>Overall Landscape Character Sensitivity Judgment</b> <i>(low; low-moderate; moderate; moderate-high; or high)</i>	<i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>low</b> landscape sensitivity.</i>

### Sensitivity in relation to Priority Views

Criteria	Judgement and Comment
<b>Visibility from Chichester Harbour and Sussex Downs AONBs</b>  (prominent; visible but not prominent; or not visible)	<b>Not visible</b> from Chichester Harbour or Sussex Downs AONBs.
<b>Visible in how many 'priority views' to and from Chichester</b>  (more than one view; one view; or none)	<b>None.</b>
<b>Prominence in 'priority views' to and from Chichester</b>  (prominent; visible but not prominent; or not visible)	<b>Not visible.</b>
<b>Overall sensitivity re Priority Views</b> <i>(low; low-moderate; moderate; moderate-high; or high)</i>	<i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>low</b> Sensitivity in relation to Priority Views.</i>

### Sensitivity in relation to the Amenity for Local Viewers

Criteria	Judgement and Comment
<b>Potential loss of visual amenity for residents</b>  (major; moderate; or minor significance)	No residents would be adversely affected by development on this site = <b>minor</b> significance.
<b>Potential loss of visual amenity for recreational users</b>  (major; moderate; or minor significance)	A large number of visitors to the lakes would be affected by changes in views. However, chalets and caravans already exist on the site so any changes in view would be minor = <b>minor</b> significance.
<b>Potential loss of visual amenity for local motorists</b>	There would be some change in views for motorists on the A27(T) ring road but views are already affected by built development and road infrastructure = <b>minor</b> significance.



(major; moderate; or minor significance)	
<b><i>Overall sensitivity in relation to the amenity for local viewers</i></b> <i>(low; low-moderate; moderate; moderate-high; or high)</i>	<i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>low</b> sensitivity in relation to the amenity for local viewers.</i>

### **Guidance**

6.157. The following guidance has been drawn from the sensitivity assessments above. The guidance is an important output from the assessment and, in the event that built development is located in this area, implementation of the guidance would minimise impacts on landscape character and visual amenity. It should be borne in mind that there will be other considerations to take on board relating to other environmental and sustainability issues.

6.158. Any development in this landscape should seek to:

- retain landscape structure through management of existing mature vegetation;
- respect the setting of the lakes and ensure that built development does not affect the nature conservation interest of the lakes;
- create new public views of the cathedral as an integral part of the development.

# LAND PARCEL 41: FISHBOURNE AMENITY GRASSLAND

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## Landscape Context

6.159. The *Fishbourne Amenity Grassland* landscape character parcel forms part of the *Amenity Grassland* landscape character type which falls within the *Chichester Coastal Plain* landscape character area. This landscape character type is defined by its land use – as managed recreational areas and open space. It includes playing fields, managed recreational areas, caravan sites and other amenity open space. This landscape character parcel is located west of Fishbourne and includes a playing field surrounded by buildings.

## Landscape Sensitivity

Criteria	Judgement and Comment
<p><b>Landscape quality/ condition</b></p> <p>(good; moderate or declining; or poor)</p>	<p>The condition of this area is currently <b>good</b> – the area is well managed and maintained.</p>
<p><b>Role in the landscape setting of Chichester</b></p> <p>(strong positive; some positive; or neutral)</p>	<p>The Chichester Coastal Plain provides a rural lowland setting to Chichester allowing long views to Chichester Cathedral over large distances.</p> <p>This land parcel is isolated from the wider setting of Chichester by built development that encloses it – the parcel therefore provides a <b>neutral</b> contribution to the landscape setting of Chichester.</p>
<p><b>Contribution to wider character area</b></p> <p>(strong positive; some positive; or neutral)</p>	<p>Since the parcel is isolated from its surrounds by built development, it provides a <b>neutral</b> contribution to the character of the wider coastal plain landscape.</p>
<p><b>Time depth of the landscape (as revealed in Historic LCA)</b></p> <p>(high; moderate; or low sensitivity)</p>	<p>The land parcel generally has a <b>low sensitivity</b> in terms of its historic landscape – although a small area of late post-medieval woodland exists on the northern boundary.</p>
<p><b>Sensitivity of individual landscape elements</b></p> <p>(high; moderate; or low sensitivity)</p>	<p>Although the site has lost many of its historic landscape features, it retains some important mature oak trees and an area of late post-medieval woodland on the northern boundary. The site has a <b>moderate sensitivity</b> to change in terms of landscape elements.</p>
<p><b>Effect on settlement pattern</b></p> <p>(large adverse; moderate adverse; or small adverse/ neutral)</p>	<p>Development in this location would occur within the existing extent of Fishbourne and would not adversely affect the settlement pattern of nucleated hamlets and villages in the coastal plain = <b>neutral</b>.</p>
<p><b>Overall Landscape Character</b></p>	<p><i>The above combination of sensitivity scores suggests that overall,</i></p>

<i>Sensitivity Judgment</i> (low; low-moderate; moderate; moderate-high; or high)	<i>this landscape has a <b>low-moderate</b> landscape sensitivity.</i>
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### Sensitivity in relation to Priority Views

Criteria	Judgement and Comment
<b>Visibility from Chichester Harbour and Sussex Downs AONBs</b>  (prominent; visible but not prominent; or not visible)	Since this site lies adjacent to the boundary of the Chichester Harbour AONB, it is likely that built development would be visible from some parts of the AONB. However, any built development would be viewed against existing built development and would be <b>visible but not prominent</b> .
<b>Visible in how many 'priority views' to and from Chichester</b>  (more than one view; one view; or none)	<b>None.</b>
<b>Prominence in 'priority views' to and from Chichester</b>  (prominent; visible but not prominent; or not visible)	<b>Not visible.</b>
<b>Overall sensitivity re Priority Views</b> (low; low-moderate; moderate; moderate-high; or high)	<i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>low-moderate</b> Sensitivity in relation to Priority Views.</i>

### Sensitivity in relation to the Amenity for Local Viewers

Criteria	Judgement and Comment
<b>Potential loss of visual amenity for residents</b>  (major; moderate; or minor significance)	A small number of residents (10-25 properties) would be affected by views of new built development. However it would be visible in the context of existing built development and any loss of visual amenity would be small = <b>minor</b> significance.
<b>Potential loss of visual amenity for recreational users</b>  (major; moderate; or minor significance)	Recreational users of the existing open space would be affected by loss of visual amenity = <b>moderate</b> significance.
<b>Potential loss of visual amenity for local motorists</b>  (major; moderate; or minor significance)	There would be some change in views for motorists on Blackboy Lane, but views are already affected by built development = <b>minor</b> significance.

<p><b><i>Overall sensitivity in relation to the amenity for local viewers</i></b> <i>(low; low-moderate; moderate; moderate-high; or high)</i></p>	<p><i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>low-moderate</b> sensitivity in relation to the amenity for local viewers.</i></p>
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### **Guidance**

- 6.160. The most sensitive aspects of the land parcel are its location adjacent to the Chichester Harbour AONB, and the presence of an area of late post-medieval woodland on the northern boundary.
- 6.161. The following guidance has been drawn from the sensitivity assessments above. The guidance is an important output from the assessment and, in the event that built development is located in this area, implementation of the guidance would minimise impacts on landscape character and visual amenity. It should be borne in mind that there will be other considerations to take on board relating to other environmental and sustainability issues.
- 6.162. Any development in this landscape should seek to:
- retain the area of post-medieval woodland on the northern boundary of the site;
  - conserve the mature oak trees;
  - consider views from the Chichester Harbour AONB in siting new built development;
  - respect the character of the AONB in planning new development.

# LAND PARCEL 42: NORTH FISHBOURNE PASTURES

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## Landscape Context

- 6.163. The *North Fishbourne Pastures* landscape character parcel forms part of the *Enclosed Pasture* landscape character type which falls within the *Chichester Coastal Plain* landscape character area. This landscape character type is characterised by small scale fields of pasture enclosed by hedges, often historic fields associated with villages or recently enclosed horse paddocks. These areas often include semi-improved grassland and small woodlands with nature conservation interest. Mature hedgerow oaks are important landscape features and the landscape often has a greater sense of enclosure than arable areas. This landscape character parcel is a mixture of late post-medieval, early modern and 20<sup>th</sup> century farmsteads and cottages and pastures.

## Landscape Sensitivity

Criteria	Judgement and Comment
<p><b>Landscape quality/ condition</b></p> <p>(good; moderate or declining; or poor)</p>	<p>The condition of this area is currently <b>moderate</b>. Fields are in active production, but some field boundaries have been lost.</p>
<p><b>Role in the landscape setting of Chichester</b></p> <p>(strong positive; some positive; or neutral)</p>	<p>This area contains a partially intact hedgerow network and a number of mature trees that contribute to the wooded setting of Chichester. The land parcel therefore plays <b>some positive</b> role in the setting of Chichester.</p>
<p><b>Contribution to wider character area</b></p> <p>(strong positive; some positive; or neutral)</p>	<p>For the reasons above this landscape character parcel provides <b>some positive</b> contribution to the rural character of the wider character area.</p>
<p><b>Time depth of the landscape (as revealed in Historic LCA)</b></p> <p>(high; moderate; or low sensitivity)</p>	<p>The areas likely to be developed are of 20<sup>th</sup> century origin and have a <b>low</b> historic sensitivity.</p>
<p><b>Sensitivity of individual landscape elements</b></p> <p>(high; moderate; or low sensitivity)</p>	<p>The fields generally have a low sensitivity to change – mature vegetation in existing gardens would be unaffected = <b>low sensitivity</b>.</p>
<p><b>Effect on settlement pattern</b></p> <p>(large adverse; moderate adverse; or small adverse/ neutral)</p>	<p>Development in this location would be seen as an extension to Fishbourne. It would therefore have a <b>neutral</b> effect on the settlement pattern of the upper coastal plain.</p>

<p><b>Overall Landscape Character Sensitivity Judgment</b></p> <p><i>(low; low-moderate; moderate; moderate-high; or high)</i></p>	<p><i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>low-moderate</b> landscape sensitivity to built development.</i></p>
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### Sensitivity in relation to Priority Views

Criteria	Judgement and Comment
<p><b>Visibility from Chichester Harbour and Sussex Downs AONBs</b></p> <p><i>(prominent; visible but not prominent; or not visible)</i></p>	<p>This land parcel would not be visible from the Chichester Harbour AONB or the Sussex Downs AONB = <b>not visible</b>.</p>
<p><b>Visible in how many 'priority views' to and from Chichester</b></p> <p><i>(more than one view; one view; or none)</i></p>	<p><b>None.</b></p>
<p><b>Prominence in 'priority views' to and from Chichester</b></p> <p><i>(prominent; visible but not prominent; or not visible)</i></p>	<p><b>Not visible.</b></p>
<p><b>Overall sensitivity re Priority Views</b></p> <p><i>(low; low-moderate; moderate; moderate-high; or high)</i></p>	<p><i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>low</b> Sensitivity in relation to Priority Views.</i></p>

### Sensitivity in relation to the Amenity for Local Viewers

Criteria	Judgement and Comment
<p><b>Potential loss of visual amenity for residents</b></p> <p><i>(major; moderate; or minor significance)</i></p>	<p>There would be loss of visual amenity for a small number of residents (under 25 properties) = <b>moderate</b> significance.</p>
<p><b>Potential loss of visual amenity for recreational users</b></p> <p><i>(major; moderate; or minor significance)</i></p>	<p>There are no recreational users in the vicinity of the site = <b>minor</b> significance.</p>
<p><b>Potential loss of visual amenity for local motorists</b></p> <p><i>(major; moderate; or minor significance)</i></p>	<p>Motorists on Clay Lane could see a minor change in views, although they are already affected by new building works on the opposite side of the road = <b>minor</b> significance.</p>
<p><b>Overall sensitivity in relation to the amenity for local viewers</b></p> <p><i>(low; low-moderate; moderate; moderate-high; or high)</i></p>	<p><i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>low-moderate</b> sensitivity in relation to the amenity for local viewers.</i></p>

## Guidance

- 6.164. The assessment indicates that there is scope to accommodate some infill built development between existing cottages and farmsteads as long as the guidance below is observed.
- 6.165. The following guidance has been drawn from the sensitivity assessments outlined above. The guidance is an important output from the assessment and, in the event that built development is allocated to this area, the following guidance on landscape character and visual amenity should be incorporated into the development brief. It should be borne in mind, however, that there will be other considerations to take on board relating to other environmental and sustainability issues which may require these preliminary conclusions to be modified.
- 6.166. Any development in this landscape should seek to:
- maintain the existing cottages and farmsteads and use as a reference for new built development;
  - respect the setting of Hardham's Cottages;
  - use native vegetation as a setting for built development.

# LAND PARCEL 43: EAST FISHBOURNE PASTURES

## Landscape Context

6.167. The *East Fishbourne Pastures* landscape character parcel forms part of the *Enclosed Pasture* landscape character type which falls within the *Chichester Coastal Plain* landscape character area. This landscape character type is characterised by small scale fields of pasture enclosed by hedges, often historic fields associated with villages or recently enclosed horse paddocks. These areas often include semi-improved grassland and small woodlands with nature conservation interest. Mature hedgerow oaks are important landscape features and the landscape often has a greater sense of enclosure than arable areas. This landscape character parcel is an area of small scale enclosed pastures sandwiched between Fishbourne and the A27 cutting.

