



Chichester District Landscape Capacity Study Extension

An addendum to Chichester District AONB Landscape Capacity Study October 2009

for Chichester District Council

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1 INTRODUCTION

- 1.1 Chichester District Council appointed Hankinson Duckett Associates (HDA) in January 2009, to consider the landscape capacity for development within and adjacent to the areas of the Chichester Harbour AONB and now revoked Sussex Downs AONB, within the District. The project, as part of a wider series of studies, assisted work on the Chichester District Local Development Framework (LDF).
- 1.2 In 2011 HDA was appointed to extend the 2009 study by considering the landscape capacity for towns and villages outside the Chichester Harbour AONB and newly designated South Downs National Park; to assess an area to the south of Fernhurst which is inside the National Park; and to reassess 21 character areas from the 2009 study which are within the vicinity of locations where the National Park boundary differs from the revoked Sussex Downs AONB.
- 1.3 The studies have been carried out to inform the Core Strategy by identifying where strategic development might be accommodated without an unacceptable impact on the landscape character in general and on the setting of outstanding assets within the District. As part of the preparation work to identify strategic housing locations to be included in the Council's Core Strategy, the Landscape Capacity Study together with the Sustainability Appraisal and other studies will be used to identify the most sustainable options.
- 1.4 The 2011 study area (illustrated on HDA18) includes towns and villages outside the South Downs National Park and Chichester Harbour AONB, that were identified in the client brief, together with additional surrounding areas identified by HDA as essential context for the capacity study, and an area to the South of Fernhurst within the National Park. The extent of the additional areas of study was determined by desk top assessment, site work and preliminary local landscape characterisation. To facilitate mapping of the assessment, the towns and villages were ordered into zones, including Zones 1 and 12 from the 2009 study:

Zone 1 Fernhurst

Zone 12 Westbourne, Woodmancote, Hambrook and West Ashling

Zone 14 Tangmere, Oving, Merston and Runcton

Zone 15 East Wittering, Bracklesham, Almodington and Sidlesham

Zone 16 Selsey

Zone 17 Plaistow, Ifold, Loxwood, Kirdford and Wisborough Green

- 1.5 The 21 reassessed character areas from the 2009 study, which are within the vicinity of the boundary changes from the revoked Sussex Downs AONB to the creation of the South Downs National park, are identified on plan HDA18.

2 APPROACH

- 2.1 Landscape capacity is defined as the extent to which a particular area or type of landscape is able to accommodate change without significant effects on overall landscape character; or change in landscape type¹. It reflects the inherent sensitivity of the landscape itself and its sensitivity to the development in question; and the value attached to the landscape, or to specific elements within it.

- 2.2 The assessment methodology for this study is set out in the original 2009 report.

3 LANDSCAPE CHARACTER CONTEXT

3.1 Introduction

- 3.1.1 Landscape Character Assessments which cover the areas of the South Downs National Park and Chichester Harbour AONB within the District, were both carried out in 2005² and have been used as part of a comprehensive baseline of information that provides a robust basis for determining and mapping local landscape character areas and landscape capacity of the areas within and adjacent to the National Park and AONB in the District.

3.2 The landscape of Chichester District

- 3.2.1 Chichester District is covered by four regional character areas: Wealden Greensand (120), Low Weald (121), South Downs (125) and South Coast Plain (126)³. These are subdivided by the South Downs Integrated Landscape Assessment which covers the South Downs National Park, and the Chichester Harbour AONB Landscape Character Assessment.

South Downs Integrated Landscape Assessment

- 3.2.2 The South Downs Integrated Landscape Assessment covers both the South Downs and the Wealden areas to the north of the South Downs, dividing the area into a number of character areas.
- 3.2.3 The settlements in this study are outside the area covered by the Landscape Assessment, with the exception of Fernhurst. The area to the south of Fernhurst is identified as an area of low weald.

