



The Future Growth of Chichester: Landscape and Visual Amenity Considerations



Summary Report

Prepared for Chichester District Council
by Land Use Consultants

April 2005



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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

- 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'¹ and the Second Edition 'Guidelines for Landscape and Visual Impact Assessment'².

Outputs

- 1.7. The outputs from the study are:
 - a full technical report setting out the results of the assessment, accompanied by maps and photographs;
 - this summary report presenting the results accompanied by key maps;
 - a GIS data base;

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

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

- a simplified 3D model of Chichester Cathedral in its landscape setting including camera points at each of the priority viewpoints.
- 1.8. The full technical report is available on CD from Chichester District Council, Environment Policy Services (Tel: 01243 534571).

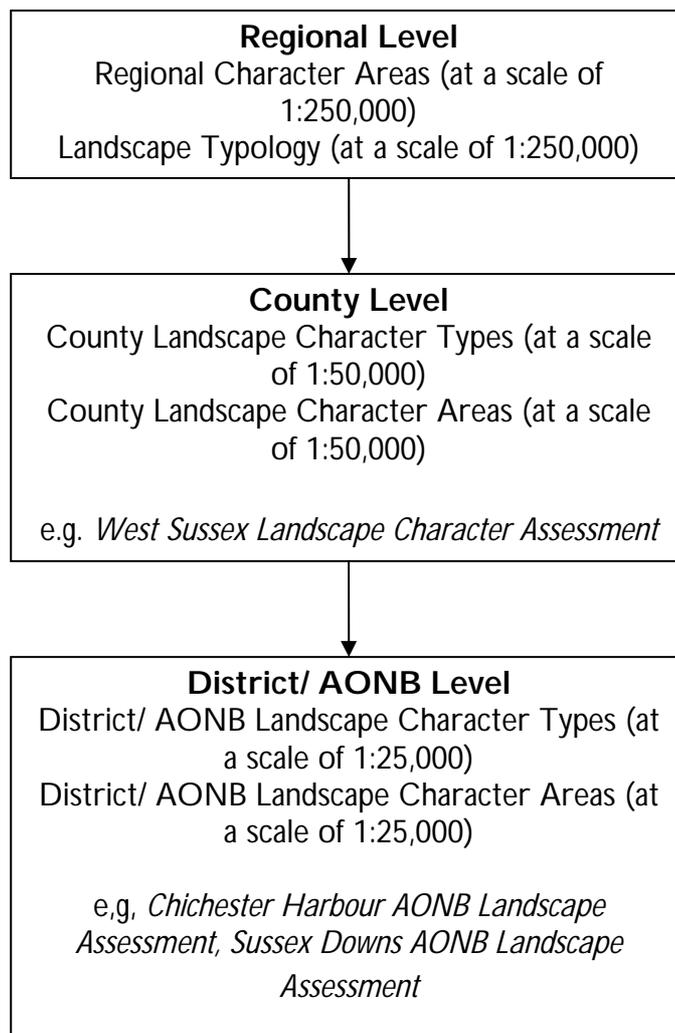
Structure of the Summary Report

- 1.9. This report is presented in 5 chapters. Following the introduction, chapter 2 illustrates the hierarchy of existing landscape character assessments and provides a more detailed landscape character assessment of Chichester's landscape setting at two scales, 1:25,000 and 1:10,000.
- 1.10. Chapter 3 identifies 'priority views' to and from Chichester which should be given special protection. These views feed into the assessment.
- 1.11. Chapter 4 summarises the sensitivity judgements for each of the landscape character parcels and chapter 5 presents the conclusions of the study.

2. LANDSCAPE CHARACTER CONTEXT

THE ASSESSMENT HIERARCHY

- 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:



- 2.2. A characterisation of Chichester's landscape setting was undertaken as part of this study 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'.
- 2.3. The classification takes account of existing landscape character assessments such as the Countryside Character Areas, the emerging West Sussex Landscape Character

Assessment³, and Chichester Harbour Landscape Assessment⁴ to ensure that it fits within the hierarchy of existing landscape character assessments.

District Level Assessment

- 2.4. 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).
- 2.5. 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

- 2.6. The classification is illustrated in *Figure 2.1*. Descriptions of landscape character areas (accompanied by photographs) are provided in the Full Technical report.

³ West Sussex County Council (2003) An Introduction to Publication of Consultant's Report *A Strategy for the West Sussex Landscape*.

⁴ Chichester Harbour Conservancy (2005) Chichester Harbour Landscape Assessment

Local Level Assessment

- 2.7. 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 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.
- 2.8. 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.
- 2.9. 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

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
		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
		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

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
		48. Berrymead pastures
		49. Kives pastures
		50. South Hunston pastures
		51. Donnington pastures
		52. Leythorne meadow
		53. Apuldram meadows

2.10. The distribution of the 8 detailed landscape types is shown in *Figure 2.2* and the location of the 53 landscape character parcels is shown on *Figure 2.3*.

3. VISUAL BASELINE: PRIORITY VIEWS

Identification of Priority Views to Chichester

- 3.1. 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. The area from which the spire is potentially visible was identified by plotting Zones of Visual Influence (ZVI) of the cathedral spire⁵ using Key Terra Firma software in conjunction with Digital 3D 'Profile' topographical tiles at 5m contour intervals.
- 3.2. The ZVI was refined by adding visual barriers such as blocks of woodland and areas of built development. 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.
- 3.3. *Figure 3.1* illustrates the theoretical ZVI of the cathedral spire. In reality intervening trees and hedgerows further constrain views at ground level.
- 3.4. 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.
- 3.5. 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.
- 3.6. These were visited and evaluated 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. A list of priority views to Chichester is presented overleaf with the reasons for their inclusion. More details can be found in the *Full Technical Report* (April 2005).

