Middleton-on-Sea

1 Settlement Analysis

1.1 Middleton-on-Sea is located on the coast towards the central southern part of the district, to the east of Bognor Regis. The settlement is distant from the National Park to the north.

1.2 Middleton-on-Sea has spread along the coastal plain and effectively forms the easterly extent of Bognor Regis, merging seamlessly with Felpham and the rest of the town to the west. The settlement extends northwards from the coastline, but unlike Felpham, has not yet reached the A259 to the north.

1.3 The landscape to the north and east of Middleton-on-Sea is a mixture of arable and pastoral fields, but predominantly consists of large scale fields, and includes the small nearby settlement of Bilsham to the north, and Ryebank Rife to the north-west. Significant parts of the landscape to the north are within areas of floozone.

1.4 Recent tree belt planting along field boundaries obscures views the north-east, but wider ranging views are possible across the more open landscape to the north-west. Farmland to the east of Middleton-on-Sea provides separation across the wider Arun valley to Littlehampton which is located further east along the coast.

2 Site Assessment

2.1 The site occupies a relatively large area which partially adjoins the northern settlement edge, either side of the B2132. The A259 forms the northern edge of the site, and a substantial north-south tree belt forms the eastern edge of the site.

2.2 The site includes a mixture of land uses, varying in character across its length. The site has therefore been divided into eight areas - 7a, 7b, 7c, 7d, 7e, 7f, 7g and 7h.

2.3 7a is a small area with remnant horticultural shelter belts, enclosed by settlement and the A259 on three sides. Area 7b is young woodland. 7c is a highly enclosed pastoral field. Areas 7d and 7e are also former horticultural fields with tall lines of linear shelter belt trees remaining. Area 7f consists of larger scale arable and grazing fields with a draining running through the middle. Area 7g consists of small pastoral fields south of Ancton Lane and closely associated with Middleton-on-Sea. Area 7h is an arable field between Ryebank Rife and the A259.

2.4 The eight 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 7b, 7c, 7d, 7e, 7f and 7h have substantial sensitivity, including for their inconsistency with the existing settlement pattern, and are judged to have low or low/medium landscape capacity, making them unsuitable for significant development in landscape terms.

3.4 Area 7g is located to the south of Ancton Lane and more closely connected to Middleton-on-Sea. It has a Moderate sensitivity and Moderate value due to it being the rural setting to the hamlet of Ancton leading to a Medium landscape capacity for development overall. This site could therefore accommodate further development in order to ‘round off’ development, provided sensitive considerations are taken into account, in particular the setting of Ancton and visual amenity from the public rights of way.

3.5 Area 7a is less sensitive, and has a high landscape capacity. This area could therefore accommodate housing development without a detrimental effect on the landscape, provided sensitive considerations are taken into account, in particular the sites location in the flood zone.

4 Green Infrastructure

4.1 Existing vegetation along the boundaries of Area 7a and 7g, presents the opportunity to enhance the landscape structure with supplementary tree planting to help limit the visual impact of housing development on views from footpaths and settlement to the south and from the A259 to the east of Area 7a. Development proposals should be consistent with maintaining the open setting to the listed buildings within Area 7g.

<table>
<thead>
<tr>
<th>Landscape Sensitivity</th>
<th>Landscape Value</th>
<th>Landscape Capacity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Slight</td>
<td>Slight</td>
<td>High</td>
</tr>
<tr>
<td>Substantial</td>
<td>Moderate</td>
<td>Low</td>
</tr>
<tr>
<td>Substantial</td>
<td>Slight</td>
<td>Low / Medium</td>
</tr>
<tr>
<td>Substantial</td>
<td>Slight</td>
<td>Low / Medium</td>
</tr>
<tr>
<td>Substantial</td>
<td>Slight</td>
<td>Low / Medium</td>
</tr>
<tr>
<td>Moderate</td>
<td>Moderate</td>
<td>Medium</td>
</tr>
<tr>
<td>Substantial</td>
<td>Moderate</td>
<td>Low</td>
</tr>
<tr>
<td>Substantial</td>
<td>Moderate</td>
<td>Low</td>
</tr>
</tbody>
</table>

KEY

See diagram left, based on mapping data licensed from Ordnance Survey, Crown copyright.
Former poplar shelter belts visible through gap in northern boundary vegetation

Photograph 27: View from A259, looking south into the site.

