Ford and Climping

1 Settlement Analysis
1.1 Ford and Climping are located towards the central southern part of the district, to the east of Yapton, approximately 4km to the south of Arundel. The National Park is approximately 3km to the north.

1.2 Ford and Climping are located on the coastal plain, to the west of the Arun valley. Ford is a small settlement consisting of dispersed groups of dwellings and incorporating Ford Prison to the south, which adjoins the settlement of Climping.

1.3 The main area of Climping consists of a relatively modern development located off the southern edge of Horsemere Green Lane. Separating Ford and Climping from nearby Yapton to the east, is the former World War II Ford aerodrome. Paved parts of the airfield remain, but the area now includes a number of industrial/commercial buildings and a sewage works.

1.4 The surrounding landscape is dominated by large scale, relatively open, fields of arable farmland. To the east, the landscape falls gently towards the valley centred on the River Arun which meanders southwards towards the coast.

2 Site Assessment
2.1 The site occupies a relatively large area, including land mostly associated with the former aerodrome, and a large arable field to the south of Climping.

2.2 The site varies in character, with the land associated with the aerodrome divided into four areas - 9a, 9b and 9c.

2.3 Area 9a consists of arable fields located in between the remaining strips of airfield hardstanding. Area 9b is also predominantly large arable fields, contiguous with the wider rural landscape to the north. Area 9c is characterised by existing industrial/utilities development.

2.4 The large arable field to the south of Climping is Area 10. This area is contained by existing housing along its northern edge, and substantial boundary vegetation elsewhere. Area 10 is a small, enclosed, part of the undeveloped landscape between Bognor Regis and Littlehampton, and has no significant contribution to the separation between the two settlements.

2.5 The four 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 9a and 9b have substantial sensitivity, including for their function as separating and preventing coalescence between Ford/Climping and Yapton, and are judged to have low or low/medium landscape capacity, making them unsuitable for significant development in landscape terms.

3.4 Area 9c is less sensitive, making it better suited for housing development in landscape terms than Areas 9a and 9b.

3.5 Area 10 is judged to have medium / high landscape capacity, and could accommodate housing development without a detrimental effect on the landscape or the separation of settlements.

4 Green Infrastructure
4.1 Existing vegetation along the boundaries of Areas 9c and 10 should be retained and enhanced with supplementary tree planting to help limit the visual impact of housing development. Public open space should be located appropriately at the perimeter of the site to help soften the transition from countryside to built form.
Photograph 44: View from public footpath within the southern part of the site, looking north towards the eastern edge of Yapton.

Plan not to scale
See plan on page 94 for wider context and key to symbols

Photograph 45: View north from south east corner of the site

Photograph 45: View north from south east corner of the site

Photograph 45: View north from south east corner of the site

Photograph 45: View north from south east corner of the site
### 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>4</td>
<td>4</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>4</td>
</tr>
</tbody>
</table>

The site consists of arable fields located in between strips of hardstanding from the former airfield. There is a well-maintained native hedgerow and verge along Yapton Road, but limited mature trees within the hedgerow. The southern boundary is a hedge and trees along Horsemere Green Lane. Part of the eastern boundary is formed by an informal footpath, post and wire fence and line of small hedgerow trees which are gappy in places. There are also lengths of naturalised mature hedges and occasional semi-mature trees within.

Recorded as grade 1 agricultural land classification.

There are some hedgerows and verges within the site which create connectivity.

The site would have similar form to areas off Yapton Road, but would significantly increase the south-easterly extent of the settlement.

To the south of the site is a housing estate along Horsemere Green Lane and the hamlet at Climping to the east. However, development here would not be consistent with the pattern of either of these small settlements.

The site forms the gap along Yapton Road, between Yapton and Horsemere Green and Climping to the south.

The large fields provide an open aspect to the adjacent housing to the north, but the flat site has relatively few connections to the wider rural landscape.

Hedges obscure the view into the site from Yapton Road.

The site is overlooked to a degree by areas of housing to the north and south. Views of the site from public rights of way are generally limited to those within the site.

There are views of the South Downs National Park on the horizon to the north with the potential for intervisibility.

Loss of separation between Yapton and Climping difficult to mitigate.

It would be necessary to screen development to the north and west in order to reduce impacts on views from Yapton and the public right of ways.

### 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>None.</td>
<td>3</td>
<td>3</td>
<td>2</td>
<td>3</td>
<td>2</td>
<td>15</td>
</tr>
</tbody>
</table>

The site is a large, relatively open, undeveloped space, with the exception of the hard standing from the former airfield.

The site was also part of the former airfield.

Former airfield which had various important roles during the second world war.

The site is relatively distant from the National Park and only makes a minor contribution to its setting.

There are no listed buildings near to the site.

The site is well used for walking by local residents, including along the public right of way and informal routes.

There is an informal footpath along the eastern border of the site.

There is a regular Sunday market and Car Boot sales on Thursdays, Saturdays and Sundays on the disused airfield to the north of the site which has open views of the site.

The site is part of the wider rural landscape but the perceptual aspects are tempered by human influences from the former airfield hard standing and the views of surrounding industrial sheds and housing.

There is also noise from Yapton Road which hinders the site's tranquility.

The site is well used for walking by local residents, including along the public right of way and informal routes.

There is an informal footpath along the eastern border of the site.

There is a regular Sunday market and Car Boot sales on Thursdays, Saturdays and Sundays on the disused airfield to the north of the site which has open views of the site.
Photograph 46: View from public footpath, looking north across the site towards dwellings along Ford Lane.

Photograph 47: Panorama north from Footpath 363 to south of site

Plan not to scale
See plan on page 94 for wider context and key to symbols

South Downs
Dwellings along
detectable on the horizon
Ford Lane

Grade II listed dovecote
at Church Farm

Trees around Grade I
listed church of St. Mary

South Downs
National Park

Undefined western
east edge of site through field

Peregrine House

Coniferous hedge along
the southern edge of site
### 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>2</td>
<td>4</td>
<td>4</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>23</td>
</tr>
</tbody>
</table>

The site consists of an irregular pattern of arable fields to the north of the former airfield complex. Boundary vegetation includes significant lengths of tall, linear belts of trees, including poplar and firs. The western boundary is an undefined line through the field. Ford Lane forms the boundary to the north. This is formed by a bank and ditch making the road lower than the field level. Located within an area recorded as grade 1 agricultural land.

The site is in a relatively rural area, detached from any significant settlement. Northern part of the wider separation between Yapton and Ford Prison and industrial area.

