Landscape Capacity of Strategic Sites in Arun District

February 2017
ACKNOWLEDGMENTS

This Landscape Capacity Study of sites in Arun was prepared by Hankinson Duckett Associates (HDA). The study was commissioned and funded by Arun District Council. The work has been guided by Martyn White, Principal Conservation Officer at Arun Council.
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1. INTRODUCTION
1.1 Hankinson Duckett Associates (HDA) was commissioned by Arun District Council to undertake a Landscape Capacity Study of strategic sites which have been identified through Arun's Strategic Housing Land Availability Appraisal (SHLAA).

1.2 The study will form part of the evidence base for the emerging Local Plan, which will include a range of studies informing which sites should be included as housing allocations within the Local Plan.

1.3 This study assesses the strategic sites set out in the Draft Local Plan Strategic Sites 30.08.16.

Background

1.4 A new Local Plan is currently being prepared by Arun District, to replace the existing plan adopted in 2003, in order to steer development within the Arun Local Planning Authority Area (LPAA) over the next 20 year period. A draft local plan was submitted to the planning inspectorate in January 2015, but is yet to be adopted.

1.5 As part of the Local Plan process, the Objectively Assessed Need for housing (OAN) has identified the need for a greater number of houses than envisaged in the draft local plan which was submitted in 2015. As a result, there is a need to consider the development potential of previously unallocated land outside the current Built Up Area Boundary.

1.6 In line with government guidance, the requirement for the meeting of housing needs, must take relevant constraints into account. To understand what is possible and to present a robust strategy to the Planning Inspector, the landscape must be comprehensively considered and the capacity for development demonstrated. A key consideration will be potential effect on the setting of the ‘South Downs’ National Park, which occupies a significant swathe across Arun District to the north of the LPAA, and incorporates the area covered by the revoked Sussex Downs Area of Outstanding Beauty (AONB) and a number of other landscape types beyond.

1.7 In 2006, HDA carried out landscape capacity study which assessed the landscape capacity of broad landscape character areas across the southern part of the district outside the Sussex Downs AONB. The 2016 study of strategic sites will have regard for the 2006 study, but will be in line with best practice guidance published within the intervening ten years and will be conducted at a finer grain of analysis appropriate for site scale capacity assessment.

A map showing the updated capacity of the 2006 broad landscape character areas forms an appendix to the addendum which follows this report.

2. METHOD STATEMENT
2.1 The approach to this study followed best practice promoted by Natural England, as set out in the Landscape Character Assessment Guidance for England and Scotland (2002) and reaffirmed by Natural England’s 2014 ‘An Approach to Landscape Character Assessment’. The landscape must be comprehensively considered and the capacity for development demonstrated.

Stage 1: Desk Study/Review
Landscape and visual

2.2 Baseline data has been collated in a Geographical Information System (GIS) and analysed and mapped in zones to cover all the strategic sites, in order to identify existing landscape features, views and the main elements which contribute to the character, structure and setting of each site.

Mapping has included:
- Geology and soils;
- Topography;
- Land use and landscape features (based initially on aerial photography and OS mapping);
- Regional and county landscape character types and areas, and associated guidelines;
- Local Plan designations including local landscape, nature conservation, and heritage designation;
- Extent of existing built development (Built Up Area Boundary);
- Listed buildings, conservation areas, registered parks/gardens, ancient monuments;
- Public rights of way (including long distance footpaths etc) and notable viewpoints;
- Areas at risk of flooding;
- Locally valued features e.g. landmarks;
- Any known cultural associations.

Stage 2: Landscape Structure and Settlement Pattern Analysis

2.3 Data was overlaid to create a baseline structural analysis for each zone, providing a context for field work and the detailed analysis and assessment to follow, helping to identify:

- The nature of the settlement edge and relationship to existing built form;
- Settlement morphology (including form and setting);
- Settlement visual envelope and intervisibility;
- Setting of the landmark features;
- The location/extent of major constraints to future development, including potential effects of the National Park, gaps between settlements, and undeveloped coastline.

Stage 3: Field Assessment
Landscape and visual

2.4 Field survey work was undertaken during spring and autumn 2016 to confirm and refine the baseline desk study, recording characteristics that cannot be recorded via the desk study alone, and informing the analysis and assessment set out in Stage 4. Findings were recorded onto survey sheets, OS mapping and annotated copies of the structural analysis overlays. Subsequent visits to the district were undertaken, to test/confirm Stage 4 assessment work.

Stage 4: Analysis and Assessment

2.5 Drawing together the desk studies and field assessment, each of the strategic sites were assessed for the following factors, as set out below:
Stage 6: Landscape Policy Strategy

2.10 The review of landscape character and site landscape capacity have informed the council’s approach to landscape policy. Issues and options for future landscape policy are identified in the addendum which follows this report.

Stage 5a: Landscape Capacity for Development

2.6 The landscape capacity of each site was determined by combining the sensitivity and value ratings derived from the tabulated assessments set out in Stage 4, using the following inverse matrix and professional judgement:

<table>
<thead>
<tr>
<th>Landscape</th>
<th>Ecological and other designations (e.g. heritage, flood zone etc.)</th>
<th>Local distinctiveness</th>
<th>Any historic/cultural/ literary associations</th>
<th>Contribution to setting of ‘topping assets’</th>
<th>Recreation and public access/locally valued spaces</th>
<th>Perceptual aspects (e.g. scenic quality, tranquillity, and remoteness)</th>
<th>Overall value judgement</th>
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<tr>
<td>Sensitivity</td>
<td>Major</td>
<td>Substantial</td>
<td>Moderate</td>
<td>Slight</td>
<td>Negligible</td>
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<td></td>
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<tr>
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<td>Low / medium</td>
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<tr>
<td>Substantial</td>
<td>Negligible</td>
<td>Negligible / low</td>
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<tr>
<td>Slight</td>
<td>Low</td>
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<td>High / Very high</td>
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<tr>
<td>Negligible</td>
<td>Low / medium</td>
<td>Medium</td>
<td>High / medium</td>
<td>High / Very high</td>
<td>Very high</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

2.7 The degree to which housing development could be accommodated may not be uniform across the entirety of each site, therefore sub-areas within each site have been identified as appropriate and their landscape capacity considered individually. The findings for each site or sub-area are summarised, accompanied with an overall analysis plan, mapping and panoramic photographs.

5b: Settlement Analysis

2.8 A summary has been prepared for each settlement area, setting out its context, pattern and character and taking into consideration factors such as potential coalescence of areas of settlement.

5c: Green Infrastructure Strategies

2.9 Taking into account findings from the analysis and assessment, consideration is given to potential green infrastructure strategy for each site.
3. POLICY CONTEXT

3.1 A new Arun District Local Plan conforming to the National Planning Policy Framework (NPPF) was submitted for examination in 2015. Whilst regard should be given to this emerging document for the determination on planning applications, Arun’s current development plan is based on the following, until the new local plan is adopted:

- The ‘saved policies’ of the adopted Arun District Local Plan 2003
- The ‘saved policies’ of the adopted West Sussex Minerals Local Plan (July 2003)
- West Sussex Waste Local Plan (April 2014)
- Any adopted Neighbourhood Plan

3.2 Protection of the district’s countryside is addressed by saved local plan policy GEN3. Policy AREA9 was concerned with the Sussex Downs AONB, but this has now been superseded by creation of the South Downs National Park Authority which has its own Local Plan policies.