Plan not to scale
See plan on page 68 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>2</td>
<td>2</td>
<td>2</td>
<td>1</td>
<td>2</td>
<td>2</td>
<td>2</td>
<td>3</td>
</tr>
</tbody>
</table>

The site contains close lines of internal poplars, including those which have been cut two thirds from the ground level. This is likely to be because of the former horticultural use.

The mature boundary vegetation to the north, along the A259 varies in quality with gaps, and some dilapidated structures.

Grade 1 agricultural land classification.

The site contains a mixture of grassland habitats.

The site is a relatively small area which is contained by settlements to the south and the A259 to the north and west.

The vegetation along the A259 has the potential to become more robust in sections, with the aim to create a consistent, high quality boundary.

The site has no significant contribution to the separation between settlements.

The site is part of the treed approach when travelling towards Felpham, but there is limited contribution otherwise.

Glimpses of the site are possible from the properties and the lane to the south.

The tops of the poplars, including those cut, can be seen from the A259 to the north of the site, through the gaps in boundary vegetation.

The site is already well contained, but could be difficult to tie in mitigation with the existing/remnant shelter belt structure.

**SLIGHT**

### 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>1</td>
<td>1</td>
<td>4</td>
<td>3</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
</tr>
</tbody>
</table>

None.

The site is entirely with the flood zone.

The site is distinctive due to its remnant poplar shelter belt.

No specific associations identified.

The site has no contribution to the South Downs National Park.

There is no public access to the site.

The site has a poor quality appearance of an already highly manipulated landscape.

The A259 is also a significant detractor, all contributing to a lack of tranquility and remoteness.

**SLIGHT**
Photograph 28: View from public right of way, looking north at the site.

Plan not to scale
See plan on page 68 for wider context and key to symbols.
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<tr>
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</tr>
</thead>
<tbody>
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<td>5</td>
<td>2</td>
<td>4</td>
<td>3</td>
<td>4</td>
<td>25</td>
</tr>
<tr>
<td>Relatively young woodland, which contains areas of scrub and some established trees.</td>
<td>The site contains woodland and scrub habitat.</td>
<td>The woodland is inconsistent with the settlement pattern.</td>
<td>The site is part of the wider visual separation between Bilsham and Yapton.</td>
<td>The site provides a treed setting to the north of the settlements.</td>
<td>The northern edge is visible from the adjacent A259 road.</td>
<td>The southern edge is visible from the housing to the south, across the amenity fields.</td>
<td>The majority of the site is woodland.</td>
</tr>
<tr>
<td>Mature trees are incorporated along the boundary.</td>
<td>Record as a grade 1 agricultural land classification.</td>
<td></td>
<td></td>
<td></td>
<td>Layers of vegetation limit the views from the routes within the urban landscape to the north.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>1</td>
<td>3</td>
<td>4</td>
<td>1</td>
<td>1</td>
<td>5</td>
<td>4</td>
</tr>
<tr>
<td>None.</td>
<td>The site contains significant areas within the flood zone.</td>
<td>Woodland on the coastal plain, relatively distinctive. Although it is still a developing.</td>
<td>None identified.</td>
<td>The site is unlikely to be detectable from the distant South Downs National Park.</td>
<td>The site is well used as a recreational resource.</td>
<td>The woodland provides a degree of tranquility and remoteness however the A259 is audible.</td>
<td>MODERATE</td>
</tr>
</tbody>
</table>
G Middleton-on-Sea: Site 7c

Photograph 30: View from B2132, looking west towards the site.

Photograph 29: View north from within the site

Plan not to scale
See plan on page 68 for wider context and key to symbols

Photograph 30: View from B2132, looking west towards the site.
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</tr>
</thead>
<tbody>
<tr>
<td>4</td>
<td>2</td>
<td>5</td>
<td>3</td>
<td>2</td>
<td>3</td>
<td>3</td>
<td>SUBSTANTIAL</td>
</tr>
</tbody>
</table>

The site contains pasture within mature boundary vegetation. A robust boundary is found around the majority of the site boundary. The eastern boundary is formed by a low hedge with hedgerow trees along it. To the south the boundary is formed by a hedge, small trees and a ditch line and a public right of way. To the north of the site there are a number of properties and their gardens including Spelsbury Cottage and The Garden and a developed hedgeline along Worms Lane. Grade 1 and 2 agricultural land classification.