¹ The Countryside Agency: Topic Paper 6 Techniques and Criteria for judging capacity and sensitivity

² South Downs Joint Committee, 'South Downs Integrated Landscape Character Assessment' December 2005; Chichester Harbour Conservancy & the Countryside Agency, 'Chichester Harbour AONB Landscape Character Assessment' June 2005.

3.2.4 Tangmere, outside of the National Park, is just outside the area covered by the Landscape Assessment, but is close to the character area identified as Upper Coastal Plain to the north of the settlement.

Chichester Harbour AONB Landscape Character Assessment

3.2.5 The Chichester Harbour AONB Landscape Character Assessment covers all of the Chichester Harbour AONB within Chichester District as well as land adjacent to the AONB, further inland to the north and east. Although outside the AONB, some settlements in this study are within or adjacent to the edges of the character assessment.

3.2.6 Running east-west across the top of the character assessment area is the Havant to Chichester Lower Coastal Plain. Hambrook is within this character area, and Woodmancote is within close proximity to the character area although is separated by the A27. The assessment describes this area as flat, open arable farmland with strong rectilinear field patterns.

3.2.7 To the south, Almodington is located within the eastern edge of the Manhood peninsula character area, described as broadly flat, predominantly open arable farmland but with small scale hedged paddocks, concentrated around villages, which have an intimate character, but also notes the presence of disperse modern roadside development along the A286. Further south is the Wittering Coastal strip character area, within which East Wittering is located. The key characteristics of this character area include open coastal grassland, marsh and large arable fields plus linear, coastal development of detached houses. The assessment also notes that car borne summer holiday traffic and busy car parks diminish tranquillity.

West Sussex County Landscape Character Assessment

3.2.8 Settlements not within either the South Downs Integrated Landscape Assessment or the Chichester Harbour AONB Landscape Character Assessment are covered by the broader scale West Sussex Landscape Character Assessment.

3.2.9 Plaistow, Ifold, Kirdford and Wisborough Green are located in North Western Low Weald character area, Loxwood is in the Northern Low Weald character area. To the south, Westbourne, Woodmancote, Hambrook, Tangmere, Oving, Merston and Runcton are located in the Chichester to Shoreham Coastal Plain. West Ashling is in the Funtington to Highdowns Farmlands character area. Almodington is located in a broad character area called the Chichester & Pagham Harbours & the Manhood Peninsula, while Selsey is located between this area and the West Wittering to Shoreham Coast character area.

³ The Countryside Agency 'Countryside Character Volume 7: South East and London' 1999

3.3 Local Landscape Characterisation

3.3.1 The aim of the local landscape character assessment has been to identify landscape types and areas at an appropriate scale to understand the localised variation in character within the Areas of Search, with the objective of providing the framework for the assessment of sensitivity, value and capacity.

3.3.2 A schedule of draft generic landscape units, Landscape Character Types (LCTs) was prepared based on information gathered through the familiarisation site visits, the desk-top assessment and district landscape character study. Each LCT was identified by a code, and used as part of the field assessment to map the occurrence of LCTs within the Areas of Search. The characteristics of each LCT were described and evaluated using field survey sheets, which have provided a record of the associated field assessment, together with photographs. The final schedule of LCTs with summary descriptions is set out in appendix A of the 2009 report and is illustrated on Figure HDA 19.

3.3.3 Within the Areas of Search, and leading on from the LCT work, local landscape character areas (LCAs – unique areas related to a specific place) were identified, described and mapped. The LCAs (as opposed to the LCTs) provide the framework for the qualitative assessments. Summary descriptions of each local landscape character area are set out in Appendix J of this report and the locations of the character areas are shown on Figure HDA 20.

4 LANDSCAPE STRUCTURE ANALYSIS

4.1 Introduction

4.1.1 In addition to the landscape characterisation of the study area, HDA undertook a structural analysis of the study area.