The site is part of the rural continuum and makes a contribution in the form of the tree belts breaking up the coastal plain. It has visual connections to the landscape to the north.

The tree belts enclose 9b to the greater extent than 9a to the south. But there are some local views, including from local dwellings, mainly to the north. The gaps in the boundary vegetation allow occasional distant intervisibility within the South Downs National Park. The public right of way network runs adjacent to the site and through the site. There are open views from the footpaths to the west of Yapton and to the north of the site. The roadside edge of Littlehampton is visible from Ford Road, across the River Arun, but limited intervisibility with this site due to very tall poplars along the boundary with Ford Road. The Grade II listed building which is subdivided and named Atherington House/Ford Place/Southdown House/The Lodge has a view to the northern part of the site.

Limited containment to the north. Potential coalescence with existing employment land. The site would require a strong and well-developed western and northern boundary to mitigate effects on views from Yapton and the views from the public rights of way network.

### 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>
<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>2</td>
<td>2</td>
<td>3</td>
<td>2</td>
<td>13</td>
</tr>
</tbody>
</table>

None.

None.

The tall boundary tree belts are distinctive, but not uncharacteristic of the coastal plain.

Associated with former second world war airfield to the south. The line of the disused Portsmouth and Arundel Canal runs to the south of the site. The site is near to two listed buildings along Ford Lane.

Relatively distant from the National Park, without a significant contribution to its setting. The site makes a minor contribution to the rural setting of the Grade II listed memorial dovecote at Chruch Farm to the west. There is minor contribution to the National Park and Grade II listed house: Ford Place, Southdown House and The Lodge.

There are number of public rights of way network to the east has open visual access to the site. The wider public right of way network to the west has open visual access to the site.

There is mainly rural area, but nearby industrial buildings and incongruous tree belts limit scenic quality, tranquillity and remoteness. Yapton is visible but mostly sits unobtrusively within the landscape to the west. The views of the National Park to the north lend a scenic quality to the site.
Photograph 48: View from public footpath to the north-east of the site, looking south towards the western boundary of the site.

Plan not to scale
See plan on page 94 for wider context and key to symbols

Photograph 49: Panorama west to east from Footpath 200_3

Line of poplars internally divide the site

Victorian Business Centre

Planting around houses on Ford Lane

Footpath 200_3 southern boundary to site

Northern boundary to site within field
### Landscape Sensitivity:

<table>
<thead>
<tr>
<th>Inherent landscape quality (intactness and condition)</th>
<th>Ecological sensitivity</th>
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<th>Overall sensitivity judgement</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>2</td>
<td>4</td>
<td>3</td>
<td>1</td>
<td>3</td>
<td>3</td>
<td>MODERATE</td>
</tr>
</tbody>
</table>

Industrial/sewage works use, but with some significant tree belts and within an area classified as grade 1 agricultural land.

The northern boundary is a physically undefined line through the fields. Around the site there are coniferous boundaries to properties to the north along Ford Lane, a low hedge along Ford Lane and a wooden fence along the access road to the south east. A tall line of poplars marks the western boundary with 9b.

The hedgerows and lines of poplars may provide habitat connectivity to the north.

The site adjoins the existing industrial site to the east, but is separate from main areas of settlement.

Part of the separation between Yapton and Ford prison, which is effectively an extension of Climping.

Limited positive contribution, other than tree belts providing a backdrop in some views.

The tree belt within the site is a visible feature in the landscape and makes a contribution to views from the wider landscape.

There are views of the structures within the site above or between vegetation, from vantage points locally, including from public rights of way through the site, but the site is not overly dominant in the wider landscape.

There are localised views from housing on Rodney Crescent and filtered views from housing and businesses along Ford Lane into the northern part of the site.

From the northern strip of field there are open views to the National Park to the north.

Tall trees already screen the majority of the site. These could be replaced over time with less incongruous species.

There is a landscape structure which could be enhanced, however it would be necessary to create a boundary along the northern edge of the site in order to mitigate effects on views. This would take time to establish.

The site is unrelated to existing settlement making it difficult to mitigate its isolated location.

### 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>
<th>Any historic/cultural/literary associations</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>None.</td>
<td>Industrial/sewage works. The tall tree belt in the north of the site is a distinctive and visible feature in the landscape.</td>
<td>Associated with former second world war airfield to the south. The site is near to two listed buildings along Ford Lane. The line of the disused Portsmouth to Arundel Canal runs through the site.</td>
<td>Relatively distant from the National Park, without a significant contribution to its setting. There is minor contribution to the National Park.</td>
<td>Footpath 200_3 forms the southern boundary to the site but has open views. Footpath 366_1 runs through the site.</td>
<td>Land use of industrial/sewage works significantly reduces the sense of tranquillity and remoteness. The site is part of the wider rural landscape and there are some attractive visual links to the National Park to the north from the northern part of the site.</td>
<td>SLIGHT</td>
</tr>
</tbody>
</table>
Photograph 50: View from Horsemere Green Lane, looking south into the northern part of the site.

Plan not to scale
See plan on page 94 for wider context and key to symbols
### Landscape Sensitivity:

<table>
<thead>
<tr>
<th>Inherent landscape quality (intactness and condition)</th>
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<th>Potential for mitigation</th>
<th>Overall sensitivity judgement</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>4</td>
<td>2</td>
<td>1</td>
<td>2</td>
<td>2</td>
<td>2</td>
<td>15</td>
</tr>
</tbody>
</table>

The site is a single arable field with no internal structure.
Mixed trees line along Church Lane to the east, including some mature oaks.
The edge to the back of the gardens is relatively open to the north, with thick tall tree belts to the south and west of the site. Incorporates mature road side oaks.
Grade 1 and 2 agricultural land.

Belts of mature trees and understorey are found along the boundaries, providing habitat connectivity.
The site is on similar low lying coastal plain to the existing adjacent settlement, which is contained within a network of roads, A259, B2233, Church Lane and Horsemere Green Lane.
The site is part of the undeveloped landscape between Climping, and the linear and scattered dwellings, to the south.
The site is located between Bognor Regis and Littlehampton, but is only a minor part of the separation between the two urban areas.

There are few visual links to the surrounding landscape, but the boundary vegetation does form a prominent tree backdrop in the views towards the site.
The site provides an open aspect to the adjacent dwellings to the north due to its flat topography.