⁵ The height of the Cathedral Spire was provided by Chichester District Council (277 feet = 84 metres).

Priority View	Reason for Inclusion
<i>Views focussed on the Cathedral</i>	
1. View on approaching Chichester along Madgwick Lane from Goodwood	The first view of Chichester for many visitors.
2. 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.
3. 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.
4. 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 users (as well as holiday homes on the edge of the lake).
5. 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.
6. 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.
7. 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.
8. 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.
9. View from Chichester Marina/ Yacht Basin	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.
10. 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.
11. 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.
12. View from Fishbourne Channel (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. 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.
13. 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	Reason for Inclusion
14. View from Dell Quay Road	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.
15. View from the bridleway between Broadbridge and Knapp Farm	Good view of cathedral across open farmland to the west of Chichester. Public bridleway. Also representative of private views from this direction.
16. View from Newlands Lane	Although this public footpath is relatively infrequently used there are good views of the cathedral at relatively close proximity. Also representative of private views from Newlands Cottages.
17. View from Old Broyle Road	Very good view of the cathedral nave and spire experienced by many motorists approaching Chichester.
18. Broyle Estate Open Space	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.
19. View from the B2201 approach from Donington	Good view of the cathedral nave and spire – many motorists pass this point.
<i>Panoramic Views of Chichester in its Landscape Setting</i>	
20. 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.
21. Views from Stoke Clump	Elevated view of Chichester with the spire prominent rising from Chichester's wooded skyline – visible from a public bridleway.

- 3.7. The framed views of the cathedral are indicated by viewcones in **Figure 3.2**. The panoramic views are indicated by zones of visibility and are presented in **Figures 3.3** and **3.4**. 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.

Identification of Priority Views from Chichester

- 3.8. 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.
- 3.9. 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 to the Downs, but this area is not accessible to the public.
- 3.10. 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).

- 3.11. 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 3.5* and *3.6*.
- 3.12. The *Full Technical Report* (April 2005) provides a photograph and an evaluation of each 'priority view'.

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

Introduction

- 4.1. 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. 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.
- 4.2. 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 of the Full Technical Report*) 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

- 4.3. The landscape character parcels identified in Chapter 2 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 are not considered as potential sites for new built development. The land associated with the Rolls Royce Plant has also been excluded.

Approach to Assessment of Sensitivity

- 4.4. Topic Paper 6⁶ 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.
- 4.5. 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 landscape character sensitivity of each land parcel to potential built development is based on judgements about:

⁶ 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 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.
- 4.6. 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 assess sensitivity in relation to priority views as part of this assessment are:
- visibility of built development from the Sussex Downs AONB and Chichester Harbour AONB;
 - location in how many 'priority views' to and from Chichester⁷;
 - prominence in relevant 'priority views' to and from Chichester.
- 4.7. The criteria used to assess sensitivity in relation to the amenity for local viewers as part of this assessment are:
- potential loss of visual amenity for residents;
 - potential loss of visual amenity for recreational users;
 - potential loss of visual amenity for motorists.
- 4.8. The definitions of all criteria are presented in *Appendix 2* of the *Full Technical Report*.
- 4.9. 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. Some examples are given in the *Full Technical Report*.
- 4.10. Sensitivity was 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

⁷ The land parcels are overlaid with theoretical viewcones (marked by red lines on figure 3.2) and zones of visibility (marked by red starbursts on figures 3.3 to 3.6) 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 considered to be relevant to the assessment.

the scope to mitigate potential impacts has been taken into account in assessing sensitivity.

Results

- 4.11. *Table 4.1* provides a summary of the results of the sensitivity assessments. 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. Details of the individual results may be found in the *Full Technical Report*.
- 4.11. *Figures 4.1* to *4.4* illustrate these results graphically.

Figure 4.1

Figure 4.2

Figure 4.3

Figure 4.4

Guidance

- 4.12. Some specific landscape and visual amenity considerations have been identified for each landscape character parcel which should be taken into account in determining where development might occur, and should be fed into any Development Brief. The provision of this guidance 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*'. The guidance may be found in Chapter 6 of the *Full Technical Report*.

Table 4.1: 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

5. CONCLUSIONS

- 5.1. *Figures 4.1 to 4.4* illustrate the results of the assessment. The results are presented 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.
- 5.2. In the context of this study it may be considered that a 'moderate' sensitivity score 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' sensitivity 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.

Landscape Sensitivity

- 5.3. The results 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.
- 5.4. 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.

5.5. 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

5.6. The results 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 3 of this *Summary Report*. 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

- 5.7. The results 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 two 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

- 5.8. 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.
- 5.9. 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.
- 5.10. Of these, land parcels 5, 14, 27, 30, 31, 32, 43, 46, 47, 51, and 52 have a 'moderate' or 'moderate-high' landscape sensitivity.
- 5.11. 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).
- 5.12. 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. 5.11 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

- 5.13. How built development is sited and designed is critical to its successful integration into the landscape. The *Full Technical 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. For example, in Land Parcel 5 (East Broyle Arable Farmland), the guidance recommends that Brandy Hole Copse Local Nature Reserve (LNR) and its immediate setting should be conserved, as should the visual amenity for visitors to the LNR. This guidance could form one input in the preparation of a Development Brief for any selected site.

GIS Database

- 5.14. 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

- 5.15. 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.

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