4.1.2 The aim of landscape structure analysis is to identify the main elements which contribute to the structure, character and setting of the settlements. This technique, in conjunction with the local character assessment, forms a basis for then identifying appropriate directions for settlement growth, in landscape terms. If development is consistent with the setting and structure of the local settlement pattern and its landscape context, then the essential character of those settlements and the surrounding area should be retained. If future development is not consistent with that structure, then the relationship between the town or village and its setting will be damaged, and the landscape character of the area adversely affected.

4.1.3 Local settlement pattern, in relation to the underlying landscape structure, is assessed as part of the sensitivity analysis for each character area. Where character areas are

consistent with the general settlement pattern and underlying landscape structure the area is assessed as having a lower sensitivity to future development and has a low score within the sensitivity matrix. Character areas which are at odds with the underlying landscape structure associated with a settlement are assessed as having higher sensitivity and a correspondingly high score in the matrix.

- 4.1.4 HDA's Landscape Structure Analysis uses a 'sieve-mapping' technique, drawing on both the desk assessment and detailed field assessment. Information covering the settlements in this report is mapped by Zones 1 and 12 of the original 2009 study, plus four additional zones, 14-17:

Zone 1 South of Fernhurst

Zone 12 Westbourne, Woodmancote, Hambrook and West Ashling

Zone 14 Tangmere, Oving, Merston and Runcton

Zone 15 East Wittering, Bracklesham, Almodington and Sidlesham

Zone 16 Selsey

Zone 17 Plaistow, Ifold, Loxwood, Kirdford and Wisborough Green

- 4.1.5 Maps containing the baseline data for the additional Zones 14-17 are included in Appendix K of this report. Maps for the original Zones 1 and 12 are contained within Appendix C of the original 2009 report.

4.2 Landscape Structure

Downland Footslopes and Upper Coastal Plain (Zone 12 and Zone 14)

- 4.2.1 Zone 12, to the west of Chichester, includes Westbourne, Woodmancote, Hambrook and West Ashling, and largely occupies the upper coastal plain, below the South Downs foothills to the north. To the east of Chichester, Zone 14 stretches from the upper coastal plain down towards the Manhood Peninsula to the south. Zone 14 includes the settlements of Tangmere, Oving, Merston and Runcton.
- 4.2.2 A corridor of transport links, including the A259, railway, and the A27, runs broadly east-west through zone 12, between the South Downs to the north and the Chichester Harbour peninsulas to the south.
- 4.2.3 North of the A27, **Westbourne** (Zone 12) is located at the northern extent of the upper coastal plain, below a transitional zone of footslopes, which lead to the elevated downland of the South Downs to the north. The River Ems flows south through Westbourne and into the Emsworth Channel, passing through watercress beds to the south of the settlement.

- 4.2.4 Slightly further east, and located just north of the A27, is **Woodmancote** (Zone 12). Despite the A27 adjoining the settlements southern end, Woodmancote is in a rural location, surrounded by arable fields and pasture.
- 4.2.5 To the east of Woodmancote, and slightly further from the South Downs, is **Hambrook** (Zone 12), situated on the upper coastal plain to the south of the A27. Development to the south of Hambrook has lead to virtual coalescence with Nutbourne to the south. Less settled areas adjoin Hambrook to the north, although there is influence from the A27,.
- 4.2.6 Northeast of Hambrook is the small nucleated settlement of **West Ashling** (Zone12). West Ashling is located amongst the undulating, south facing downland foothills and is surrounded by Ashling Park to the north and small scale enclosed fields to the south. This relatively secluded setting separates the settlement from the A27 corridor to the south.
- 4.2.7 To the east of Chichester, **Tangmere** (Zone 14) is situated on the upper coastal plain. The settlement is south of the A27 which defines the northern edge of the settlement. Prominent to the south of Tangmere is the former airfield, with large open fields and large modern horticultural greenhouses. Large open and semi-enclosed arable fields surround the settlement to the west which form part of the open landscape and separation between Chichester and Tangmere. The character area is bordered to the west by more contained fields around Shopwyke.
- 4.2.8 South of Tangmere is **Oving** (Zone 14). Oving is surrounded by flat, relatively open, large arable fields with little development. A network of winding rural lanes connects the nucleated settlement to other settlements on the coastal plain.
- 4.2.9 **Merston** (Zone 14), is a small hamlet on the coastal plain south of Oving. The settlement, accessed from the busy A259, is orientated roughly north-south along the eastern side of the Chichester Flood Relief Channel. Surrounding the settlement are large, relatively open, arable fields. Separated from Merston by a few fields to the west and south, are large horticultural and light industrial buildings.
- 4.2.10 To the southwest of Merston, on the other side of the large horticultural and light industrial buildings is **Runcton** (Zone 14). Pagham Rife flows close to the west and south of Runcton, as the water course begins its journey across the coastal plain towards the coast. An area of low density dwellings extends south from Runcton along Runcton Lane. Southwest of Runcton is another area of horticultural use and well-drained arable fields.