## Landscape Sensitivity

Criteria	Judgement and Comment
<p><b>Landscape quality/ condition</b></p> <p>(good; moderate or declining; or poor)</p>	<p>The condition of this area is currently <b>poor</b>. Fields are neglected and vegetation is unmanaged.</p>
<p><b>Role in the landscape setting of Chichester</b></p> <p>(strong positive; some positive; or neutral)</p>	<p>The Chichester Coastal Plain provides a rural lowland setting to Chichester allowing long views to Chichester Cathedral over large distances.</p> <p>Although this area is rural in character, the isolated position between Fishbourne and the A27 limits its contribution to the setting of Chichester = <b>some positive</b> contribution.</p>
<p><b>Contribution to wider character area</b></p> <p>(strong positive; some positive; or neutral)</p>	<p>For the reasons above this landscape character parcel provides <b>some positive</b> contribution to the rural character of the wider character area.</p>
<p><b>Time depth of the landscape (as revealed in Historic LCA)</b></p> <p>(high; moderate; or low sensitivity)</p>	<p>The landscape is mostly a product of 20<sup>th</sup> century piecemeal enclosure and therefore has a <b>low</b> historic sensitivity. By contrast a small area between Fishbourne Palace and the railway line is a product of late post-medieval consolidated strip fields and is therefore more sensitive in terms of its historic landscape (= <b>moderate sensitivity</b>).</p>
<p><b>Sensitivity of individual landscape elements</b></p> <p>(high; moderate; or low sensitivity)</p>	<p>The fields generally have a low sensitivity to change in terms of their land cover – however, there are many mature trees along field boundaries that would be sensitive to loss = <b>moderate</b>.</p>
<p><b>Effect on settlement pattern</b></p>	<p>Since development in this location would erode the rural gap between Fishbourne and Chichester, it would have a</p>



(large adverse; moderate adverse; or small adverse/ neutral)	<b>large adverse</b> effect on settlement pattern.
<b>Overall Landscape Character Sensitivity Judgment</b> <i>(low; low-moderate; moderate; moderate-high; or high)</i>	<i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>moderate</b> landscape sensitivity to built development.</i>

### Sensitivity in relation to Priority Views

Criteria	Judgement and Comment
<b>Visibility from Chichester Harbour and Sussex Downs AONBs</b>  (prominent; visible but not prominent; or not visible)	This land parcel would not be visible from the Chichester Harbour AONB or the Sussex Downs AONB = <b>not visible</b> .
<b>Visible in how many 'priority views' to and from Chichester</b>  (more than one view; one view; or none)	<b>None.</b>
<b>Prominence in 'priority views' to and from Chichester</b>  (prominent; visible but not prominent; or not visible)	<b>Not visible.</b>
<b>Overall sensitivity re Priority Views</b> <i>(low; low-moderate; moderate; moderate-high; or high)</i>	<i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>low</b> Sensitivity in relation to Priority Views.</i>

### Sensitivity in relation to the Amenity for Local Viewers

Criteria	Judgement and Comment
<b>Potential loss of visual amenity for residents</b>  (major; moderate; or minor significance)	There would be loss of visual amenity for a small number of residents (under 25 properties) = <b>moderate</b> significance.
<b>Potential loss of visual amenity for recreational users</b>  (major; moderate; or minor significance)	Many users of the public footpath between Clay Lane and Fishbourne Road East, users of the cycle path into Chichester, and visitors to Fishbourne Palace, would experience views of new built development = <b>major</b> significance.
<b>Potential loss of visual amenity for local motorists</b>  (major; moderate; or minor significance)	Motorists on Clay Lane currently experience a break in development between Fishbourne and Chichester. Development in this location would therefore result in an adverse impact on motorists approaching Chichester = <b>moderate</b> significance.
<b>Overall sensitivity in relation to the</b>	<i>The above combination of sensitivity scores suggests that</i>

<p><i>amenity for local viewers</i> (low; low-moderate; moderate; moderate-high; or high)</p>	<p>overall, this landscape has a <b>moderate-high</b> sensitivity in relation to the amenity for local viewers.</p>
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## Guidance

- 6.168. The assessment indicates that the area south of the railway line is more sensitive due to the site's proximity to Fishbourne Palace.
- 6.169. The following guidance has been drawn from the sensitivity assessments outlined above. The guidance is an important output from the assessment and, in the event that built development is allocated to this area, the following guidance on landscape character and visual amenity should be incorporated into the development brief. It should be borne in mind, however, that there will be other considerations to take on board relating to other environmental and sustainability issues including Strategic Gap considerations which may require these preliminary conclusions to be modified.
- 6.170. Any development in this landscape should seek to:
- conserve existing mature trees and other vegetation as a setting to new built development;
  - respect the setting of Fishbourne Palace, focussing development to the north of the railway line;
  - consider opening up new public views of the cathedral where possible.

# LAND PARCEL 44: LOWER TURNPIKE PASTURES

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## Landscape Context

6.171. The *Lower Turnpike Pastures* landscape character parcel forms part of the *Enclosed Pasture* landscape character type which falls within the *Chichester Coastal Plain* landscape character area. This landscape character type is characterised by small scale fields of pasture enclosed by hedges, often historic fields associated with villages or recently enclosed horse paddocks. These areas often include semi-improved grassland and small woodlands with nature conservation interest. Mature hedgerow oaks are important landscape features and the landscape often has a greater sense of enclosure than arable areas. This landscape character parcel contains Lower Turnpike Nursery (including glasshouses), late 20<sup>th</sup> century ribbon development along Apuldram Lane and late 20<sup>th</sup> century small scale pastures around Lawrence Farm. The Stockbridge Link Road will border the site to the east.

## Landscape Sensitivity

Criteria	Judgement and Comment
<p><b>Landscape quality/ condition</b></p> <p>(good; moderate or declining; or poor)</p>	<p>The condition of this area is currently <b>good</b>. Fields are in active production and hedgerows are thick.</p>
<p><b>Role in the landscape setting of Chichester</b></p> <p>(strong positive; some positive; or neutral)</p>	<p>The Chichester Coastal Plain provides a rural lowland setting to Chichester allowing long views to Chichester Cathedral over large distances.</p> <p>The fields and hedgerows in this area contribute to the rural lowland setting around Chichester and allow views to the cathedral from further afield. However, the ribbon development and glasshouses detract from the rural character of the setting = <b>some positive</b> contribution.</p>
<p><b>Contribution to wider character area</b></p> <p>(strong positive; some positive; or neutral)</p>	<p>For the reasons above this landscape character parcel provides <b>some positive</b> contribution to the rural character of the wider character area.</p>
<p><b>Time depth of the landscape (as revealed in Historic LCA)</b></p> <p>(high; moderate; or low sensitivity)</p>	<p>The landscape is mostly a product of 20<sup>th</sup> century piecemeal enclosure and therefore has a <b>low</b> historic sensitivity.</p>
<p><b>Sensitivity of individual landscape elements</b></p> <p>(high; moderate; or low sensitivity)</p>	<p>These fields of semi-improved grassland are relatively rare in the coastal plain landscape – they therefore have a <b>high</b> sensitivity.</p>

<p><b>Effect on settlement pattern</b></p> <p>(large adverse; moderate adverse; or small adverse/ neutral)</p>	<p>Since this land parcel adjoins the existing urban edge of Chichester, development in this area would have a <b>neutral</b> effect on settlement pattern.</p>
<p><b>Overall Landscape Character Sensitivity Judgment</b></p> <p>(low; low-moderate; moderate; moderate-high; or high)</p>	<p><i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>moderate</b> landscape sensitivity to built development.</i></p>

### Sensitivity in relation to Priority Views

Criteria	Judgement and Comment
<p><b>Visibility from Chichester Harbour and Sussex Downs AONBs</b></p> <p>(prominent; visible but not prominent; or not visible)</p>	<p>Development in this location would not be visible from the Sussex Downs AONB. Ribbon development and trees along Apuldram Lane will ensure that two storey development in this area would not be visible and three storey development would not be prominent in views from the Chichester Harbour AONB = <b>visible but not prominent</b>.</p>
<p><b>Visible in how many 'priority views' to and from Chichester</b></p> <p>(more than one view; one view; or none)</p>	<p>Development in this location falls within the viewcones of views from the Bosham Peninsula and footpath around the Fishbourne Channel = <b>more than one view</b>.</p>
<p><b>Prominence in 'priority views' to and from Chichester</b></p> <p>(prominent; visible but not prominent; or not visible)</p>	<p>Ribbon development and trees along Apuldram Lane would screen views of 2 storey development. However, three storey development may be visible between trees in front of the cathedral from the public footpath around the Fishbourne Channel = <b>visible but not prominent</b>.</p> <p>Ribbon development and trees along Apuldram Lane would screen views of 2 storey development. However, three storey development may be visible between trees in front of the cathedral from the Bosham Peninsula = <b>visible but not prominent</b>.</p>
<p><b>Overall sensitivity re Priority Views</b></p> <p>(low; low-moderate; moderate; moderate-high; or high)</p>	<p><i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>moderate</b> sensitivity in relation to Priority Views.</i></p>

### Sensitivity in relation to the Amenity for Local Viewers

Criteria	Judgement and Comment
<p><b>Potential loss of visual amenity for residents</b></p> <p>(major; moderate; or minor significance)</p>	<p>There would be loss of visual amenity for a small number of residents (under 25 properties) = <b>moderate</b> significance.</p>
<p><b>Potential loss of visual amenity for recreational users</b></p>	<p>Users of the public footpath along the River Lavant would experience change in view – however, built development is already visible from this footpath = <b>minor</b> significance.</p>

(major; moderate; or minor significance)	
<b>Potential loss of visual amenity for local motorists</b>	Motorists on Apuldram Lane would be screened by existing ribbon development and motorists on the A27 would be screened by vegetation = <b>minor</b> significance.
(major; moderate; or minor significance)	
<b><i>Overall sensitivity in relation to the amenity for local viewers</i></b> <i>(low; low-moderate; moderate; moderate-high; or high)</i>	<i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>low-moderate</b> sensitivity in relation to the amenity for local viewers.</i>

## Guidance

- 6.172. The most sensitive aspects of this land parcel are the semi-improved grassland (shown on the phase 1 habitat map) and its proximity to the Chichester Harbour AONB.
- 6.173. The following guidance has been drawn from the sensitivity assessments outlined above. The guidance is an important output from the assessment and, in the event that built development is allocated to this area, the following guidance on landscape character and visual amenity should be incorporated into the development brief. It should be borne in mind, however, that there will be other considerations to take on board relating to other environmental and sustainability issues which may require these preliminary conclusions to be modified.
- 6.174. Any development in this landscape should seek to:
- conserve existing mature trees and other vegetation as a setting to new built development;
  - ensure built development does not intrude into views of Chichester Cathedral from the west (e.g. from Bosham Peninsula and Fishbourne Channel) – two storey development is likely to be more suitable than three storey development;
  - ensure that the character of Chichester Harbour AONB remains unaffected by built development in this location.

## LAND PARCEL 45: HUNSTON PASTURES

### Landscape Context

- 6.175. The *Hunston Pastures* landscape character parcel forms part of the *Enclosed Pasture* landscape character type which falls within the *Chichester Coastal Plain* landscape character area. This landscape character type is characterised by small scale fields of pasture enclosed by hedges, often historic fields associated with villages or recently enclosed horse paddocks. These areas often include semi-improved grassland and small woodlands with nature conservation interest. Mature hedgerow oaks are important landscape features and the landscape often has a greater sense of enclosure than arable areas. This landscape character parcel is an area is a mixture of pasture and nurseries between Hunston and North Mundham.

### Landscape Sensitivity

Criteria	Judgement and Comment
<p><b>Landscape quality/ condition</b></p> <p>(good; moderate or declining; or poor)</p>	<p>The condition of this area is currently <b>moderate</b>. Fields are in active production, but hedgerows are in decline.</p>
<p><b>Role in the landscape setting of Chichester</b></p> <p>(strong positive; some positive; or neutral)</p>	<p>The Chichester Coastal Plain provides a rural lowland setting to Chichester allowing long views to Chichester Cathedral over large distances.</p> <p>The fields and hedgerows in this area form an integral part of the rural lowland setting around Chichester and allow views to the cathedral from further afield = <b>some positive</b> contribution.</p>
<p><b>Contribution to wider character area</b></p> <p>(strong positive; some positive; or neutral)</p>	<p>Since this landscape character parcel forms an integral part of the landscape, it provides <b>some positive</b> contribution to the rural character of the wider character area.</p>
<p><b>Time depth of the landscape (as revealed in Historic LCA)</b></p> <p>(high; moderate; or low sensitivity)</p>	<p>This landscape character parcel contains 20th century horticultural landscape at Lowlands (including glasshouses), Parliamentary enclosure around Hunston Dairy, late post medieval piecemeal enclosure and early post medieval consolidated strip fields. Overall it therefore has a <b>moderate</b> historic sensitivity overall.</p>
<p><b>Sensitivity of individual landscape elements</b></p> <p>(high; moderate; or low sensitivity)</p>	<p>The fields generally have a low sensitivity to change – however, there are some mature trees along field boundaries and around buildings that would be sensitive to loss = <b>moderate</b>.</p>
<p><b>Effect on settlement pattern</b></p> <p>(large adverse; moderate adverse; or small adverse/ neutral)</p>	<p>Development in this location would merge Hunston with north Mundham and this would result in a <b>large adverse</b> effect on the settlement pattern of the coastal plain.</p>

<p><b>Overall Landscape Character Sensitivity Judgment</b></p> <p><i>(low; low-moderate; moderate; moderate-high; or high)</i></p>	<p><i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>moderate</b> landscape sensitivity to built development.</i></p>
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### Sensitivity in relation to Priority Views

Criteria	Judgement and Comment
<p><b>Visibility from Chichester Harbour and Sussex Downs AONBs</b></p> <p>(prominent; visible but not prominent; or not visible)</p>	<p>Development in this location would not be visible from the Chichester Harbour or Sussex Downs AONBs = <b>not visible</b>.</p>
<p><b>Visible in how many 'priority views' to and from Chichester</b></p> <p>(more than one view; one view; or none)</p>	<p>Although the theoretical ZVI from The Trundle indicates that in theory this landscape parcel would be visible from The Trundle, in practice intervening trees and vegetation would screen views of this parcel.</p> <p>This land parcel falls within the viewcone of the priority view Hunston Copse = <b>one view</b>.</p>
<p><b>Prominence in 'priority views' to and from Chichester</b></p> <p>(prominent; visible but not prominent; or not visible)</p>	<p>Development in this location would be <b>prominent</b> in the priority view from Hunston Copse.</p>
<p><b>Overall sensitivity re Priority Views</b></p> <p><i>(low; low-moderate; moderate; moderate-high; or high)</i></p>	<p><i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>moderate</b> Sensitivity in relation to Priority Views.</i></p>

### Sensitivity in relation to the Amenity for Local Viewers

Criteria	Judgement and Comment
<p><b>Potential loss of visual amenity for residents</b></p> <p>(major; moderate; or minor significance)</p>	<p>There would be loss of visual amenity for a very small number of residents (under 10 properties) = <b>minor</b> significance.</p>
<p><b>Potential loss of visual amenity for recreational users</b></p> <p>(major; moderate; or minor significance)</p>	<p>Users of the public footpaths past Hunston Dairy and past Hunston Copse would experience changes in view = <b>moderate</b> significance.</p>
<p><b>Potential loss of visual amenity for local motorists</b></p> <p>(major; moderate; or minor significance)</p>	<p>Motorists on the B2145 would experience views of new built development in the context of existing built development at Hunston = <b>minor</b> significance.</p>
<p><b>Overall sensitivity in relation to the amenity for local viewers</b></p>	<p><i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>low-moderate</b> sensitivity in</i></p>

*(low; low-moderate; moderate; moderate-high; or high)*

*relation to the amenity for local viewers.*

## **Guidance**

- 6.176. The most sensitive aspects of the land parcel are the presence of a priority view from Hunston Copse to Chichester Cathedral, and the role the land plays in separating the villages of Hunston and North Mundham.
- 6.177. The following guidance has been drawn from the sensitivity assessments outlined above. The guidance is an important output from the assessment and, in the event that built development is allocated to this area, the following guidance on landscape character and visual amenity should be incorporated into the development brief. It should be borne in mind, however, that there will be other considerations to take on board relating to other environmental and sustainability issues which may require these preliminary conclusions to be modified.
- 6.178. Any development in this landscape should seek to:
- conserve existing mature trees and other vegetation as a setting to new built development;
  - avoid the merging of Hunston with North Mundham by ensuring any new built development is associated with one or other of the villages and respects the scale and form of that village;
  - ensure built development does not intrude into views of Chichester Cathedral from Hunston Copse;
  - create new public views of the cathedral.