3.3 The NPPF makes it clear that great weight should be given to conserving landscape and scenic beauty within National Parks.

4. LANDSCAPE CONTEXT

Illustrated by Figures 1 to 6 and analysis plans for each zone A to L

4.1 Arun District stretches to the east and west of the River Arun across the West Sussex coastal plain and undulating dip slope hills of the South Downs. The contrasting geology (see Figure 2) and topography of the northern and southern parts of the District give rise to marked differences in character.

4.2 The majority of Arun District occupies the coastal plain between Pagham Harbour in the west and Worthing to the east. The coastline is dominated by the Victorian towns of Bognor Regis and Littlehampton, smaller settlements, and the extensive twentieth century suburbs associated with them. The only sizeable break in this almost continuous band of urban development along the coast, is at the mouth of the River Arun, around Climping and Ford. Inland, the settlement pattern comprises a series of villages and hamlets, several of which, linked with horticulture and the railway, have expanded substantially during the twentieth century; notably Angmering and the ‘five villages’ area including Westergate, Eastergate, Barnham, Walberton and Yapton. Although partially in decline, horticulture, including glass houses and produce packing facilities, together with intensive arable cultivation still dominates parts of the District. Large parts of Arun district are categorised by Natural England’s agricultural land classification as grade 1 and 2 agricultural land (see Figure 3). Trees and woodland cover are relatively sparse, the exception being shelter belts associated with horticulture nurseries.

4.3 The District extends north onto the elevated downland of the South Downs. Responsibility for planning within the South Downs and various areas beyond now lies with the recently created South Downs National Park Authority. On the southern edge of the National Park, the medieval town of Arundel, which is dominated by its castle and cathedral, is set on high ground, above the River Arun. The settlement pattern on the downs is more dispersed than the coastalplain, and the villages and hamlets tend to be smaller. There are extensive woodlands associated with large parkland estates at Arundel and Angmering, and the wooded common at Slindon.

4.4 Arun District is covered by two regional character areas (see Figure 4), the South Coast Plain (Area 126) and South Downs (Area 125). Within the District boundary, the West Sussex landscape character assessment sub-divides these regional areas into county Landscape Character types (see Figure 5). HDA defined 45 local landscape character areas which categorise the character of the district into further detail across the southern part of the District, as a basis for its 2006 broad scale district-wide capacity study. These local landscape character areas are shown on Figure 6, and identify variations in the coastal plain, including upper and lower coastal plains, as well as features such as valley sides and valley floors, rifes, park land, commons, and settlement fridges.

Landscape Structure and Settlement Analysis

4.5 For ease of mapping, the study area is divided into 12 zones A to L (see Figure 1), which relate to settlements within the District. Each zone is accompanied by a diagram which illustrates a variety of considerations in order to set out the landscape structure of the area and analysis of the relevant settlement. These diagrams form a framework for the following sensitivity and value assessments for the sites related to each settlement.
Figure 1: Site Locations

KEY

- South Downs National Park
- Sites
- Analysis mapping areas

Based on mapping data licensed from Ordnance Survey. Crown copyright.
Figure 2: Geology

KEY

Solid Geology (British Geological Survey):
- Chalk
- Clay, silt, sand and gravel
- Sand, silt and clay

Drift Geology (British Geological Survey):
- Clay, silt and Sand
- Chalk
- Sand and Gravel

Sites
Figure 3: Agricultural Land Classification

KEY
- Grade 1
- Grade 2
- Grade 3
- Grade 4
- Non agricultural
- Urban

Sites
Figure 4:
National Character Areas and Landscape Typologies

KEY

Natural England National Character Areas:
Copyright Natural England 2010

South Downs (Area 125)
South Coast Plain (Area 120)

Natural England National Landscape Typologies:
Copyright Natural England 2010

See three-letter codes:

1ST LETTER - PHYSIOGRAPHY
L Lowlands
R Intermediate
U Low hills

2ND LETTER - LANDCOVER
B Other light land
C Clayland
D Heath and moorland
L Chalk and limestone

3RD LETTER - CULTURAL PATTERN
A Woodland - ancient woods
D Dispersed unwooded
E Woodland - wetlands
W Wetland/waste unwooded

Sites
Figure 5: West Sussex Landscape Character Assessment

KEY

West Sussex Landscape Character Areas within Arun:
- SC1: South Coast Shoreline
- SC2: Manhood Peninsula
- SC4: Pagham Harbour
- SC7: Haywards Upper Coastal Plain
- SC8: Fontwell Fortwill Upper Coastal Plain
- SC9: Chichester to Yapton Coastal Plain
- SC10: Lower Arun Valley
- SC11: Littlehampton & Worthing Fringes
- SC12: Angmering Upper Coastal Plain

Sites
Landscape Capacity of Strategic Sites in Arun District

Based on mapping data licensed from Ordnance Survey, Crown copyright.
**Pagham**

1 **Settlement Analysis**

1.1 Pagham lies on the coast, at the western end of Bognor Regis, within the south-west corner of Arun District. Pagham is distant from the National Park to the north, but is adjacent to Pagham Harbour which has numerous ecological designations.

1.2 To the east, the village merges with the built up area of Nyetimber. To the west, Pagham has grown to include a large holiday park and mobile homes, the majority of which is located within the flood zone.

1.3 Further west is Pagham Harbour, parts of which are designated as a SSSI. Pagham Harbour retains a sense of tranquillity and remoteness and forms the main separation between Pagham, Church Norton and Selsey, on the Manhood Peninsula to the south-west.

1.4 Pagham Rife is a distinctive watercourse with associated riparian vegetation, which forms a wide shallow valley floor meandering southwards to the west of Pagham until it reaches Pagham Harbour.

1.5 Located between the rife valley to the west, and the filtered settlement edge to the east, is an area of arable fields raised slightly above the flood zone. The area is scattered with farm buildings and accessed by tracks, and public footpaths which connect the conurbation to the east with the rural landscape to the west.

2 **Site Assessment**

2.1 The site is located on the lower coastal plain along the north-western settlement edge.

2.2 Site 1 consists of an area of good quality Grade 2 and 3 arable farmland between the settlement edge and the shallow valley formed by Pagham Rife.

2.3 This area is assessed in detail on the following pages.

3 **Landscape Capacity for Housing Development**

3.1 Detailed landscape sensitivity and value assessments for the site are set out on the following pages. The landscape capacity has been determined by combining the sensitivity and value, using the inverse matrix shown on page 2. Areas with a higher sensitivity and/or value have a lower suitability for development than areas with lower sensitivity and/or value.