Manhood Peninsula (Zone 15 and Zone 16)

- 4.2.11 The Manhood Peninsula is an area of flat coastal plain, to the southeast of the Chichester Harbour system at the southern end of the study area.
- 4.2.12 In Zone 16, East Wittering is located on the coast, with Almodington and Sidlesham inland. At the southern end of the Peninsula is Selsey, within Zone 16.
- 4.2.13 **East Wittering** (Zone 15) is orientated along the Bracklesham Bay coastline, roughly 2 miles east of the entrance to Chichester Harbour. North of the settlement are arable fields of varying sizes, but areas of commercial development and recreation are also present. Earnley Rife flows along the eastern edge of East Wittering before the water course reaches the sea further east.
- 4.2.14 **Almodington** (Zone 15) is inland, to the northeast of East Wittering. Almodington is a broad area of settlement consisting largely of low density dwellings and nurseries. The settlement is surrounded by relatively large, semi-open, arable fields with further areas of low density dwellings and nurseries beyond to the north and west.
- 4.2.15 East of Almodington, on the Manhood Peninsula, is **Sidlesham** (Zone 15), another area of low density dwellings and nurseries. The settlement adjoins another area of nurseries to the north and is separated from further extensive areas of nurseries to the south and west by a band of arable fields. The landscape is much more remote to the east, with large open and semi-open arable fields and limited settlement.
- 4.2.16 **Selsey** (Zone 16), one of the largest settlements in the study, occupies the southern tip of the Manhood Peninsula. The town borders the coast to the south and east. To the west of Selsey are extensive areas of recreational uses including caravan parks, holiday homes and a golf course. The western edge of these uses are bounded by Broad rife which flows roughly north-south towards the sea. Between Selsey and Pagham Harbour to the north is a wide rural area of arable fields and farmsteads.

Low Weald (Zone 1 and Zone 17)

- 4.2.17 Zones 1 and 17 are located towards the north of the District within in the Weald and Low Weald. They include the settlements of Fernhurst, Plaistow, Ifold, Loxwood, Kirdford and Wisborough Green.
- 4.2.18 Zone 1 includes the Blackdown Hills as well as the high Blackdown foothills to the west. To the west of the Blackdown Hills and foothills is Zone 17.. Zone 17 is located on the lower, less steep, undulating landform which generally falls overall towards the Arun

Valley to the east. Large areas of these Wealden landscapes are occupied by substantial woodland, most notably Hog Wood.