## LAND PARCEL 46: RUNCTON PASTURES

### Landscape Context

6.179. The *Runcton Pastures* landscape character parcel forms part of the *Enclosed Pasture* landscape character type which falls within the *Chichester Coastal Plain* landscape character area. This landscape character type is characterised by small scale fields of pasture enclosed by hedges, often historic fields associated with villages or recently enclosed horse paddocks. These areas often include semi-improved grassland and small woodlands with nature conservation interest. Mature hedgerow oaks are important landscape features and the landscape often has a greater sense of enclosure than arable areas. This landscape character parcel is an area of irregular improved pastures and broadleaved woodland along Pagham Rife, between North Mundham and Runcton.

### Landscape Sensitivity

Criteria	Judgement and Comment
<p><b>Landscape quality/ condition</b></p> <p>(good; moderate or declining; or poor)</p>	<p>The condition of this area is currently <b>good</b>. Pasture is grazed and woodland is intact.</p>
<p><b>Role in the landscape setting of Chichester</b></p> <p>(strong positive; some positive; or neutral)</p>	<p>The Chichester Coastal Plain provides a rural lowland setting to Chichester allowing long views to Chichester Cathedral over large distances.</p> <p>The fields and woodland in this area form an integral part of the rural lowland setting of Chichester = <b>some positive</b> contribution.</p>
<p><b>Contribution to wider character area</b></p> <p>(strong positive; some positive; or neutral)</p>	<p>Since this landscape character parcel forms an integral part of the landscape, it provides <b>some positive</b> contribution to the rural character of the wider character area.</p>
<p><b>Time depth of the landscape (as revealed in Historic LCA)</b></p> <p>(high; moderate; or low sensitivity)</p>	<p>This landscape character parcel is a product of late post medieval irregular piecemeal enclosure = <b>moderate</b> historic sensitivity.</p>
<p><b>Sensitivity of individual landscape elements</b></p> <p>(high; moderate; or low sensitivity)</p>	<p>These fields of improved grassland and mature broadleaved woodland are relatively rare in the coastal plain and have a <b>high sensitivity</b> to change.</p>
<p><b>Effect on settlement pattern</b></p> <p>(large adverse; moderate adverse; or small adverse/ neutral)</p>	<p>Development in this location would merge Runcton with North Mundham and this would result in a <b>large adverse</b> effect on the settlement pattern of the coastal plain.</p>

<p><b>Overall Landscape Character Sensitivity Judgment</b></p> <p><i>(low; low-moderate; moderate; moderate-high; or high)</i></p>	<p><i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>moderate-high</b> landscape sensitivity to built development.</i></p>
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### Sensitivity in relation to Priority Views

Criteria	Judgement and Comment
<p><b>Visibility from Chichester Harbour and Sussex Downs AONBs</b></p> <p><i>(prominent; visible but not prominent; or not visible)</i></p>	<p>Development in this location would not be visible from the Chichester Harbour or Sussex Downs AONBs = <b>not visible</b>.</p>
<p><b>Visible in how many 'priority views' to and from Chichester</b></p> <p><i>(more than one view; one view; or none)</i></p>	<p>Although part of this landscape parcel falls within the theoretical ZVI of the view from The Trundle, in practice intervening trees, vegetation, and buildings would screen views of this parcel from The Trundle = <b>none</b>.</p>
<p><b>Prominence in 'priority views' to and from Chichester</b></p> <p><i>(prominent; visible but not prominent; or not visible)</i></p>	<p><b>Not visible.</b></p>
<p><b>Overall sensitivity re Priority Views</b></p> <p><i>(low; low-moderate; moderate; moderate-high; or high)</i></p>	<p><i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>low</b> Sensitivity in relation to Priority Views.</i></p>

### Sensitivity in relation to the Amenity for Local Viewers

Criteria	Judgement and Comment
<p><b>Potential loss of visual amenity for residents</b></p> <p><i>(major; moderate; or minor significance)</i></p>	<p>Development in this location would be overlooked by a moderate number of residents on the edges of North Mundham and Runcton (over 25 properties) = <b>moderate</b> significance.</p>
<p><b>Potential loss of visual amenity for recreational users</b></p> <p><i>(major; moderate; or minor significance)</i></p>	<p>Users of the public footpaths between Runcton and North Mundham would experience changes in view, although vegetation would help to screen views = <b>minor</b> significance.</p>
<p><b>Potential loss of visual amenity for local motorists</b></p> <p><i>(major; moderate; or minor significance)</i></p>	<p>Motorists on the B2166 would experience views of new built development in the context of existing built development = <b>minor</b> significance.</p>
<p><b>Overall sensitivity in relation to the amenity for local viewers</b></p>	<p><i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>low-moderate</b> sensitivity in</i></p>

*(low; low-moderate; moderate; moderate-high; or high)*

*relation to the amenity for local viewers.*

## **Guidance**

- 6.180. The most sensitive aspects of this land parcel are the presence of improved grassland and mature broadleaved woodland, and the role the land parcel plays in the separation of North Mundham and Runcton.
- 6.181. The following guidance has been drawn from the sensitivity assessments outlined above. The guidance is an important output from the assessment and, in the event that built development is allocated to this area, the following guidance on landscape character and visual amenity should be incorporated into the development brief. It should be borne in mind, however, that there will be other considerations to take on board relating to other environmental and sustainability issues which may require these preliminary conclusions to be modified.
- 6.182. Any development in this landscape should seek to:
- conserve areas of improved grassland alongside Pagham Rife and continue to graze these fields;
  - conserve areas of broadleaf woodland as landscape features and promote their management;
  - avoid the merging of Runcton with North Mundham by ensuring any new built development is associated with one or other of the villages and respects the scale and form of that village;
  - respect the setting of the historic Mill at Runcton.

# LAND PARCEL 47: NORTH MUNDHAM PASTURES

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## Landscape Context

- 6.183. The *North Mundham Pastures* landscape character parcel forms part of the *Enclosed Pasture* landscape character type which falls within the *Chichester Coastal Plain* landscape character area. This landscape character type is characterised by small scale fields of pasture enclosed by hedges, often historic fields associated with villages or recently enclosed horse paddocks. These areas often include semi-improved grassland and small woodlands with nature conservation interest. Mature hedgerow oaks are important landscape features and the landscape often has a greater sense of enclosure than arable areas. This landscape character parcel is an area of early and late post medieval enclosure forming mixed arable farmland and grassland divided by thick hedgerows. The area contains variety with grassland arable, some neutral semi-improved grassland, amenity grassland and scrub.

## Landscape Sensitivity

Criteria	Judgement and Comment
<b>Landscape quality/ condition</b>  (good; moderate or declining; or poor)	The condition of this area is currently <b>moderate</b> . Fields are generally in productive use and field boundaries are thick (although poorly managed in places).
<b>Role in the landscape setting of Chichester</b>  (strong positive; some positive; or neutral)	The Chichester Coastal Plain provides a rural lowland setting to Chichester allowing long views to Chichester Cathedral over large distances.  Although this area is fairly enclosed, the fields and hedgerows form an integral part of the rural lowland setting of Chichester = <b>some positive</b> contribution.
<b>Contribution to wider character area</b>  (strong positive; some positive; or neutral)	The fields and hedgerows provide <b>some positive</b> contribution to the rural character of the wider character area.
<b>Time depth of the landscape (as revealed in Historic LCA)</b>  (high; moderate; or low sensitivity)	This landscape character parcel is a product of early post medieval irregular piecemeal enclosure ( <b>high</b> historic sensitivity) and late post medieval private planned enclosure ( <b>moderate</b> historic sensitivity). There is also some 20 <sup>th</sup> century ribbon development along the road.
<b>Sensitivity of individual landscape elements</b>  (high; moderate; or low sensitivity)	Although the fields of arable and grassland generally have a low sensitivity, areas of neutral grassland, scrub and mature trees have a higher sensitivity – some of these would be affected by built development = <b>moderate sensitivity</b> .
<b>Effect on settlement pattern</b>	Development in this location would dominate the village settlements of North Mundham and Runcton. This would merge these village settlements and would have a

(large adverse; moderate adverse; or small adverse/ neutral)	<b>large adverse</b> effect on the settlement pattern of nucleated villages and hamlets that is characteristic of the coastal plain.
<b>Overall Landscape Character Sensitivity Judgment</b> <i>(low; low-moderate; moderate; moderate-high; or high)</i>	<i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>moderate-high</b> landscape sensitivity to built development.</i>

### Sensitivity in relation to Priority Views

Criteria	Judgement and Comment
<b>Visibility from Chichester Harbour and Sussex Downs AONBs</b>  (prominent; visible but not prominent; or not visible)	Development in this location would not be visible from the Chichester Harbour or Sussex Downs AONBs = <b>not visible</b> .
<b>Visible in how many 'priority views' to and from Chichester</b>  (more than one view; one view; or none)	Although part of this landscape parcel falls within the theoretical ZVI of the view from The Trundle, in practice intervening trees, vegetation, and buildings would screen views of this parcel from The Trundle = <b>none</b> .
<b>Prominence in 'priority views' to and from Chichester</b>  (prominent; visible but not prominent; or not visible)	<b>Not visible</b> .
<b>Overall sensitivity re Priority Views</b> <i>(low; low-moderate; moderate; moderate-high; or high)</i>	<i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>low</b> Sensitivity in relation to Priority Views.</i>

### Sensitivity in relation to the Amenity for Local Viewers

Criteria	Judgement and Comment
<b>Potential loss of visual amenity for residents</b>  (major; moderate; or minor significance)	Development in this location would be overlooked by a moderate number of residents on the edges of North Mundham and Runcton (over 25 properties) = <b>moderate</b> significance.
<b>Potential loss of visual amenity for recreational users</b>  (major; moderate; or minor significance)	Users of the public bridleway past Stoney Meadow Farm would experience some change in view, although built development is already visible from this bridleway = <b>minor</b> significance.
<b>Potential loss of visual amenity for local motorists</b>  (major; moderate; or minor significance)	Motorists on the B2166 would experience views of new built development in the context of existing built development = <b>minor</b> significance.

<p><b><i>Overall sensitivity in relation to the amenity for local viewers</i></b></p> <p><i>(low; low-moderate; moderate; moderate-high; or high)</i></p>	<p><i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>low-moderate</b> sensitivity in relation to the amenity for local viewers.</i></p>
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## **Guidance**

- 6.184. The most sensitive aspects of this land parcel are the early post medieval irregular piecemeal enclosure, the presence of areas of neutral grassland, scrub and mature trees, and the role the land parcel plays in providing a rural setting to North Mundham and Runcton.
- 6.185. The following guidance has been drawn from the sensitivity assessments outlined above. The guidance is an important output from the assessment and, in the event that built development is allocated to this area, the following guidance on landscape character and visual amenity should be incorporated into the development brief. It should be borne in mind, however, that there will be other considerations to take on board relating to other environmental and sustainability issues which may require these preliminary conclusions to be modified.
- 6.186. Any development in this landscape should seek to:
- conserve areas of neutral grassland and aim to link these together along water courses;
  - avoid building in areas liable to flood (alongside Pagham Rife);
  - conserve areas of scrub which contribute to the variety of the landscape;
  - conserve the mature hedgerows and hedgerows trees as a setting to any new built development;
  - avoid the merging of Runcton with North Mundham by ensuring any new built development is associated with one or other of the villages and respects the scale and form of that village;
  - respect the setting of the Old School House on School Lane.

## LAND PARCEL 48: BERRYMEAD PASTURES

### Landscape Context

- 6.187. The *Berrymead Pastures* landscape character parcel forms part of the *Enclosed Pasture* landscape character type which falls within the *Chichester Coastal Plain* landscape character area. This landscape character type is characterised by small scale fields of pasture enclosed by hedges, often historic fields associated with villages or recently enclosed horse paddocks. These areas often include semi-improved grassland and small woodlands with nature conservation interest. Mature hedgerow oaks are important landscape features and the landscape often has a greater sense of enclosure than arable areas. This landscape character parcel is an area of late post-medieval and recent enclosure forming mixed arable farmland and grassland, in varying condition, divided by hedgerows.

### Landscape Sensitivity

Criteria	Judgement and Comment
<b>Landscape quality/ condition</b>  (good; moderate or declining; or poor)	The condition of this area is currently <b>declining</b> . Fields are generally in productive use, but pasture is in poor condition and field boundaries are declining.
<b>Role in the landscape setting of Chichester</b>  (strong positive; some positive; or neutral)	The Chichester Coastal Plain provides a rural lowland setting to Chichester allowing long views to Chichester Cathedral over large distances.  Although this area is fairly enclosed, the fields and hedgerows form an integral part of the rural lowland setting of Chichester = <b>some positive</b> contribution.
<b>Contribution to wider character area</b>  (strong positive; some positive; or neutral)	The fields and hedgerows provide <b>some positive</b> contribution to the rural character of the wider character area.
<b>Time depth of the landscape (as revealed in Historic LCA)</b>  (high; moderate; or low sensitivity)	This landscape character parcel is a product of late post medieval enclosure ( <b>moderate</b> historic sensitivity) and modern field amalgamation ( <b>low</b> historic sensitivity).
<b>Sensitivity of individual landscape elements</b>  (high; moderate; or low sensitivity)	Although the fields of arable and grassland generally have a low sensitivity, areas of improved grassland, mature oaks and the gardens around the convent have a higher sensitivity. However, these could be conserved alongside built development = <b>low sensitivity</b> .
<b>Effect on settlement pattern</b>  (large adverse; moderate adverse; or small adverse/ neutral)	Although development to the north of the site would be seen as an extension to Chichester, development across the whole of the site would merge Chichester with the villages/hamlets of Hunston and Berrymead. This would result in a <b>large adverse</b> effect on settlement pattern.