The site is open to view from the short stretch of Horsemere Green Lane to the north, and is overlooked by the adjacent housing development to the north, and the group of buildings to the north-east.
The gaps between the trees allow momentary glimpses into the site, from along Church Lane, but generally the site is well contained from the wider landscape. Particularly by the tree belts to the south and west, and the housing to the north.

The existing belts of planting form effective screens to the south and west.
There is potential to create similar boundaries along the east boundary, incorporating mature trees. However the potential loss of grade 1 and 2 agricultural land classification would be difficult to mitigate.

**MODERATE**

### 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></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

There are listed buildings overlooking the northern boundary of the site.
The boundary vegetation gives the site a distinctive character to the adjacent road corridor within the generally more open character of the wider coastal plain.
The site is nearby to a group of listed buildings to the north.
The site has no contribution to the South Downs National Park or to the coastline.
There is no public access or obvious signs of dog walking routes around the site.
The site has a semi-rural feel, but is overlooked by housing along the northern edge, and road noise is noticeable, reducing the tranquility and remoteness of the site.

**SLIGHT**
Littlehampton

1 Settlement Analysis
1.1 Littlehampton is located towards the south-east of the district, approximately 4km to the south-east of Arundel. The National Park is within 3km to the north.

1.2 Littlehampton is situated on a low coastal plateau, on the western side of the Arun valley, between Bognor Regis to the west and Ferring to the east. The conurbation extends eastwards along the coast to include Rustington and Kingston. Ribbon development along the coast extends further east to join with Ferring, but the main areas of Kingston and Ferring inland remaining separate.

1.3 To the north, Black Ditch rife separates the coastal plateau from the southern limits of the upper coastal plain and the South Downs beyond. To the west, Littlehampton has encroached from the railway into the flood zone adjacent to the River Arun. Development along the western edge of the town contrasts with the rural valley floor and undeveloped coast line which separates Littlehampton from Bognor Regis to the west.

2 Site Assessment
2.1 The site occupies a large area across the western part of Littlehampton, including parts of the town itself, along the western edge of the River Arun and a large area to the west of the River Arun.

2.2 The site has a varied character, and has been divided into eight areas - 11a, 11b, 11c, 11d, 11e, 11f, 11g and 11h.

2.3 Area 11a is adjacent to the coast and includes the harbour park recreational area. 11b and 11c are on the opposite, western, side of the River Arun separated from the main body of Littlehampton and include varying amounts of marine infrastructure. 11d is adjacent to the river and includes part of the river bank, and arable fields one of which is divided by the Ryebank Rife and includes fields which are not part of the riverine landscape. It is adjacent to the marina and associated riverside uses. 11e consists of industrial estates either side of the railway to the north of the town centre. 11f mostly consists of a well managed recreation area between a residential area and industrial area within Littlehampton. Area 11g is the commercial/retail and residential centre of Littlehampton, and 11h covers a distinctive residential area of Littlehampton which includes a church and significant areas of highly valued public open space. It has been recognised for its character by two local Area of Special Character designations.

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 11a, 11b, 11d and 11h have substantial landscape value and are judged to have low landscape capacity, making them unsuitable for significant development in landscape terms. Area 11c contains existing industrial development and is judged to have a medium landscape capacity for housing development, meaning it could accommodate some limited development provided the identified constraints are taken into account, in particular the flood zone, and the areas contribution to the setting of the Arun valley landscape to the west. 11c is well managed recreation ground which has an additional function as a buffer between industrial and residential areas of Littlehampton. It is judged to have a moderate sensitivity and value and a medium landscape capacity for housing development, meaning it could accommodate some limited development provided identified constraints are taken into account, in particular the flood zone, and the role in separation between areas.

3.4 Areas 11e and 11g consist entirely of existing development and are judged to have medium/high or high landscape capacity, meaning they could accommodate redevelopment without a detrimental effect on the landscape, provided the identified constraints are taken into account, such as the flood zone and the setting to the Arun valley to the west.

4 Green Infrastructure
4.1 Any development along the western edge of Littlehampton should carefully consider the setting to the Arun valley to the west, with an appropriate open space and planting strategy to enhance the existing landscape structure and the landscape character of the river mouth and lower reaches of the River Arun. The landscape strategy should also limit visual impact on the landscape to the Arun valley to the west.

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

<table>
<thead>
<tr>
<th>Landscape Sensitivity</th>
<th>Landscape Value</th>
<th>Landscape Capacity</th>
</tr>
</thead>
<tbody>
<tr>
<td>11a Moderate</td>
<td>Substantial</td>
<td>Low</td>
</tr>
<tr>
<td>11b Moderate</td>
<td>Substantial</td>
<td>Low</td>
</tr>
<tr>
<td>11c Moderate</td>
<td>Moderate</td>
<td>Medium</td>
</tr>
<tr>
<td>11d Substantial</td>
<td>Moderate</td>
<td>Low</td>
</tr>
<tr>
<td>11e Slight</td>
<td>Slight</td>
<td>High</td>
</tr>
<tr>
<td>11f Moderate</td>
<td>Moderate</td>
<td>Medium</td>
</tr>
<tr>
<td>11g Slight</td>
<td>Moderate</td>
<td>Medium / High</td>
</tr>
<tr>
<td>11h 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.
J Littlehampton: Site 11a

Photograph 51: View from Regency Rooms guesthouse (second floor) on South Terrace, looking south into the site.

Photograph 52: View from path near Beach Road, looking north-west into the site.

Plan not to scale
See plan on page 104 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>Harbour Park borders the northern boundary by the South Terrace Road. Therefore this space is relatively quiet. Commercial and recreational area is geared towards tourists with locals using the area to access the beach and promenade for informal recreation. There are scattered leisure and commercial buildings. A large open area of grass is used for informal car parking.</td>
<td>There is a mixed native and non-native group of trees and shrubs which is found to the south and east of the pond. Shrubs and prairie planting along western promenade borders the river and sea front. Large proportion of hard surfaced area around the buildings. The site is bordered to the west by the River Arun. Well established and maintained tree and shrub cover around the pond.</td>
<td>Houses to the north of the South Terrace from a strong edge to the settlement of Littlehampton.</td>
<td>None.</td>
<td>Contribution to the seafront setting of Littlehampton, with current low density development. Visually prominent area with an open aspect on the seafront which forms part of the setting to the Green.</td>
<td>Panoramic views out to sea. Overlooked by the sea-front homes of Littlehampton. Visible from the public right of way on the west site of the River Arun. The site is very visible from the waterfront promenade that runs along the south and west edge of the site. Views from South Terrace road. Sand dunes to the south of the site restrict some views.</td>
<td>Existing landscape structure should be retained and extended.</td>
<td>MODERATE</td>
</tr>
</tbody>
</table>