The boundary habitats create connectivity to nearby areas. There is tussocky grassland on site, mature trees and fragmented hedgerows. There is a pond within the site according to OS maps.

The site is detached from settlements to the south, but is contained within a road network (A259 and B2132) which broadly defines the existing settlement pattern. The site is not consistent with the development pattern of Middleton-on-Sea which has not extended this far north and is limited to ribbon development along the east of Yapton Road.

The site is part of the wider separation between Bilsham and Yapton, although development here would not lead to coalescence between settlements. The site has some limited connection to the wider rural landscape to the north, being annexed by the A259. The site contributes to the green approach to Middleton-on-Sea from the north with glimpses onto the site and vegetation visible from the road.

The site is also part of the wider rural continuum and it contributes to the landscape to the west and east of the site. There are glimpses through vegetation from houses and the road to the east. Woodland to the west of the site restricts views of the site from the public right of way network to the west of the site.

The site is part of the wider separation between Bilsham and Yapton, although development here would not lead to coalescence between settlements. The site is located on land which falls slightly towards Ryebank Rife which enables medium to long distance views to the north to the National Park. There are filtered views into the site from the public right of way to the immediate south of the site and glimpsed views from the road to the east. Woodland to the west of the site restricts views of the site from the public right of way network to the west of the site.

Detached location from main settlement is difficult to mitigate. The settlement pattern of Middleton is east-west and development to the north would be a significant departure from the existing settlement pattern.

Detached location from main settlement is difficult to mitigate. The settlement pattern of Middleton is east-west and development to the north would be a significant departure from the existing settlement pattern.

### Landscape Value:

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

None. None. There are some mature trees on site which are distinctive. None identified. None. There is little or no contribution to the setting of the National Park which is visible but distant. There is no formal or informal public access. There is a public right of way, adjacent to the south, but the site is overgrown. The site’s high enclosure gives a sense of remoteness, but the tranquillity is limited by the A259, as it can be heard within the northern part of the site. However, views to the north are scenic and other urban influences are filtered by vegetation.
Photograph 31: View from public footpath at the north-east corner of the site, looking south.

Plan not to scale
See plan on page 68 for wider context and key to symbols
### Landscape Sensitivity:

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<tbody>
<tr>
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<td>2</td>
<td>4</td>
<td>3</td>
<td>4</td>
<td>4</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

The site consists of both arable and hay meadows. It is divided by poplar shelter belts. Some of the fields are unkept. Recorded as grade 2 agricultural land.

None identified.

The site is nearby to low density developments along the adjacent north-south road corridor.

The site is detached from any significant settlement.

The site is part of the wider separation to Yapton and Bilshtam to the north, and Climping to the north-east.

The tall poplar settler belts are visible from across the local low lying coastal plain.

There are views into the site from the adjacent A259, to the north, and dwellings to the west, and from the public right of way across/adjacent to the site.

The poplars within the site are widely visible from the local area.

Detached location away from main settlement difficult to mitigate.

**SUBSTANTIAL**

### Landscape Value:

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<tr>
<td>1</td>
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<td>1</td>
<td>1</td>
<td>2</td>
<td>2</td>
<td></td>
</tr>
</tbody>
</table>

None.

There are areas of flood zone to the north.

Medium scale pattern of fields, which are divided by tall linear poplar shelter belts, characteristic of the horticultural areas of the coastal plain.

None identified.

Site is distant from the National Park.

A public right of way runs along and through the site to the north and east.

There is some evidence of informal dog walking routes.

The site is part of the horticultural holding partially disused and overgrown.

With the A259 running by the site, it also removes any sense of tranquillity as it can be heard within the northern part of the site.