<p><b>Overall Landscape Character Sensitivity Judgment</b></p> <p><i>(low; low-moderate; moderate; moderate-high; or high)</i></p>	<p><i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>moderate</b> landscape sensitivity to built development.</i></p>
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### Sensitivity in relation to Priority Views

Criteria	Judgement and Comment
<p><b>Visibility from Chichester Harbour and Sussex Downs AONBs</b></p> <p><i>(prominent; visible but not prominent; or not visible)</i></p>	<p>Development in this location would not be visible from the Chichester Harbour or Sussex Downs AONBs = <b>not visible</b>.</p>
<p><b>Visible in how many 'priority views' to and from Chichester</b></p> <p><i>(more than one view; one view; or none)</i></p>	<p>Although part of this landscape parcel falls within the theoretical ZVI of the view from The Trundle, in practice intervening trees, vegetation, and buildings would screen views of this parcel from The Trundle.</p> <p>This land parcel lies in the viewcones of the priority views from Ivy Lake and Hunston Copse = <b>more than one view</b>.</p>
<p><b>Prominence in 'priority views' to and from Chichester</b></p> <p><i>(prominent; visible but not prominent; or not visible)</i></p>	<p>Development around Watery Lane could be visible in the view from the bridleway across Ivy Lake. Built development would be <b>prominent</b> in this view.</p> <p>Development east of the Riding Centre could be <b>prominent</b> in the view from Hunston Copse.</p>
<p><b>Overall sensitivity re Priority Views</b></p> <p><i>(low; low-moderate; moderate; moderate-high; or high)</i></p>	<p><i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>moderate-high</b> Sensitivity in relation to Priority Views.</i></p>

### Sensitivity in relation to the Amenity for Local Viewers

Criteria	Judgement and Comment
<p><b>Potential loss of visual amenity for residents</b></p> <p><i>(major; moderate; or minor significance)</i></p>	<p>Development in this location would be overlooked by a very small number of residents at Berrymead (under 10 properties) = <b>minor</b> significance.</p>
<p><b>Potential loss of visual amenity for recreational users</b></p> <p><i>(major; moderate; or minor significance)</i></p>	<p>Development would be clearly visible from the popular public footpath between Poyntz Bridge and Watery Lane. However, built development would not interfere with views of the cathedral and would therefore only result in a small loss of visual amenity= <b>minor</b> significance.</p>
<p><b>Potential loss of visual amenity for local motorists</b></p> <p><i>(major; moderate; or minor significance)</i></p>	<p>Motorists on the B2145 would experience views of new built development behind the vegetation that encloses the site = <b>minor</b> significance.</p>
<p><b>Overall sensitivity in relation to the</b></p>	<p><i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>low</b> sensitivity in relation to the</i></p>



<i>amenity for local viewers</i> <i>(low; low-moderate; moderate; moderate-high; or high)</i>	<i>amenity for local viewers.</i>
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## Guidance

- 6.188. The most sensitive aspects of the landscape parcel are the role it plays in the separation of Chichester and the villages/hamlets of Hunston and Berrymead, and its location in the viewcones of the priority views from Hunston Copse and Ivy Lake.
- 6.189. The following guidance has been drawn from the sensitivity assessments outlined above. The guidance is an important output from the assessment and, in the event that built development is allocated to this area, the following guidance on landscape character and visual amenity should be incorporated into the development brief. It should be borne in mind, however, that there will be other considerations to take on board relating to other environmental and sustainability issues which may require these preliminary conclusions to be modified.
- 6.190. Any development in this landscape should seek to:
- conserve areas of improved grassland which contribute to the variety of the landscape;
  - conserve the mature hedgerows and hedgerows trees as a setting to any new built development;
  - retain the convent garden and the mature parkland oaks around the convent as landscape features;
  - maintain the separation between Chichester and Hunston;
  - respect the settlement pattern of the coastal plain and ensure any new built development either relates closely to Chichester or respect the scale of coastal plain villages;
  - ensure new built development does not intrude into the priority views of Chichester cathedral from Ivy Lake and Hunston Copse.

## LAND PARCEL 49: KIVES PASTURES

### Landscape Context

- 6.191. The *Kives Pastures* landscape character parcel forms part of the *Enclosed Pasture* landscape character type which falls within the *Chichester Coastal Plain* landscape character area. This landscape character type is characterised by small scale fields of pasture enclosed by hedges, often historic fields associated with villages or recently enclosed horse paddocks. These areas often include semi-improved grassland and small woodlands with nature conservation interest. Mature hedgerow oaks are important landscape features and the landscape often has a greater sense of enclosure than arable areas. This landscape character parcel is an area of horticulture, pasture and settlement around Kives Farm.

### Landscape Sensitivity

Criteria	Judgement and Comment
<p><b>Landscape quality/ condition</b></p> <p>(good; moderate or declining; or poor)</p>	<p>The condition of this area is currently <b>declining</b>. Fields and field boundaries are in a declining state.</p>
<p><b>Role in the landscape setting of Chichester</b></p> <p>(strong positive; some positive; or neutral)</p>	<p>The Chichester Coastal Plain provides a rural lowland setting to Chichester allowing long views to Chichester Cathedral over large distances.</p> <p>Since this area is in a declining condition and contains a variety of built development, it plays a <b>neutral</b> role in the rural lowland setting of Chichester. The loss of this area to built development would result in no loss of landscape setting.</p>
<p><b>Contribution to wider character area</b></p> <p>(strong positive; some positive; or neutral)</p>	<p>Since farmsteads and glasshouses are typical of the coastal plain landscape, this area provides <b>some positive</b> contribution to the character of the coastal plain.</p>
<p><b>Time depth of the landscape (as revealed in Historic LCA)</b></p> <p>(high; moderate; or low sensitivity)</p>	<p>This landscape character parcel is a product of recent (20<sup>th</sup> century) horticultural development and therefore has a <b>low</b> historic sensitivity.</p>
<p><b>Sensitivity of individual landscape elements</b></p> <p>(high; moderate; or low sensitivity)</p>	<p>Although the fields generally have a low sensitivity, mature oaks have a higher sensitivity. However, these could be conserved alongside built development = <b>low sensitivity</b> in terms of landscape elements.</p>
<p><b>Effect on settlement pattern</b></p> <p>(large adverse; moderate adverse; or small adverse/ neutral)</p>	<p>This parcel does not adjoin the urban edge of Chichester and development in this location would result in a new free standing development. However, since there is already development on this site, development of the land parcel would not adversely affect the pattern of</p>

	settlement on the coastal plain. Development in this location would therefore result in a <b>moderate adverse effect</b> on settlement pattern.
<b>Overall Landscape Character Sensitivity Judgment</b> <i>(low; low-moderate; moderate; moderate-high; or high)</i>	<i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>low-moderate</b> landscape sensitivity to built development.</i>

### Sensitivity in relation to Priority Views

Criteria	Judgement and Comment
<b>Visibility from Chichester Harbour and Sussex Downs AONBs</b>  (prominent; visible but not prominent; or not visible)	Development in this location would not be visible from the Chichester Harbour or Sussex Downs AONBs = <b>not visible</b> .
<b>Visible in how many 'priority views' to and from Chichester</b>  (more than one view; one view; or none)	Although the theoretical ZVI from The Trundle indicates that in theory this landscape parcel would be visible from The Trundle, in practice intervening trees and vegetation would screen views = <b>None</b> .
<b>Prominence in 'priority views' to and from Chichester</b>  (prominent; visible but not prominent; or not visible)	<b>Not visible</b> .
<b>Overall sensitivity re Priority Views</b> <i>(low; low-moderate; moderate; moderate-high; or high)</i>	<i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>low</b> Sensitivity in relation to Priority Views.</i>

### Sensitivity in relation to the Amenity for Local Viewers

Criteria	Judgement and Comment
<b>Potential loss of visual amenity for residents</b>  (major; moderate; or minor significance)	Development in this location would be overlooked by a very small number of residents (under 10 properties) = <b>minor</b> significance.
<b>Potential loss of visual amenity for recreational users</b>  (major; moderate; or minor significance)	Development would be visible from the bridleway to Vinnetrow Farm. However, built development and glasshouses are already visible and there would therefore be only small changes in view = <b>minor</b> significance.
<b>Potential loss of visual amenity for local motorists</b>  (major; moderate; or minor significance)	Motorists on the A259 would experience views of new built development in the context of existing built development = <b>minor</b> significance.

<p><b><i>Overall sensitivity in relation to the amenity for local viewers</i></b></p> <p><i>(low; low-moderate; moderate; moderate-high; or high)</i></p>	<p><i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>low</b> sensitivity in relation to the amenity for local viewers.</i></p>
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## **Guidance**

- 6.192. The following guidance has been drawn from the sensitivity assessments outlined above. The guidance is an important output from the assessment and, in the event that built development is allocated to this area, the following guidance on landscape character and visual amenity should be incorporated into the development brief. It should be borne in mind, however, that there will be other considerations to take on board relating to other environmental and sustainability issues which may require these preliminary conclusions to be modified.
- 6.193. Any development in this landscape should seek to:
- conserve the mature hedgerows and hedgerows trees as a setting to any new built development;
  - respect the settlement pattern of the coastal plain and ensure any new built development fits with the scale of villages and takes architectural references from surrounding villages;
  - create new public views of Chichester cathedral where possible.

# LAND PARCEL 50: SOUTH HUNSTON PASTURES

## Landscape Context

- 6.194. The *South Hunston Pastures* landscape character parcel forms part of the *Enclosed Pasture* landscape character type which falls within the *Chichester Coastal Plain* landscape character area. This landscape character type is characterised by small scale fields of pasture enclosed by hedges, often historic fields associated with villages or recently enclosed horse paddocks. These areas often include semi-improved grassland and small woodlands with nature conservation interest. Mature hedgerow oaks are important landscape features and the landscape often has a greater sense of enclosure than arable areas. This landscape character parcel is an area of early and late post-medieval consolidated strip fields on the edge of Hunston that are in use as amenity grassland and marginal farmland.

## Landscape Sensitivity

Criteria	Judgement and Comment
<p><b>Landscape quality/ condition</b></p> <p>(good; moderate or declining; or poor)</p>	<p>The condition of this area is currently <b>declining</b>. Fields and field boundaries are in a declining state.</p>
<p><b>Role in the landscape setting of Chichester</b></p> <p>(strong positive; some positive; or neutral)</p>	<p>The Chichester Coastal Plain provides a rural lowland setting to Chichester allowing long views to Chichester Cathedral over large distances.</p> <p>Since this area is in a declining condition, is on the edge of an existing urban area and is in a variety of urban fringe use, it plays a <b>neutral</b> role in the rural lowland setting of Chichester. However, the area forms an important landscape setting to Hunston.</p>
<p><b>Contribution to wider character area</b></p> <p>(strong positive; some positive; or neutral)</p>	<p>The key characteristics of the lower coastal plain include the presence of drainage ditches and rifes. This area includes Bremere Rife along its boundary and for this reason the landscape character parcel provides <b>some positive</b> contribution to the character of the lower coastal plain.</p>
<p><b>Time depth of the landscape (as revealed in Historic LCA)</b></p> <p>(high; moderate; or low sensitivity)</p>	<p>This landscape character parcel is a product of early and later post medieval consolidation of strip fields. It therefore has a <b>moderate</b> historic sensitivity across part of the site and <b>high</b> historic sensitivity across the rest.</p>
<p><b>Sensitivity of individual landscape elements</b></p> <p>(high; moderate; or low sensitivity)</p>	<p>Although the fields and amenity grassland generally have a low sensitivity, Bremere Rife and the field boundaries have a higher sensitivity. However, these could be conserved alongside built development = <b>low sensitivity</b> in terms of landscape elements.</p>
<p><b>Effect on settlement pattern</b></p>	<p>Although this land parcel does not lie on the urban edge of Chichester, it is adjoins the settlement of Hunston.</p>

(large adverse; moderate adverse; or small adverse/ neutral)	Development of this land parcel would be seen as a natural extension to Hunston and would not affect any gaps between adjacent settlements or the settlement pattern of nucleated villages and hamlets that is characteristic of the coastal plain = <b>small adverse/ neutral effect</b> .
<b>Overall Landscape Character Sensitivity Judgment</b> <i>(low; low-moderate; moderate; moderate-high; or high)</i>	<i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>low-moderate</b> landscape sensitivity to built development.</i>

### Sensitivity in relation to Priority Views

Criteria	Judgement and Comment
<b>Visibility from Chichester Harbour and Sussex Downs AONBs</b>  (prominent; visible but not prominent; or not visible)	Development in this location would not be visible from the Chichester Harbour or Sussex Downs AONBs = <b>not visible</b> .
<b>Visible in how many 'priority views' to and from Chichester</b>  (more than one view; one view; or none)	<b>None.</b>
<b>Prominence in 'priority views' to and from Chichester</b>  (prominent; visible but not prominent; or not visible)	<b>Not visible.</b>
<b>Overall sensitivity re Priority Views</b> <i>(low; low-moderate; moderate; moderate-high; or high)</i>	<i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>low</b> Sensitivity in relation to Priority Views.</i>

### Sensitivity in relation to the Amenity for Local Viewers

Criteria	Judgement and Comment
<b>Potential loss of visual amenity for residents</b>  (major; moderate; or minor significance)	Development in this location would be overlooked by a moderate number of residents on the edge of Hunston (25-50 properties) = <b>moderate</b> significance.
<b>Potential loss of visual amenity for recreational users</b>  (major; moderate; or minor significance)	Development would be visible from the public footpath between Hunston and Church Farm. However, built development is already visible = <b>minor</b> significance.
<b>Potential loss of visual amenity for local motorists</b>	Motorists on the B2145 would experience views of new built development in the context of existing built

(major; moderate; or minor significance)	development = <b>minor</b> significance.
<b><i>Overall sensitivity in relation to the amenity for local viewers</i></b> <i>(low; low-moderate; moderate; moderate-high; or high)</i>	<i>The above combination of sensitivity scores suggests that overall, this landscape has <b>moderate-low</b> sensitivity in relation to the amenity for local viewers.</i>

### Guidance

- 6.195. The assessment scores indicate that there is some potential to accommodate built development in this landscape parcel. However, the parcel forms an important setting to Hunston village and Hunston Conservation Area.
- 6.196. The following guidance has been drawn from the sensitivity assessments outlined above. The guidance is an important output from the assessment and, in the event that built development is allocated to this area, the following guidance on landscape character and visual amenity should be incorporated into the development brief. It should be borne in mind, however, that there will be other considerations to take on board relating to other environmental and sustainability issues which may require these preliminary conclusions to be modified.
- 6.197. Any development in this landscape should seek to:
- conserve mature trees and hedgerows as a setting for any new built development;
  - enhance the corridor of Bremere Rife as part of any development;
  - respect the setting of Hunston Village and Hunston Conservation Area;
  - respect the setting of Spire Cottage and other listed buildings at Manor House/ Church Farm in planning new built development – draw on architectural references provided by these historic buildings.

# LAND PARCEL 51: DONNINGTON PASTURES

## Landscape Context

6.198. The *Donnington Pastures* landscape character parcel forms part of the *Enclosed Pasture* landscape character type which falls within the *Chichester Coastal Plain* landscape character area. This landscape character type is characterised by small scale fields of pasture enclosed by hedges, often historic fields associated with villages or recently enclosed horse paddocks. These areas often include semi-improved grassland and small woodlands with nature conservation interest. Mature hedgerow oaks are important landscape features and the landscape often has a greater sense of enclosure than arable areas. This landscape character parcel results from early post medieval piecemeal enclosure around Donnington. The small scale fields are under pasture.