- 4.2.19 **Fernhurst** is located in Zone 1, to the south of Hammer and Camelsdale. The town is located at the foot of steep, significantly wooded, south facing slopes to the north, which lead down from Friday's Hill. The topography continues to fall to the south of Fernhurst towards the River Rother, but at a gentler gradient compared to the slopes to the north of the settlement. To the south of the settlement are a number of minor ridges and wooded valleys which contain watercourses descending to the River Rother to the south.
- 4.2.20 The village of **Plaistow** is located in Zone 17 on relatively high ground within the locality. The land to the south and east falls towards watercourses. The settlement is surrounded by pastoral fields contained by woodland to the north, west and south. A minor valley feature and watercourse runs through the area to the east of the settlement. The landscape then rises to form minor ridges to the east of the valley.
- 4.2.21 On lower ground, **Ifold** (Zone 17) is separated from Plaistow to the west by the minor ridges along the settlements western edge. Ifold is on gently sloping land which falls towards the Wey and Arun Canal to the east, which in turns leads to the wider Arun Valley to the east.
- 4.2.22 East of Ifold, on the other side of the Wey and Arun Canal, **Loxwood** (Zone 17) sits in a local valley feature on the lower slopes of minor ridges either side of the settlement. The ridge to the east of the Loxwood contains the settlement from the wider landscape to the east. To the northeast of Loxwood are significant blocks of woodland.
- 4.2.23 To the south, **Kirdford** (Zone 17) is located on gently sloping land which falls south to the River Kird, a tributary to the River Arun Valley to the east. Adjoining Kirdford to the northeast is a stud with substantial area of well maintained horse paddocks.
- 4.2.24 Further east along the River Kird, and to the west of the wider Arun Valley is **Wisborough Green**. The settlement is located on a local high point, which falls relatively steeply towards the river to the south. The River Kird flows fairly close to the south and west of Wisborough Green but is separated from the settlement in places by woodland. There are significant lengths of linear housing development along the four roads which lead out of Wisborough Green to the north and east.

5 LANDSCAPE CAPACITY APPRAISAL

5.1 Introduction

5.1.1 Baseline information collated as part of the desk top study and site survey work, together with the structural analysis and landscape characterisation have all been fed into the landscape sensitivity and landscape value assessments. Each landscape character area has been evaluated using the following matrices derived from the techniques and criteria identified in Topic Paper 6 of the Countryside Agency's landscape Character Assessment Guidance⁴

Landscape Sensitivity

LCA	Inherent Landscape Qualities (intactness and condition) ⁵		Contribution to distinctive settlement setting	Inconsistency with existing settlement form / pattern	Contribution to rurality of surrounding landscape	Contribution to separation between settlements	Sensitivity 1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major	Final Assessment Landscape Sensitivity
	low	high						
							5 10 15 20 25	

Landscape Value

LCA	Landscape Designation		Other Designation (nature conservation, heritage, amenity, including flood zone)	Contribution to setting of 'outstanding assets'	Special cultural/ historic associations	Perceptual aspects (eg. scenic beauty, tranquillity, wildness)	Sensitivity 1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major	Final Assessment Landscape Value
	low	high						
							5 10 15 20 25	

5.1.2 In order to assess the sensitivity of the landscape to development, assumptions have been made as to the likely built form of any new development areas. It has been assumed that buildings would be largely 2 or 3 storeys in height with occasional landmark buildings. There would be open space provision and a strong landscape framework with tree planting of appropriate scale, area and design to ensure that the development achieves a good fit in the landscape.

5.1.3 The results of the landscape sensitivity and landscape value assessments are set out in Tables 4 and 5 and are combined to give an overall judgement relating to landscape capacity as follows:

⁴ The Countryside Agency: Topic Paper 6: techniques and criteria for Judging Capacity and Sensitivity.