**SLIGHT**
Photograph 32: View from Ancton Lane through gap in boundary vegetation, looking north-west.

Plan not to scale
See plan on page 68 for wider context and key to symbols
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<tbody>
<tr>
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<td>3</td>
<td>4</td>
<td>3</td>
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<td>22</td>
</tr>
</tbody>
</table>

The site consists of small to medium scale parcels of land which include paddocks, caravans and land in set aside. It also includes a number of farm buildings including dilapidated sheds to the south and dwellings. A water course that runs through the site. The site is beyond the northern extent of the main east to west strip of settlements to the south of the site. Areas of tree cover line existing north edge of settlement. The site is part of the wider separation between Yapton and Bilsham to the north and Climping to the north-east. The site is relatively inward looking, but provides a treed backdrop along the northern edge of Middleton-on-Sea. There is a public right of way that runs through the site. The site is partially overlooked by the dwellings to the south-east. There are limited views from the dwellings along Ancton Lane to the south-west due to boundary vegetation. Potential to enhance existing boundary structure throughout the site and retain the strong vegetation boundary to the east.

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</tr>
</thead>
<tbody>
<tr>
<td>1</td>
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<td>2</td>
<td>3</td>
<td>1</td>
<td>2</td>
<td>2</td>
<td>14</td>
</tr>
</tbody>
</table>

None. There is an area of flood zone within the site. There are listed buildings within and adjacent to the southern part of the site. The site has characteristic elements of the rural landscape to the north, and an urban edge character to the south. There are historic buildings within the south of the site. The site is too distant from the National Park to contribute to its setting. There are public right of ways that go through and alongside the site. The site has limited scenic qualities due to the land use and surrounding local human influences.
Photograph 33: View from public footpath at the western corner of the site, looking north towards the wider rural continuum.
### Landscape Sensitivity:

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<tbody>
<tr>
<td></td>
<td>3</td>
<td>2</td>
<td>5</td>
<td>3</td>
<td>4</td>
<td>3</td>
<td>4</td>
</tr>
<tr>
<td>There is a large grazing field to the east, and an arable field to the west, with a drain running through the centre of the site.</td>
<td>The site includes a water course that runs through the middle and joins Ryebank Rife which runs along the northern site boundary.</td>
<td>The site is detached from settlement with the exception of the south east corner. Site 7e and unassessed land lies between the majority of the site and Middleton-on-Sea.</td>
<td>Part of wider rural separation to Littlehampton.</td>
<td>The site is relatively inward looking to the east but has a more open boundary to the north-west which provides visual connections to the rural landscape to the north.</td>
<td>The large fields are open internally, but the boundary vegetation limits the views into the western part of the site from the surrounding landscape. The eastern portion is more open to the views through the gaps of the vegetation from the adjacent public right of way and the A259.</td>
<td>Open to view from adjacent public footpath.</td>
<td>Detached location away from existing settlement difficult to mitigate.</td>
</tr>
</tbody>
</table>

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<tr>
<td></td>
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<td>3</td>
<td>3</td>
<td>1</td>
<td>1</td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td>None.</td>
<td>A large proportion of the site is covered by flood zone.</td>
<td>The site is consistent with the coastal plain farmland locally.</td>
<td>None known.</td>
<td>The site is distant from the National Park, with no significant contribution to its setting.</td>
<td>Public rights of way runs alongside the site, but there are no formal public access routes within the main body of the site.</td>
<td>The site has relatively few urban influences, but noise and glimpses of the A259 are a distraction, reducing tranquillity and remoteness.</td>
<td>SLIGHT</td>
</tr>
</tbody>
</table>
Photograph 34: View of site from Footpath 164

Photograph 35: View of site from Footpath 164

Plan not to scale
See plan on page 68 for wider context and key to symbols
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<table>
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<tbody>
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<td>2</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>17</td>
</tr>
</tbody>
</table>