3.2 The resulting landscape capacity is summarised in the following table and diagram.

3.3 Site 1 is judged to be no more than medium landscape capacity for development due to the significant views of the site, the lack of consistency with the local development pattern and the lack of defined landscape features to provide new boundaries to settlement. The area could potentially be suitable in landscape terms for limited areas of development proposals which would ‘round off’ settlement to the east, but would need to demonstrate no adverse impacts on the setting to the wider landscape, taking into account the visual sensitivity of the area, its substantial recreational value, and the sensitivity of the adjacent landscapes to the west.

4 **Green Infrastructure**

4.1 With limited vegetative boundary structure across the site a comprehensive strategy of planting along historic boundary alignments, including hedgerows, trees and grass margins, should be developed to recreate a network of green links across any developed areas.

4.2 The current filtered settlement edge would need to be recreated along the interface between any new development and the rural landscape to the west, to limit views of built form from the rural landscape beyond, including from public footpaths within the adjacent rife and harbour landscapes. However, a new landscape structure would take significant time to establish and would need to be mature enough to offer significant screening to views.
A Pagham: Site 1

Photograph 1: Panorama west from Pagham Road

Plan not to scale
See plan on page 10 for wider context and key to symbols

Footpath 101

Housing along Pagham Road
which forms the settlement edge

Houses within Pagham

St. Thomas à Becket Church,
Pagham

Shipverling Barn

Poplar shelter
belts around
Church Barton House

South Downs
National Park

Mill Farm
Park Home Estate

Photograph 2: Panorama east to south from Footpath 101

Landscape Capacity of Strategic Sites in Arun District
## Landscape Sensitivity:

<table>
<thead>
<tr>
<th>Inherent landscape quality (intactness and condition)</th>
<th>Ecological sensitivity</th>
<th>Inconsistency with existing settlement form/ pattern</th>
<th>Contribution to separation between settlements</th>
<th>Contribution to the setting of surrounding landscape/settlement</th>
<th>Views (visual sensitivity)</th>
<th>Potential for mitigation</th>
<th>Overall sensitivity judgement</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>2</td>
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<td>2</td>
<td>3</td>
<td>4</td>
<td></td>
<td>21</td>
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</tbody>
</table>

The site is a series of four agricultural arable fields which are divided by ditches and drains internally and one post and wire fence. The northern boundary is formed by Summer Lane along which is Footpath 100. There is no vegetation along this boundary. The eastern boundary is partially an undefined line across the northern ditches and drains internally and one post and wire fence. The northern boundary is formed by Pagham Road. The site is quiet, if not tranquil. There are no known historic associations although there are visual links to St. Thomas a Becket Church at Pagham which is Grade I listed. The site contributes to the wider agricultural setting of the Grade I listed church at Pagham and Pagham village, as well as the Pagham Harbour SSSI, SPA, Ramsar site and Local Nature Reserve. There is a public right of way through the site and one along the northern boundary of the site. The footpath along the northern boundary is well used by dog walkers. These footpaths link to a wider network through Pagham Harbour which have visual access onto the site.

The site is flat, open agricultural fields which have long distance views to the north and south in particular. There are glimpsed views of the National Park although it is unlikely that the site would be appreciable from the Park. There are views from Pagham village, including from the church. There are more localised views from houses on Summer Lane, the Caravan Site, Church Barton House and Furzefield Barn and filtered views from houses along Pagham Road. There are open views from the public right of way through the site and those along the boundaries as well as parts of the wider network.

It would be difficult to mitigate the effects on the rural public right of way network, especially those adjacent to and through the site.

There is a lack of landscape structure on which to base significant development. A landscape structure of hedgerows could be introduced to mitigate impacts on views, however this would take a long time to become established.

The east of the site is more suitable to development as it would continue the current settlement pattern of development along the west of Pagham Road.

### Landscape Value:

<table>
<thead>
<tr>
<th>Landscape designations (eg. heritage, flood zone etc)</th>
<th>Local distinctiveness</th>
<th>Any historic/cultural/ literary associations</th>
<th>Contribution to setting of ‘outstanding assets’</th>
<th>Recreation and public access/ locally valued spaces</th>
<th>Perceptual aspects (eg. scenic quality, tranquillity, and remoteness)</th>
<th>Overall value judgement</th>
</tr>
</thead>
<tbody>
<tr>
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<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>MODERATE</td>
</tr>
</tbody>
</table>

There is a small area of flood zone to the south of the site. There is a Special Character Area at Nyetimber however there are no visual links to the site from here. The site is characteristic flat open landscape, with distinctive visual links to Pagham village and Grade I listed church to the south and to the National Park to the north. Poplar stands around Church Barton House form a distinctive feature within the site.

There are no known historic associations although there are visual links to St. Thomas a Becket Church at Pagham which is Grade I listed. The site contributes to the wider agricultural setting of the Grade I listed church at Pagham and Pagham village, as well as the Pagham Harbour SSSI, SPA, Ramsar site and Local Nature Reserve. There is a public right of way through the site and one along the northern boundary of the site. The footpath along the northern boundary is well used by dog walkers. These footpaths link to a wider network through Pagham Harbour which have visual access onto the site.

The site is quiet, if not tranquil. There are scenic and attractive visual links to Pagham Church and the National Park to the north although the agricultural fields themselves are not particularly scenic. Layers of vegetation to the west form a scenic backdrop. The site does not feel remote however, due to visual links to settlement.
Rose Green

**Settlement Analysis**

1. Rose Green lies at the south-west corner of Arun District. It forms a suburb of Bognor Regis, towards the north-west of the settlement. Rose Green is distant from the National Park to the north, but is within 3km of Pagham Harbour to the south-west, which has numerous ecological designations.

1.2 To the south and east, Rose Green merges seemlessly with the built up areas of Nyetimber and Aldwick, now also suburbs of Bognor Regis.

1.3 To the west is Pagham Rife, a distinctive watercourse with associated riparian vegetation, which forms a wide shallow valley floor meandering southwards until it reaches Pagham Harbour, to the south-west of Rose Green.

1.4 To the north of Rose Green is an arable coastal plain landscape. Field sizes and boundaries vary, but includes large open intensively farmed fields. Further north there is an area of small field sizes associated with a number of farmsteads. Boundary vegetation within this smaller scale landscape provides a degree of containment from the wider rural landscape to the north.

**Site Assessment**

2.1 The site is formed of two separate areas (2a and 2b), located on the coastal plain along the north-western settlement edge.

2.2 Areas 2a and 2b are relatively large arable fields which are generally well contained from the surrounding landscape and settlement by intact boundary vegetation.

2.3 The two areas are assessed in detail on the following pages.

**Landscape Capacity for Housing Development**

3.1 Detailed landscape sensitivity and value assessments for each area of the site are set out on the following pages. The landscape capacity of each area has been determined by combining the sensitivity and value, using the inverse matrix shown on page 2. Areas with a higher sensitivity and/or value have a lower suitability for development than areas with lower sensitivity and/or value.