⁵ "from visual, functional and ecological perspectives" p53 The Countryside Agency and Scottish Natural Heritage 'Landscape Character Assessment Guidance for England and Scotland, 2002

⁶ excluding gap policy













		Landscape Value				
		Major	Substantial	Moderate	Slight	Negligible
Landscape Sensitivity	Major	Negligible	Negligible	Negligible / low	Low	Low / medium
	Substantial	Negligible	Negligible / low	Low	Low / Medium	Medium
	Moderate	Negligible / Low	Low	Medium	Medium / high	High / medium
	Slight	Low	Low / medium	Medium /high	High	High / Very high/
	Negligible	Low / medium	Medium	High / medium	High / Very high/	Very high

Table 4 Landscape Sensitivity













5.1.4 The 21 character areas from the 2009 study, which are within the vicinity of the boundary changes from the revoked Sussex Downs AONB to the creation of the South Downs National park, have been reassessed, and their landscape sensitivity has not changed. The landscape sensitivity assessment of character areas in this 2011 study follows:

No	Landscape Character Area	Inherent Landscape Qualities (intactness ⁷ and condition)	Contribution to distinctive settlement setting	Inconsistency with existing settlement form / pattern	Contribution to rurality of surrounding landscape	Contribution to separation between settlements	Sensitivity	Final Assessment Landscape Sensitivity
		low high					1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major	
110	Westbourne Common Footslopes	 <p>No boundary loss recorded. A number of significant intact lengths of boundary vegetation.</p>	 <p>Provides sloping backdrop to the north of Westbourne.</p>	 <p>Majority of character area on sloping ground above existing settlement extent.</p>	 <p>Relatively rural sloping landscape visible from below.</p>	 <p>Minor contribution to separation between Westbourne and northern Emsworth.</p>		SUBSTANTIAL
111	Aldsworth Common Spur	 <p>Very limited boundary loss recorded. Significant intact lengths of hedges, tree belt, small woodland blocks and watercourses. Almost no development.</p>	 <p>Provides undisturbed sloping spur backdrop to the northeast of Westbourne.</p>	 <p>Unsettled, largely detached, distinctive spur landform beyond extend of settlement.</p>	 <p>Undisturbed rural character area visible from surrounding landscape.</p>	 <p>Part of wider contribution between Westbourne and Woodmancote.</p>		MAJOR













⁷ "from visual, functional and ecological perspectives" p53 The Countryside Agency and Scottish Natural Heritage 'Landscape Character Assessment Guidance for England and Scotland, 2002

No	Landscape Character Area	Inherent Landscape Qualities (intactness ⁸ and condition)	Contribution to distinctive settlement setting	Inconsistency with existing settlement form / pattern	Contribution to rurality of surrounding landscape	Contribution to separation between settlements	Sensitivity	Final Assessment Landscape Sensitivity
		low high					1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major	
112	Westbourne Western Settlement Edge							MODERATE
		Area of up to 50% boundary loss and some intact boundary vegetation, however some significant low density dwellings, farm and caravan uses.	Provides semi-rural setting to southern part of Westbourne, but not overly distinctive,	Beyond Foxbury Lane which defines eastern edge of main settlement.	Start of rural landscape to the north, but land uses limit contribution.	Main part of separation between Westbourne and Woodmancote		
113	Westbourne – Emsworth Upper Coastal Plain							SUBSTANTIAL
		Relatively intact pastoral landscape with significant vegetation along watercourses, watercress beds and limited settlement.	Pleasant pastoral setting to south of Westbourne and north Emsworth to the west.	Floodplain. If developed would be significant extension to relatively small settlement.	Rural, relatively unsettled landscape start of wider rural landscape to the east.	Prevents coalescence between Westbourne and north Emsworth, and part of wider separation to Hermitage.		

⁸ “ from visual, functional and ecological perspectives” p53 The Countryside Agency and Scottish Natural Heritage ‘Landscape Character Assessment Guidance for England and Scotland, 2002