### Landscape Value:

<table>
<thead>
<tr>
<th>Landscape designations</th>
<th>Ecological and other designations (eg. heritage, flood zone etc)</th>
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<th>Perceptual aspects (eg. scenic quality, tranquillity, and remoteness)</th>
<th>Overall value judgement</th>
</tr>
</thead>
<tbody>
<tr>
<td>None.</td>
<td>Site is completely within a flood zone.</td>
<td>The majority of the site is part of the distinctive seafront. Oyster pond is unique in the local area. Visual links to the seafront.</td>
<td>The site of old east fort and Windmill. Littlehampton Redoubt is located across the river to the west. The site is a popular attraction in Littlehampton.</td>
<td>Forms part of the setting to the East Pier beach and River Arun. Forms part of the setting to Littlehampton Redoubt which is a scheduled monument.</td>
<td>Harbour Park is a tourist attraction highly used for formal and informal seafront recreation, including dog walking, the beach, pedalo Lake, miniature railway along the promenade.</td>
<td>No sense of tranquility or remoteness. Urban influences felt across the whole of the site due to overlooking buildings and general landscape character. Scenic quality of adjoining beach and views out to sea high.</td>
<td>SUBSTANTIAL</td>
</tr>
</tbody>
</table>
Photograph 53: View from River Arun promenade, looking west across River Arun, at the site.

Plan not to scale
See plan on page 104 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>3</td>
<td>4</td>
<td>2</td>
<td>4</td>
<td>3</td>
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</tr>
</tbody>
</table>

- Tidal river edge. Western edge of site is raised. Site forms a narrow strip of land bordered by the golf course to the south west. Chain link and barbed wired fence with the occasional hedgerow and groups of shrubs make up the site boundaries. Public right of way abuts the road.
- In the northern corner there is an intact hedgerow with semi-mature trees.
- Majority of the site is in the high tide zone. A variety of grass and wildflowers are found on the site. River edge backing any vegetation.
- Detached from the main settlement by the River Arun. No significant settlement on the site side of the river. The current settlement edge is formed by the river.
- No visual or physical link to any other settlements. Forms part of the wider separation between Littlehampton, Middleton-on-Sea and Climping.
- Visually prominent from promenade, on the opposite side of the River Arun. Seaside housing provides riverside setting to the town.
- There are views across the whole of the golf course to the sand dunes. Public rights of way run along the edge of the site, which include views of the whole site and the river.
- There would be a loss of amenity to one public right of way as it runs along the edge of the site. Intact hedgerow vegetation could be extended to form soft edges with the golf course.

### Landscape Value:

<table>
<thead>
<tr>
<th>Landscape designations (eg. heritage, flood zone etc)</th>
<th>Ecological and other designations, and distinctiveness</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, remoteness)</th>
<th>Overall value judgement</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
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<td>4</td>
<td>3</td>
<td>3</td>
<td>5</td>
<td>3</td>
</tr>
</tbody>
</table>

- None.
- The site is completely in the flood zone. Abuts the SNCI.
- The local nature reserve crosses over with the northern tip of the site. Setting to Littlehampton Redoubt, which is a scheduled monument.
- Distinctive tidal river edge with minimal development.
- Littlehampton Redoubt is located nearby.
- The site is part of the coastal experience and undeveloped coastal character.
- Two yacht clubs are located on the site and provide formal access to the river.
- The public right of way provides access to the scheduled monument (fort) which is adjacent to the golf course.
- Some tranquility within the site as the site is away from the busy roads. Urban influences of the settlement on the opposite side of the river are evident.
- Minimal enclosure is restricted to the northern corner.
- There is a scenic quality view across the golf course.
Photograph 54: View from Ferry Road at Littlehampton Marina, looking north-east.

Plan not to scale
See plan on page 104 for wider context and key to symbols
### Landscape Sensitivity:

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

- **Small scale industrial space. Caravan park and lodges. Marina linked.** Small cluster of bungalows within the site. Bound by the River Arun. Strong boundary on the south side with a mature woodland edge, and a robust hedge with few gaps. Extensive hard surfaces across most of the site. The site is broken up by roads passing through. **Grade 4 agricultural land. The central part of the site is a former landfill site.**
- **Abuts River Arun with self-seeded grasses, shrubs and trees along the river edge and south to ditch edge. Ryebank Rife flows into the River Arun.** Residential development limited to bungalows and is inconsistent with the rest of Littlehampton, as there is no significant residential development west of the river. The site is detached from the edge of the settlement by the River Arun.
- **Forms part of the wider separation between Littlehampton and Climping and Middleton-on-Sea.** The boundary vegetation provides setting to wider rural continuum. Provides setting to the River Arun and western edge of Littlehampton.
- **A public right of way runs through the site with open views. South coast cycle trail also runs through the site. Views of the site are mainly localised to the public right of way, river, footbridge, rope walk, Ferry road and the A259.**
- **The loss of amenity to the public right of way and access to the river and setting would be difficult to mitigate. Robust boundary vegetation to the south edge is to be retained and enhanced where needed.**

### Landscape Value:

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</tbody>
</table>

- **None.**
- **Half of the site is within the flood zone. The site abuts a site of nature conservation interest (SNCI).** Distinctive tidal river edge with minimal development is a key characteristic of the local area. Rope Walk has historic associations with the ship building industry. Strong ship building history. Littlehampton marina. Littlehampton Ferry. South-eastern section of the site has many historic associations.
- **The site contributes to the setting of the River Arun and Marina.** Public rights of way run through the site and provide links from Littlehampton to the wider landscape to the north. The river edge has some scenic quality.
- **Enclosure makes the site feel separate from the wider rural landscape. Current land uses to the east of the river degrade the sense of remoteness and scenic tranquility.**
Photograph 55: View of eastern bank of the site

Photograph 56: View east towards Littlehampton Marina from within site
### Landscape Value:

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<td>MODERATE</td>
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### Landscape Sensitivity:

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<th>Views (visual sensitivity)</th>
<th>Potential for mitigation</th>
<th>Overall sensitivity judgement</th>
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</thead>
<tbody>
<tr>
<td>The majority of the site is to the west and south.</td>
<td>The site abuts and includes a part of the River Arun which has trees, self-seeded grasses and shrubs.</td>
<td>The site is mostly to the west of the River Arun. Littlehampton is located on the eastern bank with Littlehampton Marina, static caravans and associated businesses located to the west.</td>
<td>Residential development of this site would not be consistent with the existing pattern of settlement.</td>
<td>The site is part of the rural continuum to the west of Littlehampton. Much of the site is visible and it forms part of the rural approach to Littlehampton from the east and part of the green edge to Littlehampton along the A259.</td>
<td>The site is visible from the A259 and Ferry Road and there are some localised views from the marina and footbridge to Littlehampton.</td>
<td>There are a number of public footpaths within the site and a long distance cycle route along Ferry Road.</td>
<td>The existing development along the western banks of the Arun are restricted to riverside uses. Extension into the wider countryside would be inconsistent with the existing settlement pattern. If the site were developed there is limited landscape structure on which to build. It would be necessary to protect the amenity of the public rights of way through the site.</td>
</tr>
</tbody>
</table>

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

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</table>
Photograph 57: View from footbridge over railway, looking north-west into the site.

Plan not to scale
See plan on page 104 for wider context and key to symbols
### Landscape Sensitivity:

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

The site is an industrial estate. The River Arun is the southern boundary of the site, the western edge is bounded by A259.
North eastern edge is defined by barbed wire fencing and occasional dense evergreen avenues of trees.
There are occasional semi-mature street trees.

The site lies adjacent to the River Arun.
Dense mixed evergreen and deciduous vegetation run along the main road edges with small area of open space to the north.

Existing part of the settlement boundary as defined by the Local Plan.
Visually prominent from the river, land south of the river, the A259 and the railway lane.
The southern section of the site beside the river has an open aspect.
The northern section is contained due to the A259 embankment and boundary vegetation and the site’s flat internal topography.
There are glimpses of the site from the railway line, and internal roads.
There are also clear views of the southern sections from one of the public rights of way, south of the river.
Localised views from three public rights of ways within the site.

Dense boundary vegetation along the A259 embankment should be retained to visually and physically separate the site from the wider landscape.
Establish a landscape strategy for the river edge as this is a sensitive location.

**Overall Sensitivity Judgement:**

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

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### Landscape Value:

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

None.
Majority of the site is within the flood zone.
The site abuts the Conservation Area.
The river edge is distinctive to the local area but this is currently degraded.
None known.
Contributes to the setting of River Arun and Littlehampton Marina.
A number of public rights of way. Mainly used as access to the retail park and short-cut from town centre to residential areas.
No formal recreation.
The site is highly urban with no sense of tranquility or remoteness. No scenic quality due to intensive industrial activity, traffic and noise.

**Overall Value Judgement:**

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

**Landscape Value:**

- **SLIGHT**
Landscape Sensitivity:

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

The site is within a mixed residential and industrial area to the north-east of the railway line. It is mostly made up of a well maintained recreational ground which includes a fenced off play area and is used as an informal football pitch. Terraced housing to the south west and south east, an area of light industry to the south and buildings housing St. John’s Ambulance and the Scouts to the north. To the west a single species hedgeline forms a boundary to the industry to the west. Security fencing separates the buildings to the north from the recreation ground. There is some boundary planting to the recreation ground.

There is an area of open green space which has planting within it including small trees such as oak. This may provide some habitat.

The site is within Littlehampton and development would not be inconsistent with the settlement pattern.

There is no contribution to separation between settlements.

However in the urban context the site provides separation between the industrial areas to the north west and residential development to the east and plays an important role as a buffer between these areas.

The site is predominantly a green open space which contributes to the setting of the houses along Linden Park to the east of the site.

The houses along Gloucester Road create the residential edge of Littlehampton along the south west.

There are localised views from housing along Linden Park to the east, and from Bridge Road and the railway line to the south west.

There are views from the footpaths within and adjacent to the site.

There is flood zone along the north and west boundaries of the site.

The area of green public open space is distinctive within the urban area.

There is a Grade II listed signal box to the south of Gloucester Road, adjacent to the site.

There is no contribution to outstanding assets.

The majority of the site is a recreation ground and there are public rights of way within the site.

The site is within Littlehampton and urban influences are high. However, Gloucester Road to the south retains a rural feel to it.

There is occasional noise from the railway line but noise from the roads are muted.

There is noise from the industrial areas to the west that has an adverse impact on the site.

Landscape Value:

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<td>2</td>
<td>1</td>
<td>5</td>
<td>2</td>
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</table>

None.

There is flood zone along the north and west boundaries of the site.

The area of green public open space is distinctive within the urban area.

There is a Grade II listed signal box to the south of Gloucester Road, adjacent to the site.

There is no contribution to outstanding assets.

The majority of the site is a recreation ground and there are public rights of way within the site.

The site is within Littlehampton and urban influences are high. However, Gloucester Road to the south retains a rural feel to it.

There is occasional noise from the railway line but noise from the roads are muted.

There is noise from the industrial areas to the west that has an adverse impact on the site.
Photograph 60: View from footbridge over River Arun, looking east into the site.

Photograph 61: View from eastern end of pedestrian part of High Street.
### Landscape Sensitivity:

<table>
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<tr>
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<tbody>
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<td>2</td>
<td>4</td>
<td>2</td>
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<td>13</td>
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</tbody>
</table>

Littlehampton town centre and surrounding residential streets include dense residential and commercial land use with no public open space.

Internal boundary features are restricted to property hedges and fencing.

There are very occasional street trees.

The site is not self-contained as it merges with the surrounding development.

The trainline creates a robust boundary to the west. Historic street pattern in the town centre.

Limited ecological sensitivity restricted to mature tree cover surrounding the Church and semi-mature, gappy vegetation along the trainline.

Existing centre of the residential and commercial area of Littlehampton.

None.

Visually prominent from south and west side of River Arun.

The site does not form the setting for the surrounding landscape.

Important as a focal point for the urban area of Littlehampton.

Views from the south of the river.

Public footpath and a public right of way.

Multiple roads run through the site, including Beach road.

South coast cycle trail runs through the site.

There are no landscape features to retain apart from the road network and river edge.

New planting strategy would be required to address setting to the conservation areas.

### Landscape Value:

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<tbody>
<tr>
<td>1 way</td>
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<td>4</td>
<td>5</td>
<td>3</td>
<td>3</td>
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</tbody>
</table>

None.

More than half of the site is within a floodplain.

There are also two Conservation Areas within the site.