- The site is a series of three small pastoral fields to the north of Middleton-on-Sea and south of Ancton hamlet. The boundary to the south is a barbed wire and post fence, with a gappy hedge along it and some hedgerow trees. To the north there is a hedge along the road, conifer planting around houses and a stone wall. To the west the site is slightly banked up and there are trees and scrub along the path. To the east a hedge forms the boundary along Ancton Lane. Grade 2 Agricultural Land.
- Small pastoral fields with scrub and boundary hedges which may provide habitat connectivity. There are some large trees along the boundaries which include oaks. Drain within site.
- The site is attached to the settlement boundary on two sides and is south of Ancton Lane, which forms a strong edge of settlement. The fields which make up the site are raised above Ancton Lane.
- The small hamlet of Ancton is partially separated to the west from Middleton-on-Sea by this site. Development would lead to coalescence of Ancton with Middleton-on-Sea which may lead to a loss of identity. The site is well contained by vegetation and inward looking to the west although more open to views to the east.
- There are some views from the public right of way to the south of the site through gaps in the hedgerow. To the east of the site there are long distance views out to the north, with the South Downs National Park visible in the distance. It is very unlikely that the site would be appreciable in the view from the National Park. There are localised views from houses along Ancton Lane and houses along the edge of Middleton-on-Sea which back onto the site. The site contributes to the rural character of the group of houses at Ancton. The small scale pastoral fields are a characteristic setting to small hamlets in this landscape character area.
- There is no formal or informal public access to the site. The site is distinctive as being part of the setting to Grade II listed Manor Farmhouse and Ancton House. There is no formal or informal public access to the site. Footpath 161 and 164 run adjacent to the site to the south and west.
- There is an open view of the site from Manor Farmhouse which is listed. There are some views from the public right of way to the south of the site through gaps in the hedgerow. The site is a small site which limits the potential to mitigate landscape and visual effects and include sufficient development. There is however a good existing landscape structure which could be enhanced in order to mitigate visual effects. Mitigation should address the effects on the setting of the listed buildings adjacent to the site and the rural hamlet identity of Ancton.
- The site is a small site which limits the potential to mitigate landscape and visual effects and include sufficient development. There is however a good existing landscape structure which could be enhanced in order to mitigate visual effects. Mitigation should address the effects on the setting of the listed buildings adjacent to the site and the rural hamlet identity of Ancton.

### 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/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>3</td>
<td>1</td>
<td>3</td>
<td>2</td>
<td>4</td>
<td>15</td>
</tr>
</tbody>
</table>

- None.
- None.
- This site is made up of small scale pastoral fields which retain historic boundaries. These are a characteristic and distinctive setting to small rural hamlets, still evident at Billesham for example.
- From the eastern field there are visual links to the north of the National Park.
- The site forms part of the setting to listed buildings and the hamlet of Ancton.
- None identified.
- The site is distinctive as being part of the setting to Grade II listed Manor Farmhouse and Ancton House.
- There is no formal or informal public access to the site. Footpath 161 and 164 run adjacent to the site to the south and west.
- The three fields are small scale, are well contained and have a rural character. The adjacent settlement to the south and west do not have an adverse or urbanising impact on this rural character.
- To the north there are scenic views of the National Park.
- Road noise does not intrude on the quiet of the site.

- The three fields are small scale, are well contained and have a rural character. The adjacent settlement to the south and west do not have an adverse or urbanising impact on this rural character.
- To the north there are scenic views of the National Park.
- Road noise does not intrude on the quiet of the site.

- The site is a small site which limits the potential to mitigate landscape and visual effects and include sufficient development. There is however a good existing landscape structure which could be enhanced in order to mitigate visual effects. Mitigation should address the effects on the setting of the listed buildings adjacent to the site and the rural hamlet identity of Ancton.
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Photograph 36: Panorama west from Footpath 165

Riparian planting along Ryebank Rife

Grevatt’s Lane A259 forming northern boundary

South Downs National Park

Eastern boundary to site and footpath 165

Photograph 37: View north from Grevatt’s Lane

G Middleton-on-Sea: Site 7h

Plan not to scale
See plan on page 68 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>5</td>
</tr>
</tbody>
</table>

The site is a large/medium arable agricultural field with boundaries which have been lost since the 1899 and 1912 maps. To the east the boundary is low and brambly with open views across the neighbouring field. There is new hedgerow planting along the footpath within the field which includes oak and birch. To the north the boundary with the A259 is low and scrubby with an occasional hedgerow tree. The southern boundary is formed by the Ryebank Rife which has mature vegetation along it. Grade 2 Agricultural Land.