No	Landscape Character Area	Inherent Landscape Qualities (intactness ⁹ and condition)	Contribution to distinctive settlement setting	Inconsistency with existing settlement form / pattern	Contribution to rurality of surrounding landscape	Contribution to separation between settlements	Sensitivity	Final Assessment Landscape Sensitivity
		low high					1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major	
114	Westbourne – Woodmancote Upper Coastal Plain							SUBSTANTIAL
		Large fields with some areas of high boundary loss. Boundary vegetation in places but with gaps.	Limited contribution to settlement setting.	Large open parcels of land inconsistent with pattern of small settlement to the east.	Limited development within character area, forming a significant part of the overall, relatively rural landscape to south of SDNP footslopes.	Forms a significant part of the separation between Woodmancote and Westbourne.		
115	Woodmancote Footslopes							SUBSTANTIAL
		Areas of high boundary loss recorded and areas of quarrying. However, significant intact hedges and trees elsewhere.	Sloping backdrop to Woodmancote.	Majority of existing settlement on lower topography below character area.	Relatively unsettled, south facing slopes visible from the wider landscape to the south.	No separation function.		

⁹ “ from visual, functional and ecological perspectives” p53 The Countryside Agency and Scottish Natural Heritage ‘Landscape Character Assessment Guidance for England and Scotland, 2002

No	Landscape Character Area	Inherent Landscape Qualities (intactness ¹⁰ and condition)	Contribution to distinctive settlement setting	Inconsistency with existing settlement form / pattern	Contribution to rurality of surrounding landscape	Contribution to separation between settlements	Sensitivity	Final Assessment Landscape Sensitivity
		low high					1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major	
116	Woodmancote – Hambrook Footslopes							SUBSTANTIAL
		Significant intact boundary hedges, tree belts and woodland blocks. Area of relatively high boundary loss recorded to the west of the character area. Low boundary loss recorded in the eastern part of the character area, although A27 cuts through field pattern.	Provides rural, unsettled, setting to southeast of Woodmancote, with large Oaks.	Majority of character area is detached from any significant settlement.	Unsettled part of relatively rural landscape to the south of the SDNP foot slopes, but contains A27.	Forms the main separation between Woodmancote and Hambrook.		
117	Hambrook Northern Footslopes							SUBSTANTIAL
		Well vegetated character area with numerous intact lengths of hedges and limited boundary loss recorded, but some significant low density development across the character area.	Settled, but treed, sloping backdrop setting to Hambrook	Detached by A27 and sloping up away from Hambrook.	Sloping treed landform visible from surrounding landscape although intrinsic rurality reduced by influence from low density dwellings and other buildings across the character area.	No significant separation function.		













¹⁰ “ from visual, functional and ecological perspectives” p53 The Countryside Agency and Scottish Natural Heritage ‘Landscape Character Assessment Guidance for England and Scotland, 2002

No	Landscape Character Area	Inherent Landscape Qualities (intactness ¹¹ and condition)	Contribution to distinctive settlement setting	Inconsistency with existing settlement form / pattern	Contribution to rurality of surrounding landscape	Contribution to separation between settlements	Sensitivity	Final Assessment Landscape Sensitivity
		low high					1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major	
118	Hambrook Upper Coastal Plain	Up to 50% boundary loss recorded in some areas, however, significant amounts of intact boundary hedges and tree groups across the character area.	Treed, but unremarkable immediate setting to Hambrook, separating the settlement from the A27 to the north.	Inconsistent with main N-S orientation of settlement to the south. Eastern end of character area becomes slightly distant from the centre of Hambrook.	Start of wider rural area to the east, relatively low urban influence from settlement to the south due to screening by vegetation.	No significant separation function.	5 10 15 20 25	MODERATE
119	Ashling Parkland	Largely intact, well vegetated parkland, although some high boundary loss recorded in southwest corner of character area.	Slightly sloping parkland setting to north of West Ashling.	Parkland landscape beyond small settlement of Ashling.	Heavily treed character contributes to the rurality of adjacent character areas.	Only very minor separation function between West Ashling and Funtington.	5 10 15 20 25	SUBSTANTIAL













¹¹ “ from visual, functional and ecological perspectives” p53 The Countryside Agency and Scottish Natural Heritage ‘Landscape Character Assessment Guidance for England and Scotland, 2002