Many listed buildings are also found within the site.

The river front is distinctive and there are two conservation areas within the site.

It is the historic centre of Littlehampton.

There is a fishing port and holiday resort.

The site includes two Conservation Areas and many listed buildings.

The whole site includes and provides setting for two Conservation Areas, and many listed buildings.

Open access across the majority of the site via public roads and paths.

The site is urban and therefore there is no sense of tranquillity or remoteness.

Constant traffic and rail noise.

Little scenic quality.

Hard urban edge to the river.
Photograph 62: View north from South Terrace

Photograph 63: Panorama north to south within Caffyn’s Field

Bayford Road: west boundary of site
Irvine Road
Beach Road

Fitzalan Road: east boundary of site

Plan not to scale
See plan on page 104 for wider context and key to symbols

Caffyn’s Field
Beach Road

J Littlehampton: Site 11h

Grade II listed Church of St. Catherine

Landscape Capacity of Strategic Sites in Arun District
Landscape Sensitivity:

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<td>1</td>
<td>4</td>
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<tr>
<td>The site covers a series of residential streets running north-south and east-west with areas of green space taking up the majority of the western half. There is a Catholic Church set within the green space which has two associated listings. The area is characterised by large, mostly Edwardian houses. There are focal points created by the listed War Memorial to the north of Caffyn’s Field, the Church which is enclosed by planting and Lobb’s Wood to the east of the site. Caffyn’s Field is an attractive open green space with mature trees around the edges. South Terrace forms an attractive formal southern edge of Littlehampton and the site. Caffyn’s Field forms the north west quarter of the site and is open but surrounded with semi mature trees. To the south of St. Catherine’s Church is a more formal enclosed garden with a variety of trees and plants. Houses are mostly semi-detached and have gardens, some of which are retained front gardens. Lobb’s Wood adjacent to the site to the east is a well managed woodland site. Any development of green spaces would not be consistent with the character of the area and setting to historic buildings or street layout. There is no contribution to separation between settlements. Caffyn’s Field and St. Catherine’s Garden contribute to the setting of the Edwardian houses on St. Catherine’s Road and Beach Road as well as the listed War Memorial, Church and Presbytery. The quality of the houses along the middle of Fitzalan Road contribute to the Special Character Area to the east. The houses along South Terrace create a formal and high quality edge of settlement and interface with the beach frontage to the south. There are urban views from the public right of way within the site which runs parallel to Irvine Road. There are open views from the beach frontage to the south. There are views from the Special Character Area to the east, which is sensitive to change. There are views from roads and footpaths throughout the area. There are views from the approach to the site along Church Approach, Beach Road, Maltravers Drive, Irvine Road and Selborne Road. There are areas of green space within the site. The function could not be replaced. It would be necessary to mitigate the effects on the Special Character Area and setting of listed structures and buildings.</td>
<td>22-2 = Substantial</td>
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</tr>
<tr>
<td>The area has two Areas of Special Character designations which cover the majority of the site. One covers South Terrace and the second covers Fitzalan Road. The site forms the main part of a unique character area within Littlehampton. There are three listed structures, a number of semi detached Edwardian houses set back from the roads, visible green spaces and views out to the beach which create an attractive area which is highly distinctive. The site is a central part of Littlehampton which developed from 1863 onwards. Caffyn’s Field is associated with its use as a field for animals before slaughter at Caffyn’s Butcher on Beach Road in the 1900s. The listed structures have historic associations. St. Catherine’s Catholic Church being the first building in the area, built in 1863. The site contributes to the setting of the listed structures on site and the Areas of Special Character, including making a contribution to the Area of Special Character adjacent to the site. The garden in front of St. Catherine’s Church and the green space of Caffyn’s Field are locally valued green spaces. The Church is open to the public and used for worship. There is a public right of way through the site. There is public access via the pavements and roads throughout the site. There are no rural views although there are scenic public open space views within the site. The site is within Littlehampton so there is no sense of tranquillity or remoteness.</td>
<td>0-14 = Slight</td>
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</tbody>
</table>

Mediterranean landscape

SUBSTANTIAL
Angmering

1 Settlement Analysis
1.1 Angmering is located south of the A27 corridor towards the south-east of the district, to the north-east of Littlehampton. The National Park is within close proximity, with the dip slope of the South Downs within 1km to the north, and Hightdown Hill close by to the east.

1.2 Angmering is situated on gently rising ground at the foot of the Ecclesden Hills. Agricultural fields, a golf course, playing fields and horticultural enterprises occupy a narrow belt of land north of the A259 which separates Angmering from Littlehampton to the south. There are significant urban influences on the landscape between the two settlements which limit the rural quality of the landscape. This narrow belt of agricultural land does however maintain clear separation between the two settlements.

1.3 Landscape to the north of Angmering is predominantly pasture and arable agricultural land with woodland blocks and scattered farmsteads. The land rises steeply affording views towards the coast and South Downs.

2 Site Assessment
2.1 The site occupies areas to the east and north of Angmering. The character of the site varies and has been divided into six areas - 12a, 12b, 12c, 12d, 12e and 14.

2.2 Area 12a consists of grass fields located along the northern edge of Angmering, contained by woodland to the north. 12b is located to the north east of Angmering, but is detached from the settlement boundary, and adjacent to the National Park to the north and east. Site 12c is located adjacent to ribbon development along the north-east edge of Angmering but detached from the main settlement. 12e is also adjacent to the settlement edge and closely related to the historic centre of the village. Areas 12d and 14 are to the east of Angmering, but are detached from the settlement boundary, and are adjacent, or within close proximity to, the National Park.

2.3 The six 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 12a is a relatively small area which is well contained by adjacent settlement and woodland, and separated from the National Park to the north by Poling Furzefield woodland. It is judged to have a Medium/high landscape capacity for development and could accommodate a small extension to Angmering, provided identified constraints are taken into account, in particular the visual amenity and ecological sensitivity.

3.4 12b is detached from Angmering and is adjacent to the National Park. It has been judged to have

Substantial landscape sensitivity due to the sensitivity of views from the National Park and the inconsistency with the settlement pattern. It has a Low capacity overall, and would be unsuitable for significant development in landscape terms.

3.5 12c consists of a field and small parcels of land with existing urban edge uses. 12c is judged to have a Moderate landscape capacity, which could potentially be suitable in landscape terms for limited development proposals which would "round off" the settlement. Any development within 12c 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. 12e is closely connected to the settlement edge but is an historic field which forms an important part of the rural setting to the conservation area and a number of Grade II listed buildings. It has a Medium landscape capacity for development and could accommodate a small extension to Angmering, provided identified constraints are taken into account, in particular the contribution to the setting of the conservation area and visual amenity.