3.2 The resulting landscape capacity of each area is summarised in the following table and diagram.

3.3 The two areas are relatively unconstrained, with slight landscape sensitivity and value.

3.4 Areas 2a and 2b have therefore been judged to have a high capacity for development from a landscape perspective, and could accommodate allocations of new development without significant detrimental effects on the character of the landscape as a whole, provided the form of new development proposals are closely related to, and in scale with, existing adjacent settlement.

4. **Green Infrastructure**

4.1 With significant existing boundary vegetation, there is potential to enhance the boundary structure with further tree planting around the perimeter of the site areas in order to limit the visual impact of potential built form from both the rural landscape to the north and settlement to the south.

4.2 Open space within any development proposals should be located along the western and northern edges of the site, to help maintain and enhance the soft edge to settlement where it adjoins the rural landscape to the north and west.
Photograph 3: View from Hook Lane, looking north.
### Landscape Sensitivity:

<table>
<thead>
<tr>
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<td>2</td>
<td>3</td>
<td>1</td>
<td>2</td>
<td>2</td>
<td>1</td>
<td>SLIGHT</td>
</tr>
</tbody>
</table>

A ditch divides the site, and there is a hedgerow and one tree, but limited internal structure.

Hedgerow and frequent line of mature hedgerow trees on west and northern boundary

Sporadic hedgerow and occasional trees on south east boundary.

Road defines existing settlement edge – hard edge.

The site is adjacent to settlement.

None.

The western and northern boundaries provide containment.

The site gives a rural context to the existing settlement due to lack of boundary features.

Inward looking.

No public rights of ways across the site.

There are glimpses of the National Park, but site contributes little to the setting of the National Park.

Pagham Road – Double hedgerow, frequent robust trees, this would provide edge to new development. Maturity of north and west boundary.

Development to be set back from north-eastern corner to maintain green approach to Rose Green.

### Landscape Value:

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<td>2</td>
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<td>SLIGHT</td>
</tr>
</tbody>
</table>

None.

Abuts Flood Zone.

Undistinguished landscape comprising two fields in arable production.

Very little borrowed landscape – occasional views of the National Park.

None identified.

Does not contribute to the setting of the outstanding assets.

National Park is a considerable distance and the site would be insignificant to the setting of the National Park.

The site is surrounded by roads and there is a pavement on Hook Lane.

There is no formal footpath on Pagham Road or Setter Road.

No public rights of way across site - informal access along the ditch line.

Visual access to Hook Lane is limited.

Unremote landscape

Tranquility broken by moderate noise and activity from surrounding roads.

The site is contained to the north and west, open to the east.

The east is an urban edge.

Complex of buildings. Agribusiness – filtered views.
Photograph 4: View from Hook Lane, looking north.

Plan not to scale
See plan on page 14 for wider context and key to symbols
### Landscape Sensitivity:

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The majority of the site is a single arable field. The rest of the site is a small scale meadow grassland as 2a. The boundaries to the agricultural field are generally mature hedgerow 8-9m continuous. More trees to the western boundary and internally.

Pastoral grassland. Native hedgerow boundary. Some mature trees.

The south and east side are abutted with settlement. Housing to the east side is open to views from the public right of way. Hard urban edge.

New housing overlooks giving them a rural context. Single large field – not visible from public rights of way (in summer). Contribution to wider context negligible from the north Western approach to Rose Green – setting to village edge. Front hedgerow and mature trees on roadside. Layered effect of vegetation is important.

Minimal views – limited intervisibility with the National Park. The boundary hedge limits views from the settlement. The site is inward looking. There are glimpses from the public right of way to the north of the site. No internal public access.

Some containment. Some roofscape would be visible. Existing settlement is visible from the public right of way already along northern edge. Development would need to be set back from western side to maintain green edge.

### Landscape Value:

<table>
<thead>
<tr>
<th>Landscape designations</th>
<th>Ecological and other designations (eg. heritage, flood zone etc)</th>
<th>Local distinctiveness</th>
<th>Any historic/cultural/literary associations</th>
<th>Contribution to setting of ‘outstanding assets’</th>
<th>Recreation and public access/locally valued spaces</th>
<th>Perceptual aspects (eg. scenic quality, tranquillity, and remoteness)</th>
<th>Overall value judgement</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>1</td>
<td>2</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>2</td>
<td>9</td>
</tr>
</tbody>
</table>

None. None. Not particularly distinctive. Scout Group Hut active.

There is no public access. Private scouts club. 6 foot boundary fence on two sides. Chain link and barbed wire elsewhere.

Not remote or tranquil. Noticeable urban influence. Strong boundary to northern edge. No tangible relationship to the wider rural landscape.

**SLIGHT**
Landscape Capacity of Strategic Sites in Arun District
### North Bersted

#### 1 Settlement Analysis

1.1 North Bersted is located on the lower coastal plain in the south-western part of the district. The settlement is a suburb of Bognor Regis, and forms the current northern extent of the town. North Bersted is distant from the National Park to the north.

1.2 North Bersted merges seamlessly with the rest of Bognor Regis to the south and east. The A259 forms the northern edge of the settlement, with recent housing development beginning to infill the gap between the built up area boundary and the link road.

1.3 To the west, the settlement edge abuts the rural farmland landscape of the coastal plain. The transition from settlement to countryside is abrupt in places, including along the southern half of Chalcraft Lane, but garden vegetation helps filter built form and creates a relatively soft urban edge.

1.4 Along the northern half of Chalcraft Lane are small areas of non-agricultural uses such as a nursery, caravan park and paddocks, which in combination with boundary vegetation, creates a more gradual transition from the built up area and the open arable countryside to the west.

#### 2 Site Assessment

2.1 The site is located along the western edge of North Bersted, and extends westwards into the coastal plain farmland. The site itself varies in character and has been divided into three areas - 3a, 3b and 3c.

2.2 Area 3a consists of large arable fields, with limited boundary vegetation, consistent with the wider rural continuum to the north and west. Area 3b hugs the settlement edge and is formed of relatively small parcels of land, divided by well vegetated boundaries, and includes a number of which include non-agricultural usages such as paddocks, a nursery and caravan park. The majority of Site 3c is large arable fields, with fragmented boundary vegetation in parts, consistent with the wider rural continuum to the north and west. It also includes a reservoir, farm and farm buildings and pond to the south west.

2.3 The three areas are assessed in detail on the following pages.

#### 3 Landscape Capacity for Housing Development

3.1 Detailed landscape sensitivity and value assessments for each area of the site are set out on the following pages. The landscape capacity of each area has been determined by combining the sensitivity and value, using the inverse matrix shown on page 2. Areas with a higher sensitivity and/or value have a lower suitability for development than areas with lower sensitivity and/or value.

3.2 The resulting landscape capacity of each area is summarised in the following table and diagram.

3.3 Area 3a is a large scale open landscape, with intervisibility with the South Downs to the north, and has been judged to have moderate landscape sensitivity and value. The area is therefore considered to have medium landscape capacity for development, and could potentially be suitable in landscape terms for limited development proposals which would ‘round off’ the settlement edge in combination with adjacent areas. Any development proposals should include careful consideration regard for the setting and form of existing settlement and the character and sensitivity of the adjacent landscapes.