### Landscape Value:

<table>
<thead>
<tr>
<th>Landscape designations (eg. heritage, flood zone etc)</th>
<th>Ecological and other designations (eg. heritage, flood zone etc)</th>
<th>Local distinctiveness</th>
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<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>The riparian vegetation along the rife is distinctive and highly visible in the landscape. The visual links to the National Park from within the site are notable.</td>
<td>The majority of the site is in the flood zone.</td>
<td>None identified.</td>
<td>There are no nearby heritage assets but the site may be discernable from the National Park. If so it would only make a minor contribution.</td>
<td>Footpath 165 runs through the site and Footpath 169 has open views of the site to the north. The views from the south are restricted by the vegetation along the rife.</td>
<td>The site is part of the coastal plain north of Middleton on Sea. Ryebank Rife is a scenic landscape feature running through the landscape. Grevatt’s Lane to the north is busy at times and has a negative impact on the tranquility of the site.</td>
<td>MODERATE</td>
</tr>
</tbody>
</table>
Landscape Capacity of Strategic Sites in Arun District

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Yapton

1 Settlement Analysis

1.1 Yapton is located towards the central southern part of the district, to the north-east of Bognor Regis, approximately 4km south-east of Arundel. The settlement is approximately 3km south of the National Park to the north.

1.2 Yapton is located on the coastal plan, and has spread eastwards from its historic core along the B2233 and southwards along the B2132. The settlement has grown to the east to include recent development within close proximity of the former Ford aerodrome.

1.3 The is a mosaic of small scale parcels of land, mainly associated with low density dwellings to the north and west of the village, but to the south the landscape is dominated by large scale arable fields crossed by a number of public rights of way.

1.4 Garden vegetation helps create a soft filtered settlement edge in a number of places where it interacts with the surrounding rural countryside, but areas of more limited vegetation make the edge of Yapton noticeable in the view, including from footpaths to the south. There is also distant intervisibility with the South Downs on the horizon to the north.

2 Site Assessment

2.1 The site is formed of three separate areas, on the south-west edge of the settlement.

2.2 Both areas 8a, 8b and 8c include arable fields adjacent to the settlement edge, but 8b also incorporates a pastoral field detached from the settlement edge.

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 8a is judged to have Substantial sensitivity due to its open views and inconsistency with the settlement form and Moderate value, and is therefore considered to have Low capacity, making it unsuitable for development.

3.4 Area 8b is judged to have moderate ratings of sensitivity and value, and is therefore considered to have Medium capacity for development. This area would potentially be suitable in landscape terms for limited development proposals which would 'round off' the settlement, but would need to demonstrate no adverse impacts on the setting to the wider landscape, and should have regard for the setting and form of existing settlement and the character and sensitivity of the adjacent landscapes.

3.5 Area 8c is better related overall to the existing settlement pattern and is judged to have Medium/High landscape capacity for housing development. This could accommodate a small extension to Yapton without significant detrimental effects on the landscape, provided sensitive considerations are taken into account, in particular the views of the site from the south and approach to the village.

4 Green Infrastructure

4.1 Existing vegetation along the site boundaries within Area 8c should be enhanced with supplementary tree planting to help limit the visual impact of housing development on views from footpaths and settlement within the vicinity of the site.

4.2 Open space within any development proposals should be located along the western and southern edges of the site, to help maintain and enhance the soft edge to settlement where it adjoins the rural landscape.

4.2 Any development in Area 8b, should retain the southern field as open space.
Photograph 38: Panorama north from Footpath 157

Photograph 39: Panorama of the site from the north east boundary

Plan not to scale
See plan on page 86 for wider context and key to symbols

Course of the Portsmouth and Arundel Canal (disused)  Footpath 155 forms north west boundary  South Downs National Park  Housing along edge of settlement  Wooded boundary to Site B to the east  Footpath 157 forms south boundary of site

H Yapton: Site 8a

Photograph 38: Panorama north from Footpath 157

Photograph 39: Panorama of the site from the north east boundary

Plan not to scale
See plan on page 86 for wider context and key to symbols
### Landscape Sensitivity:

<table>
<thead>
<tr>
<th>Inherent landscape quality (intactness and condition)</th>
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<tbody>
<tr>
<td>4</td>
<td>2</td>
<td>3</td>
<td>1</td>
<td>3</td>
<td>4</td>
<td>4</td>
<td>21</td>
</tr>
</tbody>
</table>

The site is a medium sized agricultural field to the south east of Yapton. To the north west of the site is a hedge which forms a boundary to the course of the abandoned Arundel and Portsmouth Canal which is included within the site boundary. The earthworks prevent views in along the B2233. The south eastern boundary is formed by a hedge with trees to fields beyond and by partially filled reusing on the edge of settlement. The south boundary is formed by the public right of way. This has no vegetation along it. To the west Drove Lane forms the edge. This has some small trees along it as slightly banked up. Most of the site is Grade 1 Agricultural Land Classification.