3.6 Areas 12d and 14 are detached from Angmering and are either adjacent to the National Park, or within close proximity. They have been judged to have substantial landscape sensitivity and low capacity, and would be unsuitable for significant development in landscape terms.

3.7 The majority of Area 16 has areas of development either recently constricted or under way. The area extends south, but maintains some separation to Littlehampton to the south. Area 16 is judged to have medium/high landscape capacity for housing development.

4 Green Infrastructure
4.1 Green infrastructure proposals should aim to protect the setting of the National Park, including careful consideration of structure planting and open space structure along the settlement edge.
Photograph 64: View east from south along Footpath 2151

Photograph 65: View east from north along Footpath 2151

Plan not to scale
See plan on page 122 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>
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</thead>
<tbody>
<tr>
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<td>3</td>
<td>3</td>
<td>2</td>
<td>MODERATE</td>
</tr>
</tbody>
</table>

The site is an irregular shaped field which is subdivided into grazing paddocks by wooden fences and electric fences. The northern boundary is formed by a deciduous wood ‘Poling Furzefields’. The western boundary is a public right of way with a gappy hedge along it. To the south is the edge of Angmering settlement which has a mixed boundary treatment of fences, trees and hedges. To the east the boundary is formed by Dapper’s Lane. This has a well-developed hedge along it which includes tree species such as oak. There are conifers around Heron Farm. Grade 3 Agricultural Land.

### 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, tranquility, and remoteness)</th>
<th>Overall value judgement</th>
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<td>1</td>
<td>1</td>
<td>2</td>
<td>2</td>
<td>3</td>
</tr>
</tbody>
</table>

None. The site is an unremarkable medium sized field in pasture. The site is an unremarkable medium sized field in pasture. No identified. Forms part of the wider rural setting to the National Park. There is no formal or informal access to the site. There are views of the site from the public right of way which runs along the eastern boundary. No views in from the wider public right of way network. The site is enclosed and has a scenic semi-rural quality derived from the woodland to the north and the longer distance visual links. However, there are urbanising effects from the poorly filtered edge of settlement, occasional sounds from the school to the west and from roads to the north and east.
Photograph 66: Panorama east from Footpath 2149

Photograph 67: View north from Footpath 2149

Plan not to scale
See plan on page 122 for wider context and key to symbols

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

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</tbody>
</table>

The site consists of two arable fields to the north and west and a motor racing club which takes up the eastern part of the site. The motor racing club is made up of areas of hardstanding, temporary buildings, a race track, and earthworks and means the land is degraded here temporarily. The boundary to the north is an open wooden fence along the A27. To the west along Dapper’s Lane is a well developed hedge line. There is also robust vegetation along the western boundaries with Oak Tree Farm and Barn Farm which are part of the ribbon development along Dapper’s Lane. To the south is a low hedge which includes a semi mature oak. Ancient woodland forms a boundary to the east. Grade 3 Agricultural Land.

Poling Furzeland is located to the west of the site and Groom’s Copse which is ancient woodland to the east. There are some semi mature trees around the site boundaries and well developed hedgerows which have the potential to provide habitat connectivity.

The site about low density ribbon development along the east of Dapper’s Lane but is detached from the village of Angmering. It is inconsistent with the north-south settlement pattern of Angmering.

There is no contribution to separation between settlements.

The western half of the site is part of the wider rural continuum to the north of Angmering and is visually prominent from the south and east and from the A27 to the north.

The site boundary vegetation along Dapper’s Lane to the west forms part of the green approach to Angmering and the well developed vegetation to the west of the site screens the edge of settlement land uses.

There is inter-visibility with the National Park to the south east.

There are long distance views towards the landscape to the south.

A public right of way runs through the site with open views, as well as views from the public right of way to the south.

There are filtered views from Oak Tree Farm.

The race track area is well contained by woodland and a bund to the west. There are open views from the A27 into the north west of the site.

It would be difficult to mitigate the effects of a detached unit of settlement.

It would be difficult to mitigate effects on the setting to the National Park to the south east given the elevated location of the site.

### Landscape Value:

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<td>1</td>
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<td>3</td>
<td>3</td>
<td>19</td>
</tr>
</tbody>
</table>

The site is adjacent to the National Park to the east and near to the National Park to the north.

Abuts Ancient Woodland to the east.

The open outlook to the National Park to the south east and to the landscape to the east of Angmering is distinctive.

None identified.

The site forms the immediate southern setting to the National Park which is limited by the woodland and mature hedgerows to the north and east which separate the National Park from the site. However, there are open views and setting to the National Park to the south east.

There is a public right of way through the site and the site is also visible from the wider public right of way network to the south east.

The race track has a recreational use and is well used.

The adjoining areas of woodland and well developed hedgerows contribute to the rural quality of the site.

There are urbanising influences from the A27 and the land uses of the eastern parts of the site.

There is high scenic quality to the borrowed landscape to the south and south east.

MODERATE
Photograph 68: Panorama south from north of site

Plan not to scale
See plan on page 122 for wider context and key to symbols

Photograph 69: View across the paddocks to the south of the site, looking south west
### Landscape Sensitivity:

<table>
<thead>
<tr>
<th>Inherent landscape quality (intactness and condition)</th>
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<td>3</td>
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<td>15</td>
<td>MODERATE</td>
</tr>
</tbody>
</table>

The site consists of a small area of waste land to the north adjacent to site 36 which is in poor condition, a medium sized arable field, a number of small paddocks to the south and plant nurseries and associated hard standing to the west. The boundary to the east is a gappy hedge along the public right of way/road which has a number of mature trees along it. There is a conifer hedge dividing the areas of the site. The southern boundary is formed by Water Lane. There is a robust hedge along the majority of this boundary. Grade 1 and 2 Agricultural Land.

The site has mixed native and non-native boundary vegetation. There are some mature trees along the public right of way to the east. The southern paddocks are good quality semi improved grassland. However, the site is consistent with the topography of more recent development to the west.

No significant contribution to separation between settlements.

The site contributes to the soft settlement edge of Angmering. The site is well screened and the boundary vegetation contributes to the green approach to Angmering from the east along Water Lane and the wider views from the National Park and public rights of way around Ecclesden.