3.4 Area 3b is better related to the existing settlement edge, and has been judged to have a medium/ high landscape capacity for development which could accommodate a small urban extension, due to its generally lower landscape value, provided identified constraints are taken into account, in particular the setting to the surrounding landscape.

3.5 Area 3c is a large scale open landscape, with intervisibility with the South Downs to the north, and has been judged to have Substantial landscape sensitivity and Slight value. The area is therefore considered to have Low/ Medium landscape capacity for development, making it unsuitable for significant development in landscape terms.

#### 4 Green Infrastructure

4.1 Any limited development proposals within Area 3a should incorporate a strategy to re-introduce vegetated boundaries to create a network of connected green corridors.

4.2 Area 3b has a greater level of existing boundary vegetation than 3a, and there is potential to enhance the boundary structure with further tree planting around the perimeter of the areas in order to limit the visual impact of potential built form from both the rural landscape to the west.

4.3 Open space within any development proposals should be located along the western and northern edges of the site, to help maintain and enhance the soft edge to settlement where it adjoins the rural landscape to the north and west.
Photograph 5: View from Footpath 134, looking north-east.
### Landscape Sensitivity:

<table>
<thead>
<tr>
<th>Inherent landscape quality (intactness and condition)</th>
<th>Ecological sensitivity</th>
<th>Inconsistency with existing settlement form/ pattern</th>
<th>Contribution to separation between settlements</th>
<th>Contribution to the setting of surrounding landscape/settlement</th>
<th>Views (visual sensitivity)</th>
<th>Potential for mitigation</th>
<th>Overall sensitivity judgement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Large scale arable fields.</td>
<td>Monocultural arable fields.</td>
<td>Divorced from settlement on three sides.</td>
<td>Not a significant part of the wider gap between Chichester and Runcton and Berstead.</td>
<td>Small part of South Downs National Park.</td>
<td>Views to and from National Park – large area of the South Downs is visible, but relatively distant.</td>
<td>Limited opportunities due to the limited internal structure, open aspect and the large scale of the site.</td>
<td>MODERATE</td>
</tr>
<tr>
<td>Limited/ few internal boundaries.</td>
<td>Connectivity provided by hedgerows and ditches.</td>
<td>Part of the wider rural landscape.</td>
<td>No immediate contribution to separation.</td>
<td>Small part of setting for settlement of Bersted.</td>
<td>Intervisibility with adjacent settlement and landscape limited apart from scattered dwellings and settlement edge to the south.</td>
<td>Screening from the National Park not particularly feasible.</td>
<td></td>
</tr>
<tr>
<td>Internal boundaries that are present are outgrown hedgerows with occasional gaps with semi mature hedgerow trees.</td>
<td>Low value. Unlikely to provide supporting habitats.</td>
<td>Abrupt urban edge to south.</td>
<td>Part of Gaps Between Settlements.</td>
<td>Open aspect.</td>
<td>Views to Chichester Cathedral spire.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>All Grade 2 Agricultural Land Classification.</td>
<td>Low to moderate suitability for enhancement.</td>
<td>Naturally high groundwater in places.</td>
<td></td>
<td></td>
<td>Glimpses from busy roads on south and east sides.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Landscape Value:

<table>
<thead>
<tr>
<th>Landscape designations</th>
<th>Ecological and other designations (eg. heritage, flood zone etc)</th>
<th>Local distinctiveness</th>
<th>Any historic/cultural/ literary associations</th>
<th>Contribution to setting of 'outstanding assets'</th>
<th>Recreation and public access/ locally valued spaces</th>
<th>Perceptual aspects (eg. scenic quality, tranquillity, and remoteness)</th>
<th>Overall value judgement</th>
</tr>
</thead>
<tbody>
<tr>
<td>None although the National Park is very visible from the site even though it is distant. It forms the backdrop to the site.</td>
<td>Characteristic to surrounding local area.</td>
<td>National Park part of wider setting, but relatively distant.</td>
<td>National Park part of wider setting, but relatively distant.</td>
<td>Network of public rights of way across the site.</td>
<td>Good connectivity with existing settlement and wider landscape.</td>
<td>There is some sense of tranquillity away from the busy road.</td>
<td>MODERATE</td>
</tr>
<tr>
<td>None.</td>
<td>Identifiable as coastal plain, arable farmland.</td>
<td>Part of setting to listed building at Morells Farm.</td>
<td>Good connectivity with existing settlement and wider landscape.</td>
<td>Not particularly high usage.</td>
<td>Informal access off public rights of way used by dog walkers.</td>
<td>Plane noises and distant road noises heard.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Birdsong heard.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Scenic quality provided by distant views of the National Park.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Views of housing and roads detract from rural character.</td>
<td></td>
</tr>
</tbody>
</table>

Overall value judgement:
- 01-07 = Negligible
- 08-14 = Slight
- 15-21 = Moderate
- 22-28 = Substantial
- 29-35 = Major
Photograph 6: View from A29 near north-east corner of the site, looking south-west.

Plan not to scale
See plan on page 20 for wider context and key to symbols
### Landscape Sensitivity:

<table>
<thead>
<tr>
<th>Inherent landscape quality (intactness and condition)</th>
<th>Ecological sensitivity</th>
<th>Inconsistency with existing settlement form/pattern</th>
<th>Contribution to separation between settlements</th>
<th>Contribution to the setting of surrounding landscape/settlement</th>
<th>Views (visual sensitivity)</th>
<th>Potential for mitigation</th>
<th>Overall sensitivity judgement</th>
</tr>
</thead>
<tbody>
<tr>
<td>4</td>
<td>3</td>
<td>2</td>
<td>1</td>
<td>3</td>
<td>3</td>
<td>2</td>
<td>MODERATE</td>
</tr>
</tbody>
</table>

**Small/medium scale fields mostly pasture.**

Nursery, paddock, some arable.

Small campsite and apiary

Intact internal structure.

Tree cover provided by mature hedgerow network and mature hedgerow trees with small area of woodland.

Mosaic of urban edge usage. Paddock and grazing adjacent to settlement edge less robust boundary vegetation fencing (post and wire and wooded slat).

**Mature trees**

Area of woodland.

Fields in pasture may have a variety of grassland.

Unlikely to provide supporting habitats.

Low-moderate suitability for enhancement.

Naturally high groundwater in places

Abuts settlement edge on two sides, caravan park on one side.

Predominantly settlement of Chaerfield already existing.

Consistent with scale of existing development.

Hard edge to southern corner.

Does not contribute physically or visually.

Scale of site would not impact on wider separation to Chichester.

Provides vegetated setting to wider environment.

Screens housing from wider landscape.

Consistent with scale of existing development.

Northern section provides visual approach to North Bersted.

Limited intervisability due to boundary vegetation and flat topography.

Glimpses of National Park in places.