## Landscape Sensitivity

Criteria	Judgement and Comment
<b>Landscape quality/ condition</b>  (good; moderate or declining; or poor)	The condition of this area is currently <b>moderate</b> . Fields are grazed, but field boundaries have been lost.
<b>Role in the landscape setting of Chichester</b>  (strong positive; some positive; or neutral)	The Chichester Coastal Plain provides a rural lowland setting to Chichester allowing long views to Chichester Cathedral over large distances.  This area forms an integral part of rural setting of Chichester and therefore provides <b>some positive</b> role in the rural lowland setting of Chichester.
<b>Contribution to wider character area</b>  (strong positive; some positive; or neutral)	The key characteristics of the lower coastal plain include small scale historic pastures around hamlets and villages. This area is an area of historic small scale pastures and therefore provides a <b>strong positive</b> contribution to the character of the lower coastal plain.
<b>Time depth of the landscape (as revealed in Historic LCA)</b>  (high; moderate; or low sensitivity)	This landscape character parcel is a product of early post medieval piecemeal enclosure and therefore has a <b>high</b> historic sensitivity.
<b>Sensitivity of individual landscape elements</b>  (high; moderate; or low sensitivity)	Although many field boundaries are missing,, grassland is relatively rare in this coastal plain landscape and the area therefore has <b>moderate sensitivity</b> in terms of landscape elements.
<b>Effect on settlement pattern</b>  (large adverse; moderate adverse; or small adverse/ neutral)	This land parcel does not lie adjacent to Chichester's existing urban edge. Development in this location would result in the merging of Donnington and Hunston and would therefore result in a <b>large adverse effect</b> on the settlement pattern of nucleated villages and hamlets that



	is characteristic of the coastal plain.
<b>Overall Landscape Character Sensitivity Judgment</b> <i>(low; low-moderate; moderate; moderate-high; or high)</i>	<i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>moderate-high</b> landscape sensitivity to built development.</i>

### Sensitivity in relation to Priority Views

Criteria	Judgement and Comment
<b>Visibility from Chichester Harbour and Sussex Downs AONBs</b>  (prominent; visible but not prominent; or not visible)	Development in this location would not be visible from the Chichester Harbour or Sussex Downs AONBs = <b>not visible</b> .
<b>Visible in how many 'priority views' to and from Chichester</b>  (more than one view; one view; or none)	<b>None.</b>
<b>Prominence in 'priority views' to and from Chichester</b>  (prominent; visible but not prominent; or not visible)	<b>Not visible.</b>
<b>Overall sensitivity re Priority Views</b> <i>(low; low-moderate; moderate; moderate-high; or high)</i>	<i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>low</b> Sensitivity in relation to Priority Views.</i>

### Sensitivity in relation to the Amenity for Local Viewers

Criteria	Judgement and Comment
<b>Potential loss of visual amenity for residents</b>  (major; moderate; or minor significance)	Development in this location would be overlooked by a very small number of residents (under 10 properties) = <b>moderate</b> significance.
<b>Potential loss of visual amenity for recreational users</b>  (major; moderate; or minor significance)	Development would be visible from the well used canal towpath and may block some views of the cathedral from this path = <b>major</b> significance.
<b>Potential loss of visual amenity for local motorists</b>  (major; moderate; or minor significance)	There would be little or no change in visual amenity for local motorists = <b>minor</b> significance.
<b>Overall sensitivity in relation to the amenity for local viewers</b>	<i>The above combination of sensitivity scores suggests that overall, this landscape has <b>moderate</b> sensitivity in relation to</i>

*(low; low-moderate; moderate; moderate-high; or high)*

*the amenity for local viewers.*

## **Guidance**

- 6.199. The most sensitive aspects of this landscape parcel are the positive contribution it makes to the wider character of the coastal plain landscape, the role it plays in the separation of Donnington and Hunston (and the role it plays in the setting of these villages), the survival of early post medieval piecemeal enclosure patterns, and its location in views from the canal towpath.
- 6.200. The following guidance has been drawn from the sensitivity assessments outlined above. The guidance is an important output from the assessment and, in the event that built development is allocated to this area, the following guidance on landscape character and visual amenity should be incorporated into the development brief. It should be borne in mind, however, that there will be other considerations to take on board relating to other environmental and sustainability issues which may require these preliminary conclusions to be modified.
- 6.201. Any development in this landscape should seek to:
- conserve historic field patterns;
  - restore/ strengthen hedgerows field boundaries;
  - avoid merging Donnington and Hunston – any built development should be small in scale and relate to one of these villages/hamlets only;
  - maintain rural views from the canal towpath (particularly views of the cathedral);
  - respect the character of Donnington's Conservation Area;
  - respect the setting of the Old School House, the Old Vicarage and other listed buildings in the hamlet of Donnington.

## LAND PARCEL 52: LEYTHORNE MEADOW

### Landscape Context

- 6.202. The *Leythorne Meadow* landscape character parcel forms part of the *Enclosed Pasture* landscape character type which falls within the *Chichester Coastal Plain* landscape character area. This landscape character type is characterised by small scale fields of pasture enclosed by hedges, often historic fields associated with villages or recently enclosed horse paddocks. These areas often include semi-improved grassland and small woodlands with nature conservation interest. Mature hedgerow oaks are important landscape features and the landscape often has a greater sense of enclosure than arable areas. This landscape character parcel is a small area of semi-improved grassland, former watercress beds, regenerating scrub and broadleaved semi natural woodland alongside Pagham Rife.

### Landscape Sensitivity

Criteria	Judgement and Comment
<p><b>Landscape quality/ condition</b></p> <p>(good; moderate or declining; or poor)</p>	<p>The condition of this area is currently <b>declining</b>. This area of former watercress beds is now regenerating scrub, providing habitats for wildlife.</p>
<p><b>Role in the landscape setting of Chichester</b></p> <p>(strong positive; some positive; or neutral)</p>	<p>The Chichester Coastal Plain provides a rural lowland setting to Chichester allowing long views to Chichester Cathedral over large distances.</p> <p>Although this area forms an integral part of rural setting of Chichester, it is hidden between Leythorne Nurseries and open bodies of water. It therefore only plays <b>some positive</b> role in the rural lowland setting of Chichester.</p>
<p><b>Contribution to wider character area</b></p> <p>(strong positive; some positive; or neutral)</p>	<p>The key characteristics of the lower coastal plain include drainage ditches and rifes. This area therefore provides a <b>strong positive</b> contribution to the character of the lower coastal plain.</p>
<p><b>Time depth of the landscape (as revealed in Historic LCA)</b></p> <p>(high; moderate; or low sensitivity)</p>	<p>This landscape character parcel is a product of recent field reorganisation and gravel workings – it has a <b>low</b> historic sensitivity.</p>
<p><b>Sensitivity of individual landscape elements</b></p> <p>(high; moderate; or low sensitivity)</p>	<p>Semi-improved grassland and woodland is relatively rare in this coastal plain landscape and the area therefore has <b>high sensitivity</b> in terms of landscape elements.</p>
<p><b>Effect on settlement pattern</b></p> <p>(large adverse; moderate adverse; or</p>	<p>Although this land parcel does not adjoin the existing urban edge of Chichester, it is located adjacent to development on the Vinnetrov Business Park. Development in this location would not affect gaps between adjacent settlements and would not have an</p>

small adverse/ neutral)	adverse effect on the settlement pattern of nucleated villages and hamlets that is characteristic of the coastal plain = <b>small adverse/neutral</b> effect.
<b>Overall Landscape Character Sensitivity Judgment</b> <i>(low; low-moderate; moderate; moderate-high; or high)</i>	<i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>moderate</b> landscape sensitivity to built development.</i>

### Sensitivity in relation to Priority Views

Criteria	Judgement and Comment
<b>Visibility from Chichester Harbour and Sussex Downs AONBs</b>  (prominent; visible but not prominent; or not visible)	Development in this location would not be visible from the Chichester Harbour or Sussex Downs AONBs = <b>not visible</b> .
<b>Visible in how many 'priority views' to and from Chichester</b>  (more than one view; one view; or none)	<b>None.</b>
<b>Prominence in 'priority views' to and from Chichester</b>  (prominent; visible but not prominent; or not visible)	<b>Not visible.</b>
<b>Overall sensitivity re Priority Views</b> <i>(low; low-moderate; moderate; moderate-high; or high)</i>	<i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>low</b> Sensitivity in relation to Priority Views.</i>

### Sensitivity in relation to the Amenity for Local Viewers

Criteria	Judgement and Comment
<b>Potential loss of visual amenity for residents</b>  (major; moderate; or minor significance)	Development in this location would be overlooked by a very small number of residents (under 10 properties) = <b>minor</b> significance.
<b>Potential loss of visual amenity for recreational users</b>  (major; moderate; or minor significance)	Development may just be visible from the bridleway through Vinnetrow Business park, but views are already affected by built development = <b>minor</b> significance.
<b>Potential loss of visual amenity for local motorists</b>  (major; moderate; or minor significance)	Built development would be visible from Vinnetrow Road, but the large buildings of the business park are already visible from this road = <b>minor</b> significance.

<p><b><i>Overall sensitivity in relation to the amenity for local viewers</i></b> <i>(low; low-moderate; moderate; moderate-high; or high)</i></p>	<p><i>The above combination of sensitivity scores suggests that overall, this landscape has <b>low</b> sensitivity in relation to the amenity for local viewers.</i></p>
--	--

**Guidance**

- 6.203. The most sensitive aspects of this landscape parcel are the presence of semi-improved grassland and woodland, and the contribution it makes to the wider character of the coastal plain landscape.
- 6.204. The following guidance has been drawn from the sensitivity assessments outlined above. The guidance is an important output from the assessment and, in the event that built development is allocated to this area, the following guidance on landscape character and visual amenity should be incorporated into the development brief. It should be borne in mind, however, that there will be other considerations to take on board relating to other environmental and sustainability issues which may require these preliminary conclusions to be modified.
- 6.205. Any development in this landscape should seek to:
  - conserve Pagham Rife as a landscape feature and enhance public access to it;
  - maintain the mosaic of wetland, grassland, scrub and woodland habitats and nature conservation value of the rife corridor.

## LAND PARCEL 53: APULDRAM MEADOWS

### Landscape Context

- 6.206. The *Apuldram Meadows* landscape character parcel forms part of the *Enclosed Pasture* landscape character type which falls within the *Chichester Coastal Plain* landscape character area. This landscape character type is characterised by small scale fields of pasture enclosed by hedges, often historic fields associated with villages or recently enclosed horse paddocks. These areas often include semi-improved grassland and small woodlands with nature conservation interest. Mature hedgerow oaks are important landscape features and the landscape often has a greater sense of enclosure than arable areas. This landscape character parcel is found alongside the River Lavant as it crosses the arable landscape north of Apuldram.

### Landscape Sensitivity

Criteria	Judgement and Comment
<p><b>Landscape quality/ condition</b></p> <p>(good; moderate or declining; or poor)</p>	<p>The condition of this area is <b>poor</b>. Fields have been abandoned, field boundaries are gappy and fly tipping is evident.</p>
<p><b>Role in the landscape setting of Chichester</b></p> <p>(strong positive; some positive; or neutral)</p>	<p>The Chichester Coastal Plain provides a rural lowland setting to Chichester allowing long views to Chichester Cathedral over large distances.</p> <p>This area forms an integral part of rural setting of Chichester allowing views of Chichester cathedral over its open landscape. It therefore plays a <b>strong positive</b> role in the rural lowland setting of Chichester.</p>
<p><b>Contribution to wider character area</b></p> <p>(strong positive; some positive; or neutral)</p>	<p>The key characteristics of the lower coastal plain include water courses and pasture. This area therefore provides a <b>strong positive</b> contribution to the character of the lower coastal plain.</p>
<p><b>Time depth of the landscape (as revealed in Historic LCA)</b></p> <p>(high; moderate; or low sensitivity)</p>	<p>This landscape character parcel is a product of medieval irregular piecemeal enclosure, late post medieval planned private enclosure and 20<sup>th</sup> century field reorganisation – its historic sensitivity therefore varies. Its overall historic sensitivity may therefore be described as <b>moderate</b>.</p>
<p><b>Sensitivity of individual landscape elements</b></p> <p>(high; moderate; or low sensitivity)</p>	<p>Improved grassland is relatively rare in this coastal plain landscape. The course of the river is particularly sensitive, but this could be retained alongside any development. The area has <b>moderate sensitivity</b> in terms of landscape elements.</p>
<p><b>Effect on settlement pattern</b></p> <p>(large adverse; moderate adverse; or small adverse/ neutral)</p>	<p>Since this land parcel is located in open countryside, development in this location would result in a new free standing development. It would not join adjacent villages, but would change the pattern of hamlets and villages in the coastal plain. Development in this location would result in a <b>moderate adverse</b> effect on settlement</p>

	pattern.
<b>Overall Landscape Character Sensitivity Judgment</b> <i>(low; low-moderate; moderate; moderate-high; or high)</i>	<i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>moderate</b> landscape sensitivity to built development.</i>

### Sensitivity in relation to Priority Views

Criteria	Judgement and Comment
<b>Visibility from Chichester Harbour and Sussex Downs AONBs</b>  (prominent; visible but not prominent; or not visible)	Development in this location would be <b>prominent</b> from some parts of the Chichester Harbour AONB which is adjacent to the landscape character parcel.
<b>Visible in how many 'priority views' to and from Chichester</b>  (more than one view; one view; or none)	In theory development in this location falls within the viewcones of views from Salterns Copse, Dell Quay Road and the Fishbourne Channel. However, in practice development would be screened by intervening vegetation from Salterns Copse and Dell Quay Road = <b>one view</b> .
<b>Prominence in 'priority views' to and from Chichester</b>  (prominent; visible but not prominent; or not visible)	Built development is likely to be <b>visible, but not prominent</b> in views from the Fishbourne channel.
<b>Overall sensitivity re Priority Views</b> <i>(low; low-moderate; moderate; moderate-high; or high)</i>	<i>The above combination of sensitivity scores suggests that overall, this landscape has a <b>moderate-high</b> Sensitivity in relation to Priority Views.</i>

### Sensitivity in relation to the Amenity for Local Viewers

Criteria	Judgement and Comment
<b>Potential loss of visual amenity for residents</b>  (major; moderate; or minor significance)	Development in this location would be visible from a very small number of properties (under 5 properties) = <b>minor</b> significance.
<b>Potential loss of visual amenity for recreational users</b>  (major; moderate; or minor significance)	Development would be dominant in views from the public footpath along the River Lavant = <b>major</b> significance.
<b>Potential loss of visual amenity for local motorists</b>  (major; moderate; or minor significance)	Built development would be prominent in views along Apuldram Lane = <b>moderate</b> significance.
<b>Overall sensitivity in relation to the amenity for local viewers</b>	<i>The above combination of sensitivity scores suggests that overall, this landscape has <b>moderate</b> sensitivity in relation to</i>