The hedgerows may create some connectivity between habitats.

The site is only partially connected to the settlement boundary along part of the north east boundary. The village of Yapton formed around Church Road, Church Lane and Yapton Road in an irregular shape to the north of the course of the former Arundel and Portsmouth Canal. The hamlet of Burndell was located to the south east. 20th century residential settlement has developed in the areas south of the canal and between the two settlements.

There is no contribution to separation between settlements although development here would bring the settlement to its furthest eastern point and reduce the gap between Yapton and Barnham.

The site is part of rural edge to Yapton and forms part of the rural setting to settlement, including the conservation area which is within and north east of the site.

It has an open aspect and forms part of the wider rural continuum.

There are open views from housing along the eastern boundary of the site and Drove Lane Farm to the west of the site. There are filtered views from listed buildings and houses within the conservation area to the north.

There is an open aspect to the south with long distance views.

The National Park is visible in the distance to the north.

There are public rights of way along all sides of the site with open unfiltered views across the site and filtered views from the wider network.

It would be difficult to mitigate the effects on the conservation area to the north and the public rights of way around the site.

There is a limited landscape structure of hedgerows around the site to build on.

### Landscape Value:

<table>
<thead>
<tr>
<th>Landscape designations (eg. heritage, flood zone etc)</th>
<th>Ecological and other designations</th>
<th>Local distinctiveness</th>
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<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>Part of the site falls within the Yapton Main Road Conservation Area.</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>1</td>
<td>4</td>
<td>3</td>
</tr>
</tbody>
</table>

The site is characteristic farmland however there are distinctive visual links to the disused Portsmouth and Arundel Canal which forms a feature across the landscape to the north, the Barnham Windmill to the north, to listed buildings within the conservation area and to the National Park to the north.

The Portsmouth and Arundel Canal which was abandoned in the 19th century runs through the village and through the northern section of the site.

The northern part of the site is also within the Yapton Main Road Conservation Area and is adjacent to several listed buildings.

None.

There are public rights of way on all sides of the site with open views across the field. These are connected to the wider public right of way system and are well used.

None.

There are no intrusions from noisy roads, railways or aircraft and the site is quiet although not remote.

There are glimpsed views of houses and barns to the south, however there is a hard settlement edge along the north east of the site which has an urbanising effect on the site.

Visual links to South Downs National Park lend a scenic quality.

SUBSTANTIAL

MODERATE
Photograph 40: View from public footpath at the southern edge of the northern field, looking north towards the edge of Yapton.

Photograph 41: View from northern edge of the southern field, looking south towards the wider countryside.

Plan not to scale
See plan on page 86 for wider context and key to symbols

South-western edge of Yapton, partially filtered by boundary vegetation

Distant view of the South Downs National Park on the horizon

Wider rural landscape visible through gaps in southern boundary vegetation
**Landscape Sensitivity:**

<table>
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<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>2</td>
<td>3</td>
<td>1</td>
<td>2</td>
<td>3</td>
<td>3</td>
<td>18</td>
</tr>
</tbody>
</table>

The site consists of medium sized fields, arable and meadow grass fields. There is strong boundary vegetation and margins throughout the site, but they vary in quality, particularly when adjacent to the housing. The north-east corner is open. Grade 1 and 2 agricultural land classification.

Ditches and boundary vegetation create habitat connectivity. The adjacent settlement edge is filtered, but the boundary is not strongly defined by vegetation. With the exception of the south-east corner, the site boundary vegetation to the south and west is slightly more continuous. The south-western field is more distant and rural in character than the north-eastern field.

No significant contribution to the separation between settlements. The site is relatively inward looking, but has links to the wider landscape through or over the boundary vegetation at times, providing a rural setting to the settlement. The site has very distant intervisibility with the South Downs National Park on the horizon. The site is overlooked by the adjacent housing to the north and east. There is also an open view from the public right of way through the site.

There is potential to strengthen the existing boundary structure to the west and south. A new vegetation boundary could also be established to the south-east, to obscure the views of the housing from the public right of way to the south and west.