Overlooked locally by abutting development.

Provides rural setting to existing development.

Views into site from extensive public rights of way.

High potential for mitigation due to small/medium scale fields, intact boundary vegetation and lack of intervisability to wider landscape.

### Landscape Value:

<table>
<thead>
<tr>
<th>Landscape designations</th>
<th>Ecological and other designations (eg. heritage, flood zone etc)</th>
<th>Local distinctiveness</th>
<th>Any historic/cultural/literary associations</th>
<th>Contribution to setting of ‘outstanding assets’</th>
<th>Recreation and public access/locally valued spaces</th>
<th>Perceptual aspects (eg. scenic quality, tranquility, and remoteness)</th>
<th>Overall value judgement</th>
</tr>
</thead>
<tbody>
<tr>
<td>None.</td>
<td>None.</td>
<td>2</td>
<td>2</td>
<td>2</td>
<td>2</td>
<td>4</td>
<td>2</td>
</tr>
</tbody>
</table>

None.

Smaller scale field pattern than landscape to the west.

Woodland patch is unusual for the area.

Quite distinctive field pattern within coastal plain landscape.

Surrounds cemetery.

No nearby outstanding assets.

Glimpses of the National Park but it does not form considerable part of the setting.

Informal access off public rights of way used by dog walkers along field edges.

High usage by dog walkers.

Public rights of way across the site. Camping/caravan site.

Adjacent to playing fields and community centre.

Provides connectivity from settlement to wider landscape

Enclosure provided by field boundaries.

Relatively intimate.

Constant birdsong.

Houses overlooking.

Busy road adjacent detracts.

Urban noise detracts from tranquility.

**SLIGHT**
Photograph 7: Panorama west from A259 - Autumn

Photograph 8: View north west from field south of site - Spring

Plan not to scale
See plan on page 20 for wider context and key to symbols
Landscape Sensitivity:

<table>
<thead>
<tr>
<th>Inherent landscape quality (intactness and condition)</th>
<th>Ecological sensitivity</th>
<th>Inconsistency with existing settlement form/ pattern</th>
<th>Contribution to separation between settlements</th>
<th>Contribution to the setting of surrounding landscape/settlement</th>
<th>Views (visual sensitivity)</th>
<th>Potential for mitigation</th>
<th>Overall sensitivity judgement</th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
<td>2</td>
<td>5</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>22-2 = Substantial</td>
</tr>
</tbody>
</table>

This site is made up of three large agricultural arable fields, two reservoirs, a house and farm which includes agricultural buildings and a pond. The northern boundary is formed by a newly planted willow hedge along an access road to businesses. To the east there is a gappy hedgeline with trees and areas of bare land along the A259. To the south hedgerows along the fields form a boundary line and to the west hedgerows surround the site. There are hedgerows dividing the fields but no tree cover apart from deciduous woodland around the pond. The site is approximately 50% Grade 1 and 50% Grade 2 Agricultural Land.

The site is made up of monocultural arable fields. However, hedgerows may form connectivity and the woodland around the pond within the site provides habitat.

The site is distant from settlement and development in this location would be inconsistent with the local settlement patterns. It is north of the North Bersted Bypass A259 which marks the edge of settlement of North Bersted. Well developed hedge and tree line south of the site visually separates the site from North Bersted and area 3b.

This site is designated as a Gap between Settlements Policy SD SP3 2014. This marks the gap between Bognor Regis and Chichester. However development here would cause coalescence with the houses along Babsham Lane and the small hamlet of Elbridge.

The site forms part of a flat landscape which creates a ‘backdrop’ layered with hedges from footpaths and nearby locations. It forms a part of the rural setting to Elbridge and North Bersted and part of the rural approach to North Bersted.

There are views of the South Downs National Park, although these are distant and intervisibility is unlikely. Current crops on site preclude views out. There are localised views from properties within the site, the Orchard Caravan Park, from properties and businesses to the north of the site and from the A259. There are filtered views from properties which face onto Loats Lane.

There are views from the public rights of way network which runs to the south and adjacent to the site.

It would be difficult to mitigate the effects on the public rights of way network which runs adjacent to the site.

It would be difficult to mitigate the atypical settlement pattern which would result in an area of settlement distant from North Bersted.

It would be necessary to enhance the hedgerows around the site in order to mitigate visual effects on the wider landscape and approach into North Bersted.

Landscape Value:

<table>
<thead>
<tr>
<th>Landscape designations (eg. heritage, flood zone etc)</th>
<th>Ecological and other designations</th>
<th>Local distinctiveness</th>
<th>Any historic/cultural/light literary associations</th>
<th>Contribution to setting of ‘outstanding assets’</th>
<th>Recreation and public access/locally valued spaces</th>
<th>Perceptual aspects (eg. scenic quality, tranquillity, and remoteness)</th>
<th>Overall value judgement</th>
</tr>
</thead>
<tbody>
<tr>
<td>None.</td>
<td>None.</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>2</td>
<td>2</td>
<td>10</td>
</tr>
</tbody>
</table>

None. The site is characteristic coastal plain farmland however there are visual links to the South Downs National Park and Chichester Cathedral, when crops are not high, which are distinctive.

None. There is no contribution to an outstanding asset.

There is a public right of way which runs adjacent to part of the site to the south west and is part of a wider network which has views of the site.

There is no formal or informal public access into the site itself.

There are some visual links to the South Downs National Park which are scenic.

The A259 road is noisy and has an adverse impact on the east of the site although this is muted from the public rights of way to the west. The road also has street lighting and there is a Honda showroom to the north of the site both of which have urbanising effects.

The Caravan Park is highly visible in the view as well as polytunnels to the north.

SUBSTANTIAL

SLIGHT
Bognor Enterprise Zone

1 Settlement Analysis
1.1 The northern part of Bognor Regis is located on the coastal plain to the north of the South Bersted area of Bognor Regis, and to the south of Shripney. The National Park is some distance to the north.

1.2 This part of Bognor Regis consists of industrial and commercial estates and caravan parks, located within the flood zone. The northern extent is defined by the A259 link road, while the eastern extent is defined by the railway. To the west and south, the area adjoins the residential area of South Bersted.

1.3 To the north, beyond the A259, is the arable coastal plain farmland and the nearby hamlet of Shripney. To the east, beyond the railway, is a wedge of open countryside which incorporates the riparian landscape associated with the lower reaches of Aldingbourne and Ryebank rives. These surrounding landscapes are important in preventing coalescence between Bognor Regis and Shripney to the north, and between Bognor Regis and the northern part of Felpham to the east.

2 Site Assessment
2.1 The site wraps around the northern and eastern edges of the existing industrial/commercial area. The site itself varies in character and has been divided into five areas - 4a, 4b, 4c, 4d and 4e.

2.2 Areas 4a and 4b are small arable fields, rough grass and scrub located to the east between the railway and Lidesey Rife, with 4a incorporating an airstrip. Area 4c is a medium scale arable field located to the south of a recently developed industrial estate and road. Areas 4d and 4e are located beyond the north and west of the A259 which forms the current settlement extent, together they constitute the separation between Bognor Regis and Shripney. 4d is a small, well enclosed caravan park, and 4e is a large arable field.