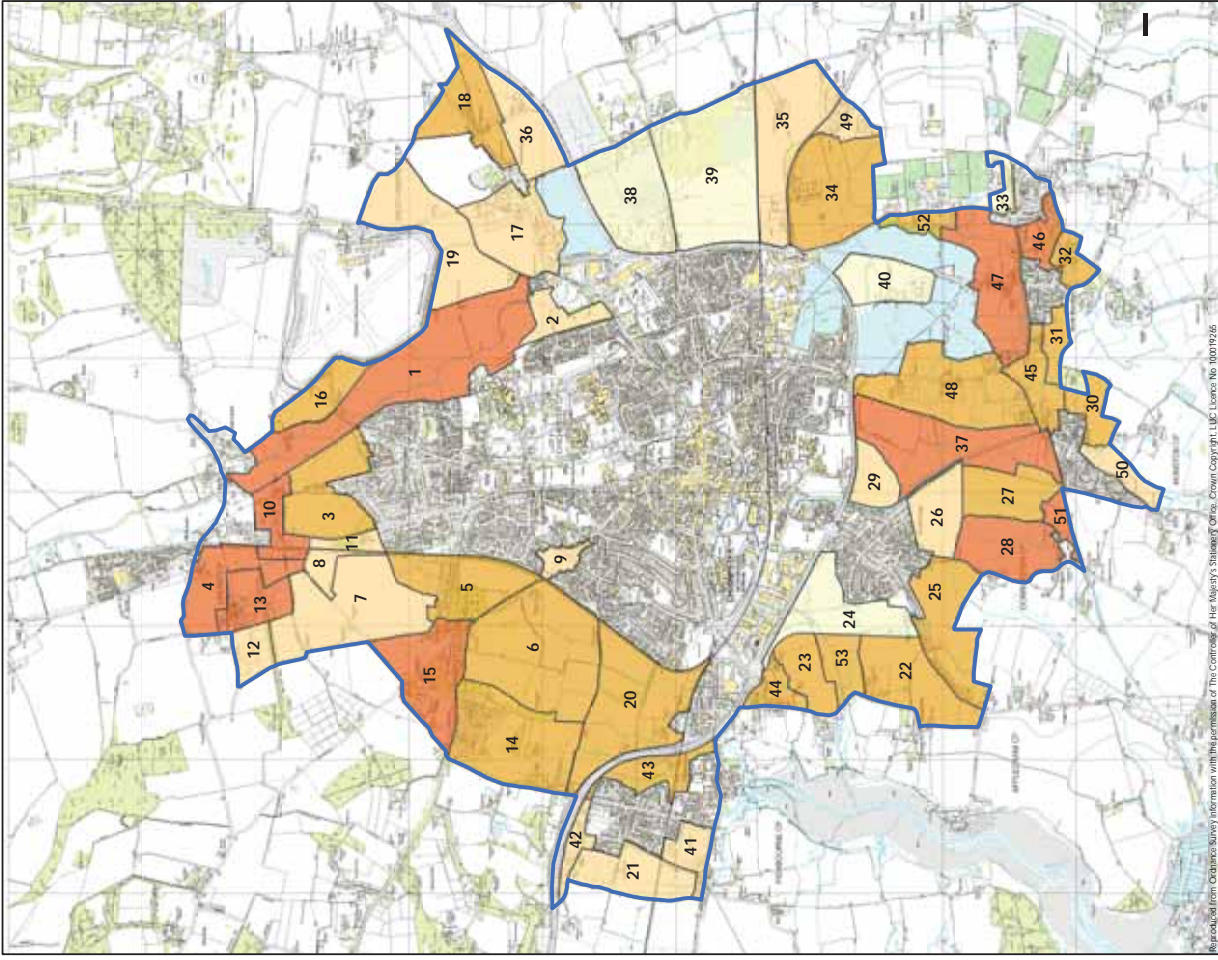
*(low; low-moderate; moderate; moderate-high; or high)*

*the amenity for local viewers.*

## **Guidance**

- 6.207. The most sensitive aspects of this landscape parcel are the role this area plays in the setting of Chichester, the contribution the parcel makes to the wider character of the coastal plain, the presence of improved grassland alongside the River Lavant, the proximity of the site to the Chichester Harbour AONB, and its location in views from the Fishbourne Channel and the public footpath alongside the River Lavant.
- 6.208. The following guidance has been drawn from the sensitivity assessments outlined above. The guidance is an important output from the assessment and, in the event that built development is allocated to this area, the following guidance on landscape character and visual amenity should be incorporated into the development brief. It should be borne in mind, however, that there will be other considerations to take on board relating to other environmental and sustainability issues which may require these preliminary conclusions to be modified.
- 6.209. Any development in this landscape should seek to:
- conserve the course of the River Lavant as a landscape feature and enhance public access to it;
  - improve the condition of the landscape;
  - conserve the grassland habitat;
  - conserve the irregular, small scale pattern of medieval fields to the south of the river;
  - respect the settlement pattern of the coastal plain, maintaining the small scale nucleated form of villages;
  - respect the character of the Chichester Harbour AONB and ensure built development is not visible from the AONB.





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**Key**

- Area of Search
- Low
- Low - Moderate
- Moderate
- Moderate - High

**Figure 6.1:**  
Landscape Sensitivity of Landscape  
Character Parcels

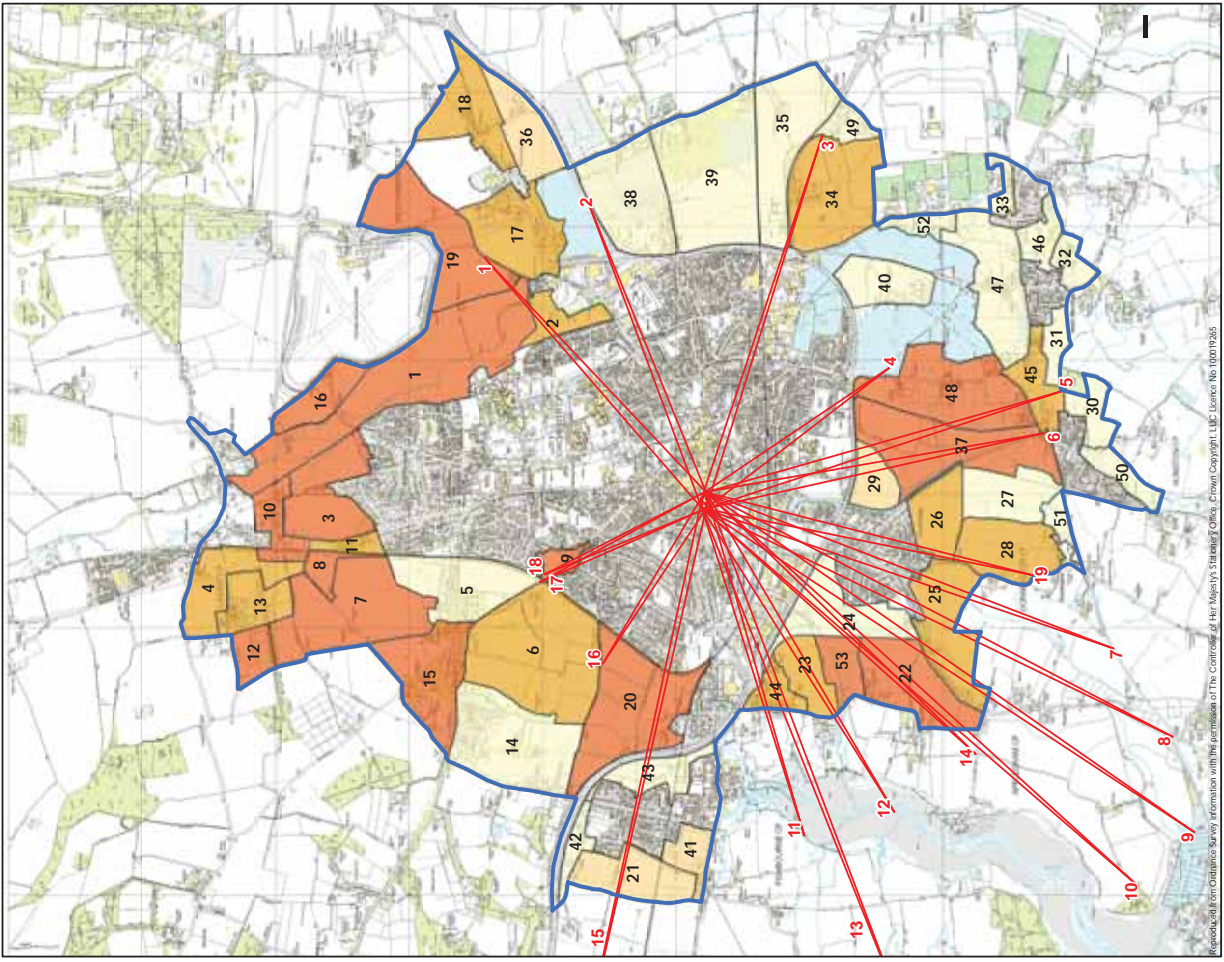
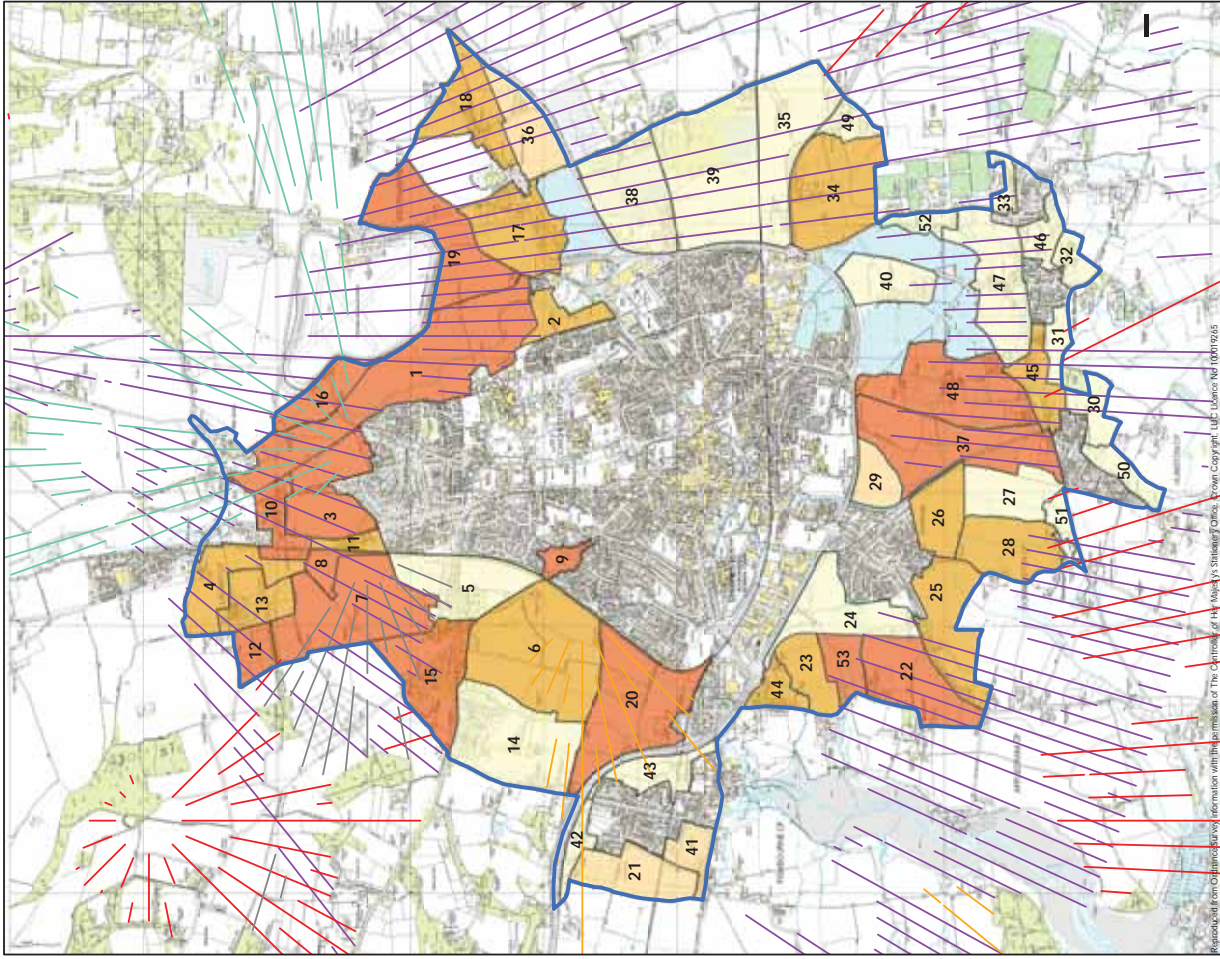


Figure 6.2:  
Sensitivity of Landscape Character Parcels in  
Relation to Priority Views overlaid with Viewlines  
to Chichester Cathedral



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Figure 6.3:  
Sensitivity of Landscape Character Parcels in  
Relation to Priority Views Overlayed with ZVI's  
for Views 20 - 24