There is a public right of way adjacent to the site. There are occasional views into the site through gaps in the hedge line. There are views of the site from the public right of way network to the north which is on higher slopes.

There is intervisibility with the National Park from the north east of the site.

There are localised views into the site from Dapper’s Lane and adjoining properties. There is intervisibility with the facing slopes to the immediate south although there is no public access to these fields.

There is some existing landscape structure within the site which could be enhanced to provide mitigation to views from the public right of way and National Park.

The rurality of the public right of way would need to be protected.

The western side of the site is more suitable for development.

The site is detached from the main settlement.

### Landscape Value:

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<td>2</td>
<td>3</td>
<td>MODERATE</td>
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</tbody>
</table>

The site is close to the National Park.

There are visual links to the National Park, including Ecclesden Mill which is a landmark feature.

None identified.

The site is close to the National Park and provides part of the wider rural setting and soft edge to settlement.

Boundary vegetation and the internal landscape structure is visible in the view from the National Park.

There is a public footpath to the east of the site and the site is visible from the wider public right of way network.

There is no formal or informal public access to the site.

The site has a sense of enclosure in parts and scenic visual links to the National Park from the north east.

However, the adjacent site uses have an urbanising impact on the site.

The A27 to the north has an adverse impact at busy times of day, such as rush hour.
K Angmering: Site 12d

Vegetation along eastern site boundary
Poling Furzefield woodland
South Downs visible on the horizon

Photograph 70: View from footbridge over the A280, looking north into the site.

Plan not to scale
See plan on page 122 for wider context and key to symbols
### Landscape Sensitivity:

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<td>SUBSTANTIAL</td>
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</tbody>
</table>

Includes pastoral fields with northern section grazed by horses. Internal structure is provided by outgrown and gappy hedgerows on the northern edge of the main field, and intermittent vegetation along the stream edge. Historic field boundary on the eastern edge has been lost due to the A280. Trimmed hedgerow with semi-mature trees creates a robust boundary along Water Lane (northern edge). The western boundary is a robust hedgerow, which is trimmed on the field side. Boundary to the A280 embankment holds fragmented shrub cover and grasses, with a group of semi-mature trees at south east corner.

Stream along the northern edge of the site. Naturalised shrub and tree cover in the northern area in addition to hedgerows and improved grassland provides wildlife connectivity. Detached from the main settlement. This site is higher than the main settlement. It abuts a boundary of single row of housing (listed buildings) and farm. No contribution to separation between settlements. Forms part of the wider rural setting to Angmering and the National Park. Visible from the National Park, conservation area and listed buildings. Open views across the whole site from the footbridge which crosses the A280.

Screening any development from the footbridge would be difficult. Screening from the A280 could be enhanced. Internal structure through the site should be retained. Southern and north-east boundary vegetation to could be enhanced to mitigate views. The loss of amenity to the public right of way.

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</table>

Close to the National Park Boundary. Adjacent to the conservation area. The northern section of the site is within the flood zone. Pastoral fields are common to the local area. The northern section of the site around the stream is distinctive due to the sloping topography, stream and mosaic of naturalised shrub, tree groups and pasture. Adjoins the conservation areas. Forms part of the setting to the National Park both visually and physically. Forms rural setting to the conservation areas and listed buildings. No formal or informal public access to the site. The public right of way runs along the outside of the southern site edge for a short distance. This path is heavily used as a link between the National Park and Angmering. The site is highly visible from the public right of way. Minimal sense of tranquillity due to the busy roads both north and east of the site. Sense of enclosure across the majority of the site. Bird song can be heard across the site. Visual links with the wider National Park landscapes enhance scenic quality of the landscape.
Photograph 71: Panorama of the site to the south

Photograph 72: View east from Weavers Hill

Plan not to scale
See plan on page 122 for wider context and key to symbols

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

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<td>1</td>
<td>4</td>
<td>3</td>
<td>3</td>
<td>MODERATE</td>
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</table>

This site is one of two small fields with historic field boundaries. The northern boundary is a wooden fence with occasional low tree along it. To the west of the field is a low flint wall along Weavers Hill. There are some small trees along this such as elder. To the north is a mixed boundary with settlement including brick walls and garden trees. To the east there is a well developed hedge line separating the site from Avenals Farm. There is a small amount of tree cover at the entrance to the site from Water Lane.

Grade 1 Agricultural Land.

### Landscape Value:

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

None.

The site is adjacent to the Conservation Area to the south.

The site is a distinctive rural edge to the historic part of the village.

The site and the neighbouring field are in the historic field pattern and are a remnant of the original small scale field pattern around the village.

The site makes a contribution to the setting of the Conservation Area and adjacent listed buildings.

There is no formal or informal public access to the site.

The views to the south and east of the site are rural in character.

There is an urbanising effect from housing along Cumberland Road, Weavers Hill and the housing estate north of Water Lane.

There is some noise from local roads to the north and east at times.
Photograph 73: View from public footpath at north-west corner of the site, looking south-east across the site.

Plan not to scale
See plan on page 122 for wider context and key to symbols
### Landscape Sensitivity:

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<td>5</td>
<td>4</td>
<td>25</td>
</tr>
</tbody>
</table>

The site is a single field, bordered by dense vegetation on all sides. With the exception of the north west corner mature woodland lies to the east side of the site. Grade 2 and 3 agricultural land. Southern boundary consists of a shrub covered embankment. Substantial boundary vegetation provides habitat connectivity for local wildlife. Adjacent to Ancient woodland. The site is completely detached from the settlement edge. No contribution to separation between settlements. Part of the wider rural continuum to the east. Visually prominent setting to the National Park. Open aspect to the south. There are glimpses of the site from the immediate surroundings. There is a clear views across the site from the public right of way, which is found in the north-west corner. There is also clear views across the site from the National Park. Open south facing topography would make mitigation from the National Park very difficult. SUBSTANTIAL

### Landscape Value:

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<td>3</td>
<td>21</td>
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</table>

The site abuts the National Park. The site is adjacent to an Ancient Woodland. The site consists of a large scale arable field which is common to the area. Borrowed landscape qualities with visual link to the National Park. None. The site from part of the rural setting to the National Park. The link is particularly strong as the National Park is adjacent and there is an open visual link. The public right of way runs adjacent to the site. There is no formal or informal site access. There is constant traffic noise coming from the A280, but it is not particularly intrusive. The noise from the motor racing circuit is intrusive at times. The connection to the National Park enhances high scenic quality to the site. MODERATE