2.3 The five areas are assessed in detail on the following pages.

3 Landscape Capacity for Housing Development
3.1 Detailed landscape sensitivity and value assessments for each area of the site are set out on the following pages. The landscape capacity of each area has been determined by combining the sensitivity and value, using the inverse matrix shown on page 2. Areas with a higher sensitivity and/or value have a lower suitability for development than areas with lower sensitivity and/or value.

3.2 The resulting landscape capacity of each area is summarised in the following table and diagram.

3.3 Areas 4a, 4b, 4d and 4e have substantial sensitivity, in particular for their contribution to the separation between settlements, and are judged to have low or low/medium landscape capacity, making them unsuitable for significant development in landscape terms.

3.4 Area 4c is less sensitive, with a medium/high landscape capacity and could therefore accommodate further development, provided identified constraints are taken into account, in particular the surrounding settlement pattern, visual amenity, and the flood zone.

4 Green Infrastructure
4.1 Development proposals within Area 4c will need to incorporate a strategy to address its location within the flood zone, with landscape proposals to alleviate flooding wherever possible. Proposals should be carefully design to limit any sense of encroachment of development into the gap between Bognor Regis and Shripney through positioning of open space, new planting and the retention of existing boundary vegetation.
Photograph 9: View from public footpath at northern corner of the site, looking south.
Landscape Sensitivity:

<table>
<thead>
<tr>
<th>Inherent landscape quality (intactness and condition)</th>
<th>Ecological sensitivity</th>
<th>Inconsistency with existing settlement form/ pattern</th>
<th>Contribution to separation between settlements</th>
<th>Contribution to the setting of surrounding landscape/settlement</th>
<th>Views (visual sensitivity)</th>
<th>Potential for mitigation</th>
<th>Overall sensitivity judgement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rough grassland and scrub, hawthorn and willow</td>
<td>Detached from settlement by rifle on south side, green wedge, railway line separates from industrial estate.</td>
<td>Forms a substantial part of the gap (South Bersted / Felpham) but gap would remain east of site.</td>
<td>Part of green wedge. Semi naturalised providing amenity.</td>
<td>Views of new bypass, Butlins to the south. Industrial sheds detract from views.</td>
<td>Limited scope as rifle character associated with open landscape setting.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>All Grade 3 Agricultural Land Classification Sandwiched between rifle and railway</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Small scale fields, ill-defined boundaries Historic field boundaries retained.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Runway cuts through.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Landscape Value:

<table>
<thead>
<tr>
<th>Landscape designations</th>
<th>Ecological and other designations (eg. heritage, flood zone etc)</th>
<th>Local distinctiveness</th>
<th>Any historic/cultural/literary associations</th>
<th>Contribution to setting of ‘outstanding assets’</th>
<th>Recreation and public access/locally valued spaces</th>
<th>Perceptual aspects (eg. scenic quality, tranquillity, and remoteness)</th>
<th>Overall value judgement</th>
</tr>
</thead>
</table>

Overall value judgement

- 01-07 = Negligible
- 08-14 = Slight
- 15-21 = Moderate
- 22-28 = Substantial
- 29-35 = Major

Overall sensitivity judgement

- 01-07 = Negligible
- 08-14 = Slight
- 15-21 = Moderate
- 22-28 = Substantial
- 29-35 = Major

SUBSTANTIAL

MODERATE
D Bognor Enterprise Zone: Site 4b

Photograph 10: View from footpath at northern corner of the site, looking south-west. 

continued from above

Sheds in Bognor Enterprise Zone adjacent to the west

continued from above

Buildings within industrial estate to the south-west

Western boundary vegetation along railway

Plan not to scale
See plan on page 28 for wider context and key to symbols

Landscape Capacity of Strategic Sites in Arun District
### Landscape Sensitivity:

<table>
<thead>
<tr>
<th>Inherent landscape quality (intactness and condition)</th>
<th>Ecological sensitivity</th>
<th>Inconsistency with existing settlement form/ pattern</th>
<th>Contribution to separation between settlements</th>
<th>Contribution to the setting of surrounding landscape/settlement</th>
<th>Views (visual sensitivity)</th>
<th>Potential for mitigation</th>
<th>Overall sensitivity judgement</th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
<td>2</td>
<td>5</td>
<td>4</td>
<td>3</td>
<td>2</td>
<td>3</td>
<td>22</td>
</tr>
<tr>
<td>Two open arable fields which have retained their historic field patterns.</td>
<td>Hawthorn. Semi mature trees in hedgelines. Lidsey Rife adjacent.</td>
<td>Detached from existing settlement. Railway line separates the site from the industrial estate. Abuts settlement boundary as defined by Local Plan.</td>
<td>Part of green wedge gap between South Bersted and Felpham. Some would remain east of site but the gap would be significantly reduced with only the golf club and small strip of land west of the rife maintaining the gap.</td>
<td>Not part of wider rural continuum. Partly detached due to bypass.</td>
<td>Site can be seen from the new bypass. One public right of way runs along the edge of the eastern side of the boundary vegetation, so only occasional views in. Views across site from railway line. Limited intervisibility with the National Park.</td>
<td>Boundary vegetation could be enhanced especially along the western boundary. Boundary vegetation along the eastern boundary could be made more robust to mitigate visual impacts from public right of way. Separate from settlement.</td>
<td>Substantial</td>
</tr>
</tbody>
</table>

### Landscape Value:

<table>
<thead>
<tr>
<th>Landscape designations</th>
<th>Ecological and other designations (eg. heritage, flood zone etc)</th>
<th>Local distinctiveness</th>
<th>Any historic/cultural/literary associations</th>
<th>Contribution to setting of ‘outstanding assets’</th>
<th>Recreation and public access/locally valued spaces</th>
<th>Perceptual aspects (eg. scenic quality, tranquillity, and remoteness)</th>
<th>Overall value judgement</th>
</tr>
</thead>
</table>
D Bognor Enterprise Zone: Site 4c

Photograph 11: View from A259 looking east to south

Plan not to scale
See plan on page 28 for wider context and key to symbols
### Landscape Sensitivity:

<table>
<thead>
<tr>
<th>Inherent landscape quality (intactness and condition)</th>
<th>Ecological sensitivity</th>
<th>Inconsistency with existing settlement form/ pattern</th>
<th>Contribution to separation between settlements</th>
<th>Contribution to the setting of surrounding landscape/settlement</th>
<th>Views (visual sensitivity)</th>
<th>Potential for mitigation</th>
<th>Overall sensitivity judgement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Royal Gardens Way Site: 4c</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>2</td>
<td>4</td>
<td>2</td>
<td>2</td>
<td>3</td>
<td></td>
<td>MODERATE</td>
</tr>
<tr>
<td>Open arable field to the south of a new industrial estate.</td>
<td>Monocultural arable fields. Fragmented boundary vegetation along the south and west of the site.</td>
<td>Separated by large industrial estate to the south. Site within settlement boundary as defined by Local Plan.</td>
<td>Contributes to separation between Shripney and Bersted. Part of the industrial estate to Shripney. Area provides limited existing visual separation due to industrial development around the site.</td>
<td>Limited contribution to the setting due to industrial development around the site. The arable field forms a part of the distant approach into South Bersted from the north. New bypass railway and new industrial estate separates the site from the wider landscape to the north and east.</td>
<td>There are views into the site from the adjacent roads. Distant views and possible limited intervisibility with National Park. No settlements overlook the site. Limited views into the site from public rights of way nearby.</td>
<td>The loss of separation between Shripney and Bersted not easily mitigated. Lack of intact boundary vegetation. Some internal structure remains, which could be enhanced by planting, to divide the site into smaller parcels.</td>
<td></td>
</tr>
</tbody>
</table>

### Landscape Value:

<table>
<thead>
<tr>
<th>Landscape designations</th>
<th>Ecological and other designations (eg. heritage, flood zone etc)</th>
<th>Local distinctiveness</th>
<th>Any historic/cultural/literary associations</th>
<th>Contribution to setting of 'outstanding assets'</th>
<th>Recreation and public access/locally valued spaces</th>
<th>Perceptual aspects (eg. scenic quality, tranquillity, and remoteness)</th>
<th>Overall value judgement</th>
</tr>
</thead>
<tbody>
<tr>
<td>None.</td>
<td>Completely within flood zone.</td>
<td>4</td>
<td>2</td>
<td>1</td>
<td>1</td>
<td>2</td>
<td>SLIGHT</td>
</tr>
<tr>
<td></td>
<td>Few distinctive features.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Separated from wider landscape by the new industrial estate.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Arable fields are common to the coastal plain.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>There are no distinctive native hedgerows or trees present.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Bypass, railway, new and existing development mean that the site does not contribute to the wider setting of the National Park.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>No formal public access.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Urban influences are very high to its location.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>The site is adjacent to the railway, bypass and industrial estates.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>The nearby road creates constant noise and there are partial distant views of the National Park.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Photograph 12: View from A259, looking north at the southern site boundary.

Plan not to scale
See plan on page 28 for wider context and key to symbols
### Landscape Sensitivity:

<table>
<thead>
<tr>
<th>Inherent landscape quality (intactness and condition)</th>
<th>Ecological sensitivity</th>
<th>Inconsistency with existing settlement form/pattern</th>
<th>Contribution to separation between settlements</th>
<th>Contribution to the setting of surrounding landscape/settlement</th>
<th>Views (visual sensitivity)</th>
<th>Potential for mitigation</th>
<th>Overall sensitivity judgement</th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
<td>2</td>
<td>5</td>
<td>5</td>
<td>2</td>
<td>2</td>
<td>3</td>
<td>22</td>
</tr>
</tbody>
</table>

- The site is a small scale caravan and camping park.
- There is a historic field pattern which has been retained.
- Mature conifer boundary to the southern edge.
- Some internal structural vegetation.
- Well maintained hedgerow on the roundabout edge.
- Self-contained, robust boundary to the south-east of the site.
- Adjacent to the busy roundabout.
- Good connectivity with adjacent hedgerows.
- Thick vegetation boundary to the south-east of the site.
- Internal vegetation condition unknown.
- All vegetation is mature or semi-mature.
- Completely detached from the existing settlement.
- No precedent settlement on the north of the A259.
- Abuts settlement boundary as defined by the Local Plan.
- Forms a part of gap between Shripney and South Bersted.
- The site is inward looking, so it forms a wooded backdrop to the wider rural continuum.
- Intermittent intervisibility.
- Well contained site.
- Receptors around the site have low sensitivity.
- Already well enclosed.

**SUBSTANTIAL**

### Landscape Value:

<table>
<thead>
<tr>
<th>Landscape designations (eg. heritage, flood zone etc)</th>
<th>Local distinctiveness</th>
<th>Any historic/cultural/literary associations</th>
<th>Contribution to setting of 'outstanding assets'</th>
<th>Recreation and public access/locally valued spaces</th>
<th>Perceptual aspects (eg. scenic quality, tranquillity, and remoteness)</th>
<th>Overall value judgement</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>4</td>
<td>1</td>
<td>1</td>
<td>4</td>
<td>2</td>
<td>15</td>
</tr>
</tbody>
</table>

- Abuts common land.
- The site is in the middle of a flood zone.
- None.
- None known.
- Enclosed small scale site part of wider rural setting to the National Park.
- No public access.
- Private recreation across the whole of the site, which is highly used.
- Sense of enclosure gives a degree of tranquillity. Scenic quality and remoteness is not present due to the busy road and camping facilities on site.

**MODERATE**
D Bognor Enterprise Zone: Site 4e

Plan not to scale
See plan on page 28 for wider context and key to symbols

Perimeter boundary vegetation

Photograph 13: View from A22, looking west into the site

continued from above

Perimeter boundary vegetation

continued from above
### Landscape Sensitivity:

<table>
<thead>
<tr>
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<th>Ecological sensitivity</th>
<th>Inconsistency with existing settlement form/pattern</th>
<th>Contribution to separation between settlements</th>
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<th>Views (visual sensitivity)</th>
<th>Potential for mitigation</th>
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<tbody>
<tr>
<td>Area of grade 1 agricultural land.</td>
<td>Monocultural arable field.</td>
<td>Shipney is a small nucleated, low density village.</td>
<td>Forms large part of the gap between Shipney and South Bersted.</td>
<td>Forms the southern approach to Shipney.</td>
<td>Distant intervisibility to National Park, but not prominent due to the scale of the site and its proximity to the settlements.</td>
<td>Limited opportunities due to the limited internal structure and open aspect.</td>
<td></td>
</tr>
<tr>
<td>Large agricultural arable field.</td>
<td>Some connectivity provided by hedge lines and ditch on the eastern boundary.</td>
<td>Scale of the site would double the village size.</td>
<td>Forms northern approach to South Bersted.</td>
<td>Visual prominence to wider landscape is reduced by the proximity of the settlements and busy roads.</td>
<td>No public rights of way.</td>
<td>Difficult to mitigate as it may lose its Grade 1 Agricultural land classification.</td>
<td>SUBSTANTIAL</td>
</tr>
<tr>
<td>Historic field pattern retained.</td>
<td>Significant tributary to Aldingbourne rife runs alongside northern and western boundary.</td>
<td>The site is detached from the main settlement of South Bersted.</td>
<td>The site is part of the rural landscape to Shipney.</td>
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<td>Non-sensitive views from industrial estate and Shipney road.</td>
<td>No mitigation for loss of gap.</td>
<td></td>
</tr>
<tr>
<td>Lacking internal structure.</td>
<td>Gappy outgrown hedge line along the road edge with occasional semi-mature trees.</td>
<td>Other three edges are relatively robust western vegetated edges providing containment.</td>
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