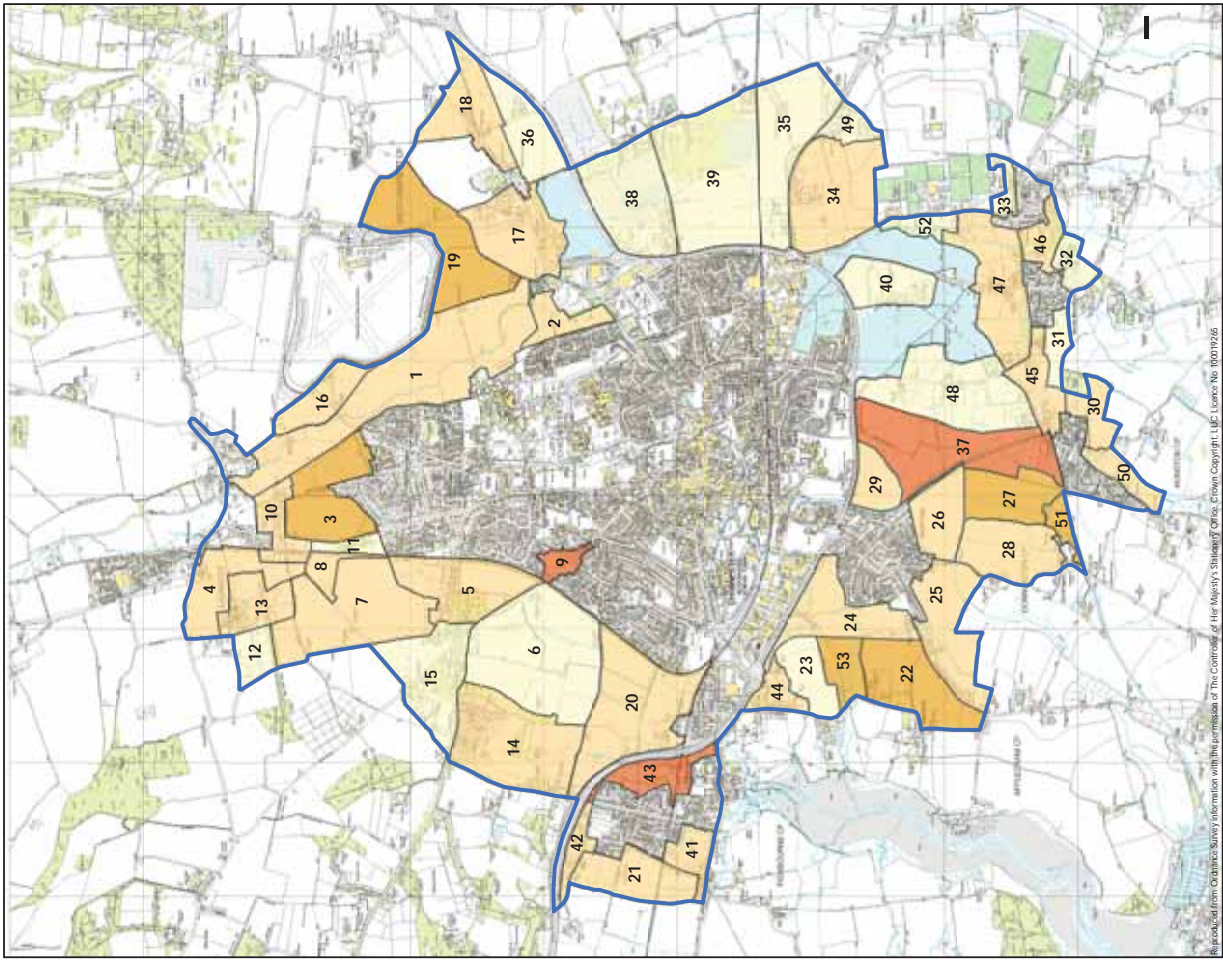
**Key**

- Area of Search
- View 20: Panoramic View from The Trundle
- View 21: Panoramic View from Stoke Clump
- View 22: View from the Public Footpath
- View 23: View from Centurian Way
- View 24: View from New Cottages

**Sensitivity in Relation to Priority Views**

- Low
- Low - Moderate
- Moderate
- Moderate - High

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**Figure 6.4:**  
**Sensitivity of Landscape Character Parcels in**  
**Relation to the Amenity for Local Viewers**

0 1 2 km

**Key**

- Area of Search
- Sensitivity in Relation to the Amenity of Local Viewers
  - Low
  - Low - Moderate
  - Moderate
  - Moderate - High

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## 7. CONCLUSIONS

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- 7.1. *Figures 6.1 to 6.4* illustrate the results of the assessment. This indicates that some landscape character parcels with low landscape sensitivity may have high visual sensitivity and *vice versa*. It is therefore valuable to break down the results of the assessment into its component parts and present the results on a series of maps showing landscape sensitivity, visual sensitivity in relation to priority views, and visual sensitivity in terms of the amenity for local viewers.
- 7.2. In the context of this study it may be considered that a 'moderate' score for a certain aspect indicates that the aspect should be taken into consideration in making a decision on the future development potential of the relevant site, whereas a 'moderate-high' or 'high' score for a certain aspect indicates that the aspect in question is likely to be a severe constraint to the location of new built development. A 'low' score does not mean that the issues of landscape and visual sensitivity can be ignored; rather that they are unlikely to be bars to new development.
- 7.3. *Table 7.1* at the end of this chapter presents a summary of the results. This includes the number and name of each landscape character parcel, its area in hectares and acres, and which landscape character type and character area it falls into. This information may be used to help to make decisions about whether, for example, several small scale developments or a few larger developments would be most suitable for Chichester.

### Landscape Sensitivity

- 7.4. The results illustrated in *Figure 6.1* reveal that there are no landscape character parcels with a 'high' score for landscape sensitivity. This is not surprising since landscapes with the highest sensitivity to built development are likely to lie within nationally designated landscapes, such as an AONB or National Park. No landscape character parcels on the edge of Chichester fall within such areas.
- 7.5. There are ten landscape parcels with a 'moderate-high' score for landscape sensitivity i.e. landscape parcels that represent a severe constraint to built development in terms of landscape character. These are:
- Lavant Valley Arable Floor (Land Parcel 1) – an area that forms a natural edge to Chichester, an important open setting to the east of Chichester, and a link between the chalk downs and the sea.
  - West Lavant Arable Farmland (Land Parcel 4) – an area of post-medieval piecemeal enclosure which provides an important separation between, and setting to, Mid Lavant and West Lavant.
  - Mid Lavant Pastures (Land Parcel 10) – a landscape character parcel containing medieval fields around Raughmere Farm providing an important role in the separation of Chichester and Mid Lavant.

- West Lavant Park (Land Parcel 13) – an area whose parkland character makes a strong positive contribution to the setting of Chichester.
- West Broyle Park (Land Parcel 15) – an area with parkland features and mature vegetation that play a strong positive role in the setting of Chichester.
- Donnington Arable Farmland (Land Parcel 28) – a land parcel exhibiting early post medieval enclosure, with elements of medieval origin around the historic core of Donnington, and playing an important role in maintaining the separate identities of Stockbridge and Donnington.
- South Chichester Arable Farmland (Land Parcel 37) – a land parcel with some remnant medieval enclosure patterns forming an important part of the rural setting to the south of Chichester.
- Runcton Pastures (Land Parcel 46) – an area of improved grassland and mature broadleaved woodland which provides an important separation between, and setting to, North Mundham and Runcton.
- North Mundham Pastures (Land Parcel 47) – an area of early post medieval irregular piecemeal enclosure with areas of neutral grassland, scrub, and mature trees providing a rural setting to North Mundham and Runcton.
- Donnington Pastures (Land Parcel 51) – an area of small pastures dating to the early post medieval period and forming an important setting to the hamlet of Donnington.

7.6. The results of the assessment indicate that there are five landscape character parcels with 'low' landscape sensitivity. These are:

- West Stockbridge Arable Farmland (Parcel 24) – an area sandwiched between the proposed Stockbridge relief road and Stockbridge;
- Walnut Tree Farm (Parcel 33) – an area surrounded by earth bunds that currently contributes little to the landscape;
- Shopwyke Worked Ground (Parcel 38) – old gravel workings;
- Sherwood Worked Ground (Parcel 39) – old gravel workings; and
- Whyke Worked Ground (Parcel 40) – an area surrounded by old gravel workings (now lakes).

### **Sensitivity in Relation to Priority Views**

7.7. The results, illustrated in *Figures 6.2 and 6.3*, also reveal that there are no landscape character parcels with the highest score for visual sensitivity in relation to priority views. However, there are a relatively large number of landscape character parcels with a 'moderate-high' sensitivity score. These 'moderate-high' scores relate to parcels that fall within the viewcones of the priority views identified in Chapter 5.

The following land parcels have a 'moderate-high' sensitivity i.e. they represent a severe constraint to built development in terms of priority views:

- Lavant Arable Valley Floor (Parcel 1) – development in this location is likely to be prominent in views from Madgwick Lane and the public footpath on the northern edge of Chichester, and is likely to be visible from the priority viewpoint at The Trundle.
- North Chichester Arable Farmland (Parcel 3) – development in this location is likely to be prominent in views from the public footpath on the northern edge of Chichester, and is likely to be visible from the priority viewpoint at The Trundle.
- Hunters Race Worked Ground (Parcel 7) - development in this location is likely to be prominent in views from Centurian Way at Hunters Race, and is likely to be visible from the priority viewpoint at The Trundle.
- Hunters Race Amenity Grassland (Parcel 8) - development in this location is likely to be prominent in views from Centurian Way at Hunters Race, and is likely to be visible from the priority viewpoint at The Trundle.
- Broyle Estate Open Space (Parcel 9) – development in this location is likely to be prominent in views from the priority viewpoints at Old Broyle Road and Broyle Estate Open Space.
- Mid Lavant Pastures (Parcel 10) – development in this location is likely to be visible from the public footpath on the northern edge of Chichester and the priority viewpoint at The Trundle.
- Lavant Park Pastures (Parcel 12) – development in this location is likely to be visible from the priority viewpoints at The Trundle and Stoke Clump.
- West Broyle Park (Parcel 15) – development in this location is likely to be visible from Centurian Way at Hunters Race and from the priority viewpoint at The Trundle.
- Fordwater Arable Farmland (Parcel 16) – development in this location is likely to be prominent in views from the public footpath on the northern edge of Chichester, and is likely to be visible from the priority viewpoint at The Trundle.
- Westhampnett North Arable Farmland (Parcel 19) – development in this location is likely to be prominent in views from Madgwick Lane, and is likely to be visible from the priority viewpoint at The Trundle.
- Salthill Lane South Arable Farmland (Parcel 20) – development in this location is likely to be prominent in views from Newlands Lane, and is likely to be visible from the priority viewpoint on Centurian Way north of New Cottages.
- Apuldram Arable Farmland (Parcel 22) – development in this location is likely to be prominent in views from Dell Quay Road, and is likely to be visible from the priority viewpoint at Salterns Copse.

- South Chichester Arable Farmland (Parcel 37) – development in this location is likely to be prominent in views from Poyntz Bridge and Hunston Copse.
- Berrymead Pastures (Parcel 48) – development in this location is likely to be prominent in views from Ivy Lake and Hunston Copse.
- Apuldram Meadows (Parcel 53) – development in this location is likely to be visible from the Fishbourne Channel.

### **Sensitivity in Relation to the Amenity for Local Viewers**

7.8. The results, illustrated in *Figure 6.4*, reveal that there are no landscape character parcels with the highest score for visual sensitivity in relation to the amenity for local viewers. However, there are three landscape character parcels with a 'moderate-high' sensitivity score i.e. landscape parcels that represent a severe constraint to built development in terms of amenity for local viewers. These are:

- Broyle Estate Open Space (Land Parcel 9) – an open space which is surrounded by housing where some of the residents may lose their views of the cathedral, and through which a large number of motorists pass on the Old Broyle Road (one of the main routes into Chichester from the west);
- East Fishbourne Pastures (Land Parcel 43) – which, if developed, would affect the visual amenity for a large number of visitors to Fishbourne Palace, users of the public footpath between Clay Lane and Fishbourne Road east, cyclists on the main cycle path into Chichester, and motorists on Clay Lane; and
- South Chichester Arable Farmland (Land Parcel 37) – which, if developed, would affect views of a large number of users of the canal towpath as well as the rural views for residents on the northern edge of Hunston and eastern edge of Stockbridge.

### **Discussion on Overall Landscape and Visual Sensitivity**

7.9. Since the brief for this study highlights the importance of the setting of Chichester and views to the Cathedral, the identification of landscape character parcels with the lowest visual sensitivity in relation to priority views may be taken as a starting point for identifying areas with the lowest overall landscape and visual sensitivity to built development.

7.10. Land parcels with a 'low' or 'low-moderate' sensitivity in relation to priority views are: 5, 14, 21, 24, 27, 29, 30, 31, 32, 33, 35, 36, 38, 39, 40, 41, 42, 43, 46, 47, 49, 50, 51, and 52.

7.11. Of these, land parcels 5, 14, 27, 30, 31, 32, 43, 46, 47, 51, and 52 have a 'moderate' or 'moderate-high' landscape sensitivity.

7.12. The least sensitive land parcels in terms of landscape sensitivity *and* priority views are therefore:

- West Fishbourne Arable Farmland (Parcel 21);



- West Stockbridge Arable Farmland (Parcel 24);
- Kingsham Arable Farmland (Parcel 29);
- Walnut Tree Farm (Parcel 33);
- Drayton Arable Farmland (Parcel 35);
- Shopwyke Worked Ground (Parcel 38);
- Sherwood Worked Ground (Parcel 39);
- Whyke Worked Ground (Parcel 40);
- Fishbourne Amenity Grassland (Parcel 41);
- North Fishbourne Pastures (Parcel 42);
- Kives Pastures (Parcel 49);
- South Hunston Pastures (Parcel 50).

7.13. Another dimension to the assessment is the consideration of sensitivity in relation to the amenity for people who are likely to experience views of the new development. None of the land parcels listed in Para. 7.12 have a 'moderate', 'moderate-high' or 'high' sensitivity in relation to the amenity for local viewers. It can therefore be concluded that this list comprises the areas with the lowest sensitivity to new built development in terms of combined landscape and visual issues.

### **Use of Landscape Guidance**

7.14. How built development is sited and designed is critical to its successful integration into the landscape. This report includes a certain amount of guidance to help minimise potential adverse effects on landscape character and visual amenity if that land parcel is selected for development. This guidance could form one input in the preparation of a Development Brief for any selected site.

### **GIS Database**

7.15. An important output of this assessment is the GIS database which provides all mapped data as digital 'Shape' files. This enables the results of this assessment to be overlaid onto other constraints mapping in GIS to help assess the suitability on landscape and visual grounds of any site for built development.

### **3D Model**

7.16. Another useful output of the assessment is the 3D model of Chichester in its landscape setting. This model, created in AutoCAD, includes a 3D ground model, a simplified 3D model of Chichester Cathedral, the Stockbridge link road, and camera points at each of the priority viewpoints. In conjunction with photographs from each viewpoint, it allows the visual impact of a development to be assessed from any of the

priority viewpoints using 3D Studio software. The figures in the following pages provide examples of how the 3D model can be utilised in this way.

- 7.17. The first figure shows a view of indicative development in landscape character parcel 3 from the priority viewpoint at The Trundle. This reveals that the roofs of any development would be clearly visible and careful thought would need to be given to the materials and colour of the roofs if development was to occur in this parcel. Planting could also help to mitigate the impact on this view.
- 7.18. The second figure shows a view of indicative two and three storey development in landscape character parcel 29 from Poyntz Bridge. This indicates that built development would be likely to be visible in the distance. However, it would be below the existing tree line and would not block views of the cathedral. Planting could mitigate the impact of new built development on this view.
- 7.19. The third figure shows an indicative view of two and three storey development in landscape character parcel 22 from Dell Quay Road. This shows how damaging development in this landscape character parcel would be, particularly in obscuring the view of Chichester Cathedral.