**Landscape Value:**

<table>
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<th>Overall value judgement</th>
</tr>
</thead>
<tbody>
<tr>
<td>None.</td>
<td>1</td>
<td>2</td>
<td>3</td>
<td>1</td>
<td>4</td>
<td>3</td>
<td>15</td>
</tr>
</tbody>
</table>

None. There are small areas of flood zone to the south-east. The arable and pastoral fields that make up the site are a slightly smaller scale than the wider rural landscape to the south and east, however generally, the site has similar characteristics to those of the wider farmed coastal plain landscape.

No significant associations identified. There are distant glimpses of the South Downs to the north, but the site is not a significant part of the setting to the National Park. There is a network of public right of ways, as well as a number of informal local dog walking routes. A well used site by local residents.

The site consists of pleasant rural fields, but it is overlooked by houses to the north and east, reducing the sense of tranquillity and remoteness.

**Overall value judgement**

<table>
<thead>
<tr>
<th>01-07 = Negligible</th>
<th>08-14 = Slight</th>
<th>15-21 = Moderate</th>
<th>22-28 = Substantial</th>
<th>29-35 = Major</th>
</tr>
</thead>
<tbody>
<tr>
<td>MODERATE</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
H Yapton: Site 8c

Photograph 42: View of southern edge of site from Blisham Road

Plan not to scale
See plan on page 86 for wider context and key to symbols

Photograph 43: Panorama south to north from Footpath 156_2

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

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<tbody>
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<td>1</td>
<td>3</td>
<td>4</td>
<td>3</td>
<td>16</td>
</tr>
</tbody>
</table>

The site is an L-shaped arable agricultural field to the south of Yapton. Along the northern border it has a mixed vegetated boundary to housing which includes conifers, brambles and shrubs and wooden fences along back gardens. The boundary with the field to the west is a wide area of brambles and a wide and mature hedgeline with mature trees. There is a ditch along the southern boundary with a fence and some young trees along it. To the east there is a low hedge in poor condition along the B2132.

Ryebank Rife runs to the south of the site and may start within the field. The mature hedgeline to the west is connected to the south and west and may create a habitat corridor.

Development on this site would not be inconsistent with the modern development form which has expanded southwards along Bilsham Road. The site is attached to the settlement boundary on three sides.

There is limited contribution to separation between settlements although continued development south along Bilsham Road will eventually lead to coalescence with the hamlet of Bilsham and will reduce the gap to Middleton on the Sea.

There is a weak southern boundary to the site and an open aspect onto the wider landscape to the south. The southern part of the site forms part of the wider rural continuum and approach into Yapton. The site is enclosed to the west and the dense and mature boundary vegetation here contributes to the rurality of this field, which is well used. The site forms part of the rural setting to new housing along the settlement edges.

There are localised views from a large number of new houses along Bilsham Road to the east and along the settlement edge to the north.

There are open views of the site from the fields to the south including the public right of way network around the site. There are open views from Bilsham Road and the approach into Yapton which presents a hard urban edge in winter.

There are open views from the public right of way which runs through the site.

It would be difficult to mitigate the effects on the public right of way network through and approaching the site.

There is an open southern boundary to the site which would need to be planted in order to mitigate effects on views from the south. Establishment of effective screening may have a timescale of 15-20 years.

### Landscape Value:

<table>
<thead>
<tr>
<th>Landscape designations (eg. heritage, flood zone etc)</th>
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</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>2</td>
<td>2</td>
<td>1</td>
<td>1</td>
<td>3</td>
<td>2</td>
<td>12</td>
</tr>
</tbody>
</table>

None.

Part of flood zone is within the site to the south.

The site is a characteristic agricultural field, however the small scale and densely wooded boundary to the north west are distinctive.

There are no distinctive visual links within the site.

No associations found.

No contribution to outstanding assets.

The public rights of way through the site link the site to housing and a number of well used informal paths to the west and the wider public right of way network to the west and south.

There is also visual access for housing to the north and east of the site.

There are urban influences from the housing developments to the north and east of the site, which are poorly screened.

There is noise at times from the B2132/ Bilsham Road to the south east, although this is muted in most areas within the site.

MODERATE

SLIGHT