Land Use Consultants  
April 2005



*Existing (Feb 2005)*



*2 storey*



*3 storey*

CHICHESTER LVIA  
Indicative location of potential development in Landscape Character Parcel 3  
(North Chichester Arable Farmland) from The Trundle



*Existing (Feb 2005)*



*2 storey*



*3 storey*

CHICHESTER LVIA  
Indicative location of potential development in Landscape Character Parcel 29  
(Kingsham Arable Farmland) from Poyntz Bridge



*Existing (Feb 2005)*



*2 storey*



*3 storey*

Table 7.1: Summary of Results

Land Parcel	Area (Ha)	Area (acres)	Land Parcel Name	Landscape character type	LCA	Landscape Character Sensitivity	Sensitivity in relation to Priority Views	Sensitivity in relation to the Amenity for Local Viewers
1	94.68	233.96	Lavant arable valley floor	Arable valley floor	2A	Moderate - High	Moderate - High	Low – Moderate
2	12.32	30.44	Lavant worked valley floor	Worked valley floor	2A	Low - Moderate	Moderate	Low – Moderate
3	36.4	89.96	North Chichester arable farmland	Open arable upper coastal plain	3A	Moderate	Moderate –High	Moderate
4	26.94	66.58	West Lavant arable farmland	Open arable upper coastal plain	3A	Moderate – High	Moderate	Low – Moderate
5	36.67	90.61	East Broyle arable farmland	Open arable upper coastal plain	3A	Moderate	Low	Low – Moderate
6	76.89	190.02	Whitehouse arable farmland	Open arable upper coastal plain	3A	Moderate	Moderate	Low
7	60.19	148.73	Hunters Race worked ground	Worked upper coastal plain	3A	Low – Moderate	Moderate – High	Low – Moderate
8	7.49	18.51	Hunters Race amenity grassland	Amenity grassland	3A	Low – Moderate	Moderate – High	Low – Moderate
9	5.99	14.8	Broyle Estate open space	Amenity grassland	3A	Low – Moderate	Moderate – High	Moderate – High
10	14.78	36.53	Mid Lavant pastures	Enclosed pasture	3A	Moderate – High	Moderate – High	Low - Moderate
11	5.81	14.36	North Chichester pastures	Enclosed pasture	3A	Low – Moderate	Moderate	Low

Land Parcel	Area (Ha)	Area (acres)	Land Parcel Name	Landscape character type	LCA	Landscape Character Sensitivity	Sensitivity in relation to Priority Views	Sensitivity in relation to the Amenity for Local Viewers
12	10.85	26.82	Lavant Park pastures	Enclosed pasture	3A	Low – Moderate	Moderate – High	Low
13	19.03	47.04	West Lavant Park	Parkland	3A	Moderate – High	Moderate	Low - Moderate
14	56.51	139.65	Salthill Park	Parkland	3A	Moderate	Low	Low - Moderate
15	38.6	95.4	West Broyle Park	Parkland	3A	Moderate – High	Moderate – High	Low
16	18	44.48	Fordwater arable farmland	Open arable upper coastal plain	3B	Moderate	Moderate – High	Low – Moderate
17	36.67	90.62	Westhampnett west arable farmland	Open arable upper coastal plain	3B	Low – Moderate	Moderate	Low - Moderate
18	31.15	76.98	Maudlin arable farmland	Open arable upper coastal plain	3B	Moderate	Moderate	Low - Moderate
19	48.53	119.93	Westhampnett north arable farmland	Open arable upper coastal plain	3B	Low – Moderate	Moderate – High	Moderate
20	59.56	147.19	Salthill Lane south arable farmland	Open arable lower coastal plain	4A	Moderate	Moderate – High	Low – Moderate
21	27.1	66.97	West Fishbourne arable farmland	Open arable lower coastal plain	4A	Low – Moderate	Low – Moderate	Low – Moderate
22	36.61	90.47	Apuldram arable farmland	Open arable lower coastal plain	4A	Moderate	Moderate – High	Moderate
23	17.18	42.45	Manor Farm arable farmland	Open arable lower coastal plain	4A	Moderate	Moderate	Low
24	32.93	81.39	West Stockbridge arable farmland	Open arable lower coastal plain	4A	Low	Low	Low – Moderate

Land Parcel	Area (Ha)	Area (acres)	Land Parcel Name	Landscape character type	LCA	Landscape Character Sensitivity	Sensitivity in relation to Priority Views	Sensitivity in relation to the Amenity for Local Viewers
25	37.4	92.43	Stockbridge SW arable farmland	Open arable lower coastal plain	4A	Moderate	Moderate	Low – Moderate
26	20.8	51.4	Stockbridge SE arable farmland	Open arable lower coastal plain	4A	Low – Moderate	Moderate	Low – Moderate
27	24.58	60.75	North Hunston arable farmland	Open arable lower coastal plain	4A	Moderate	Low	Moderate
28	30.3	74.89	Donnington arable farmland	Open arable lower coastal plain	4A	Moderate – High	Moderate	Low - Moderate
29	13.32	32.92	Kingsham arable farmland	Open arable lower coastal plain	4A	Low – Moderate	Low – Moderate	Low - Moderate
30	11.96	29.57	South Hunston arable farmland	Open arable lower coastal plain	4A	Moderate	Low	Low - Moderate
31	7.86	19.42	Hunston/Mundham arable farmland	Open arable lower coastal plain	4A	Moderate	Low	Low
32	8.77	21.67	North Mundham arable farmland	Open arable lower coastal plain	4A	Moderate	Low	Low
33	5.96	14.74	Walnut Tree farm	Open arable lower coastal plain	4A	Low	Low	Low
34	49.33	121.9	Kives arable farmland	Open arable lower coastal plain	4A	Moderate	Moderate	Low – Moderate
35	48.06	118.77	Drayton arable farmland	Open arable lower coastal plain	4A	Low – Moderate	Low	Low
36	23.84	58.91	Maudlin arable farmland	Open arable lower coastal plain	4A	Low – Moderate	Low - Moderate	Low



Land Parcel	Area (Ha)	Area (acres)	Land Parcel Name	Landscape character type	LCA	Landscape Character Sensitivity	Sensitivity in relation to Priority Views	Sensitivity in relation to the Amenity for Local Viewers
37	56.6	139.87	South Chichester arable farmland	Open arable lower coastal plain	4A	Moderate – High	Moderate – High	Moderate – High
38	46.23	114.24	Shopwyke worked ground	Worked lower coastal plain	4A	Low	Low	Low
39	74.86	185	Sherwood worked ground	Worked lower coastal plain	4A	Low	Low	Low
40	21.66	53.54	Whyke worked ground	Worked lower coastal plain	4A	Low	Low	Low
41	11.56	28.57	Fishbourne amenity grassland	Amenity grassland	4A	Low – Moderate	Low – Moderate	Low – Moderate
42	7.33	18.11	North Fishbourne pastures	Enclosed pasture	4A	Low – Moderate	Low	Low - Moderate
43	15.82	39.1	East Fishbourne pastures	Enclosed pasture	4A	Moderate	Low	Moderate - High
44	9.66	23.87	Lower Turnpike pastures	Enclosed pasture	4A	Moderate	Moderate	Low – Moderate
45	16.32	40.35	Hunston pastures	Enclosed pasture	4A	Moderate	Moderate	Low – Moderate
46	10.62	26.26	Runcton pastures	Enclosed pasture	4A	Moderate – High	Low	Low - Moderate
47	41.9	103.54	North Mundham pastures	Enclosed pasture	4A	Moderate – High	Low	Low - Moderate
48	53.51	132.23	Berrymead pastures	Enclosed pasture	4A	Moderate	Moderate – High	Low
49	8.75	21.64	Kives pastures	Enclosed pasture	4A	Low – Moderate	Low	Low

Land Parcel	Area (Ha)	Area (acres)	Land Parcel Name	Landscape character type	LCA	Landscape Character Sensitivity	Sensitivity in relation to Priority Views	Sensitivity in relation to the Amenity for Local Viewers
50	10.64	26.3	South Hunston pastures	Enclosed pasture	4A	Low – Moderate	Low	Low - Moderate
51	5.72	14.15	Donnington pastures	Enclosed pasture	4A	Moderate – High	Low	Moderate
52	7.78	19.24	Leythorne Meadow	Enclosed pasture	4A	Moderate	Low	Low
53	13.3	32.86	Apuldram Meadows	Enclosed pasture	4A	Moderate	Moderate – High	Moderate

**APPENDIX 1:**  
**The Portfield Masterplan**

# PORTFIELD MASTERPLAN



**Tarmac**



mason richards partnership

## **APPENDIX 2:**

### **Definitions of Criteria Used to Judge Landscape and Visual Sensitivity**

# DEFINITIONS OF CRITERIA USED TO MAKE JUDGEMENTS ON LANDSCAPE AND VISUAL SENSITIVITY

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## LANDSCAPE CHARACTER SENSITIVITY

**Landscape quality/ condition:** the physical state of the landscape including its intactness, the presence of detracting features, and the state of repair of individual landscape elements. This is expressed as good, moderate/ declining, or poor.

**Role in Landscape Setting of Chichester:** consideration of how the landscape character parcel contributes to the landscape setting of Chichester by reference to the 'role in setting/ contribution to setting' part of the landscape character assessment as well as the extent to which the landscape character parcel forms an integrated part of the rural setting of Chichester. A landscape character parcel that forms an integrated part of the setting of Chichester will play a more positive role than a landscape character parcel that is fragmented or isolated from the wider landscape. This is expressed as strong positive, some positive, or neutral.

**Contribution to Wider Character Area:** relates back to key characteristics of the wider landscape character area and how the landscape character parcel contributes to those key characteristics. This is expressed as strong positive, some positive, or neutral.

**Time Depth:** a consideration of the historic integrity of the landscape as revealed through the Historic Landscape Character Assessment. Landscapes that show a greater time depth (e.g. those that have retained their historic structure) have the greatest sensitivity to built development. This is expressed as high, moderate, or low sensitivity where high sensitivity relates to medieval (1066-1499)/early post-medieval (to 1799) landscapes, moderate sensitivity relates to late post-medieval to early modern landscapes (to 1913), and low sensitivity relates to early 20<sup>th</sup> to late 20<sup>th</sup> century landscapes.

**Sensitivity of Elements:** a consideration of the sensitivity of individual landscape features within the landscape character parcel and whether they are likely to be affected by built development. This is expressed as high (meaning high sensitivity features likely to be affected), moderate (meaning high sensitivity features, some of which may be affected, or moderate sensitivity features likely to be affected), or low (meaning high sensitivity features not likely to be affected, moderate sensitivity features some of which may be affected or low sensitivity features likely to be affected).

**Effect on Settlement Pattern:** a consideration of what effect development would have on settlement pattern i.e. would development fit with the settlement pattern of the character area in which it lies? For the purposes of this assessment it is assumed that land parcels adjoining the urban edge of Chichester will be less sensitive to new built development than undeveloped rural locations. Land parcels that play a positive role in the separation of adjacent settlements (for example a land parcel that

contributes to a strategic gap) are assumed to have a higher sensitivity than land parcels that do not play a positive role in the separation of adjacent settlements. The potential effect on settlement pattern is expressed as large adverse, moderate adverse, or small adverse/ neutral.

## **SENSITIVITY IN RELATION TO PRIORITY VIEWS**

**Visibility of built development from AONBs:** consideration of whether development would be visible from the Chichester Harbour AONB or the Sussex Downs AONB. This is expressed as prominent, visible but not prominent, or not visible.

**Location in `priority views' to and from Chichester:** consideration of how many priority views to and from Chichester would be affected by built development in this location. The land parcels are overlaid with theoretical viewcones (marked by red lines on figure 5.3) and zones of visibility (marked by red starbursts on figures 5.4 to 5.7) to identify all possible views affected. If a land parcel is completely screened from a certain viewpoint by intervening features, such as existing built development or vegetation, that view is not counted. The results are expressed as more than one view, one view, or none.

**Prominence in `priority views' to and from Chichester:** consideration of the prominence of built development in any of the `priority views' to or from Chichester. This is expressed as prominent, visible but not prominent, or not visible.

## **SENSITIVITY IN RELATION TO THE AMENITY FOR LOCAL VIEWERS**

**Potential loss of visual amenity for residents:** The 2<sup>nd</sup> Edition Guidelines on Landscape and Visual Impact Assessment suggests that viewer/ viewpoint sensitivity is dependent upon the location and context of the viewpoint, the expectations and occupation or activity of the receptors, and the importance of the view (which may be determined with respect to its popularity, the number of people affected, its appearance in guide books and on tourist maps, and in the facilities provided for its enjoyment and references to it in literature and art).

The guidance notes that the most sensitive receptors include recreational users whose attention may be focused on the landscape, communities and occupiers of residential properties. However, it also recognises that *`most land use planning regimes consider that public views are of greater value than views from private property. However, the cumulative effects on a number of residents may be considered to give rise to an effect on the community [p.90].* The number of people affected should therefore be taken into account.

The greater the number of residents affected, the higher the significance of the effect on the visual amenity for residents. The results are expressed as major, moderate or minor significance where major effects relate to many residents affected by substantial loss of visual amenity, and minor effects relate to few or no residents affected by slight or no loss of visual amenity.

**Potential loss of visual amenity for recreational users:** consideration of potential loss of visual amenity for users of public footpaths and open spaces around Chichester. Since recreational users are considered to have a moderate sensitivity to views (except visitors to AONBs and National Parks who are assumed to have a high sensitivity to views), changes to their views (as a result of blocking of existing views, intruding into their view or destroying the aspects of the view that they currently value) are likely to result in a significant loss of visual amenity.

The greater the number of recreational receptors affected, the higher the significance of the effect on the visual amenity for recreational receptors. The results are expressed as major, moderate or minor significance where major effects relate to many recreational users affected by substantial loss of visual amenity and minor effects relate to few or receptors affected by slight loss of visual amenity.

**Potential loss of visual amenity for motorists:** consideration of potential loss of visual amenity for motorists. Since motorists are considered to have a low sensitivity to views, changes to their views (as a result of blocking of existing views, intruding into their view or destroying the aspects of the view that they currently value) are likely to result in a less significant effects than changes to views of residents or recreational users.

The greater the number of motorists affected, the higher the significance of the effect on the visual amenity for motorists. The results are expressed as major, moderate or minor significance where major effects relate to a very large number of motorists affected by substantial loss of visual amenity and minor or negligible effects relate to few motorists affected by slight loss of visual amenity.

**N.B.** Consideration of the scope to mitigate potential impacts has been taken into account in assessing sensitivity.



**APPENDIX 3:**  
**Definitions used in the Evaluation of Priority Views**

## DEFINITIONS USED IN THE EVALUATION OF PRIORITY VIEWS

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**Character of the view:** the composition of the view in terms of the foreground (focussing on texture and materials), middle ground (focussing on patterns and the relationship of Chichester with its setting) and background (focussing silhouette and skyline). The nature of the cathedral in the view is also described.

**Quality/integrity of the view:** the condition of elements in the view; the presence or absence of incongruous features; and the location of detracting elements in the view.

**Viewpoint type and importance:** the importance of the viewpoint as determined by its location and context; the number of people who visit it; and their occupation while at the viewpoint.

**View value:** who values the view and why.