No	Landscape Character Area	Inherent Landscape Qualities (intactness ¹² and condition)	Contribution to distinctive settlement setting	Inconsistency with existing settlement form / pattern	Contribution to rurality of surrounding landscape	Contribution to separation between settlements	Sensitivity	Final Assessment Landscape Sensitivity
		low high					1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major	
120	West Ashling – East Ashling Footslopes							SUBSTANTIAL
		Large scale arable fields with high boundary loss and limited intact vegetation.	Provides relatively open rural setting to both West Ashling and East Ashling, although in this context, not overly distinct.	Large arable fields inconsistent with small nucleated form of West Ashling.	Relatively open aspect contributing to wider rural landscape.	Separates West Ashling from East Ashling.		
121	West Ashling South-Eastern Edge							SUBSTANTIAL
		Some intact hedges, tree belts and significant area of riparian woodland. Low boundary loss recorded overall.	Rural small scale parcels of land including village pond providing south and west setting to West Ashling.	Land falling towards watercourse beyond exiting extent of small nucleated form of West Ashling.	Rural small scale enclosed landscape, visible from fields to the north.	Part of separation between East Ashling and West Ashling.		

¹² “ from visual, functional and ecological perspectives” p53 The Countryside Agency and Scottish Natural Heritage ‘Landscape Character Assessment Guidance for England and Scotland, 2002

No	Landscape Character Area	Inherent Landscape Qualities (intactness ¹³ and condition)	Contribution to distinctive settlement setting	Inconsistency with existing settlement form / pattern	Contribution to rurality of surrounding landscape	Contribution to separation between settlements	Sensitivity	Final Assessment Landscape Sensitivity
		low high					1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major	
122	Tangmere Western Upper Coastal Plain	 <p>Despite large field sizes, relatively low boundary loss, but limited boundary vegetation.</p>	 <p>Unremarkable western setting to Tangmere.</p>	 <p>Rural, large arable fields, mostly beyond existing western extent of the settlement. Only smaller enclosed fields adjacent to settlement are consistent.</p>	 <p>Rural, but some surrounding urban influences.</p>	 <p>Part of separation between Tangmere and Chichester and between Tangmere and Oving.</p>		SUBSTANTIAL
123	Tangmere Eastern Edge	 <p>Low boundary loss recorded, although limited intact vegetation.</p>	 <p>Fields and industrial buildings setting to south and east of Tangmere.</p>	 <p>South of A27 on the upper coastal plain. Includes similar size parcels of land and uses related to exiting settlement.</p>	 <p>Low due to land uses and vegetation to A27 corridor.</p>	 <p>No contribution to separation between significant settlement.</p>		SLIGHT

¹³ “ from visual, functional and ecological perspectives” p53 The Countryside Agency and Scottish Natural Heritage ‘Landscape Character Assessment Guidance for England and Scotland, 2002

No	Landscape Character Area	Inherent Landscape Qualities (intactness ¹⁴ and condition)	Contribution to distinctive settlement setting	Inconsistency with existing settlement form / pattern	Contribution to rurality of surrounding landscape	Contribution to separation between settlements	Sensitivity	Final Assessment Landscape Sensitivity
		low high					1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major	
124	Tangmere Former Airfield							SUBSTANTIAL
		Some boundary loss, limited boundary vegetation.	Open arable setting to south of Tangmere.	Large open area to south of settlement, separated from settlement by vegetation and large buildings along southern edge of Tangmere. Constrained by flood zone.	Part of wider arable landscape to the west.	Part of separation between Tangmere and Oving.		
125	East Hampnett Upper Coastal Plain							MODERATE
		Some areas of up to 50% boundary loss, but some intact hedges and trees, in particular associated with low density development and road.	Semi-rural approach to east of Tangmere, although limited distinctiveness.	Detached from main settlement.	Fairly low rurality due to land uses and limited contribution to wider landscape.	No contribution to separation between significant settlement.		

¹⁴ “ from visual, functional and ecological perspectives” p53 The Countryside Agency and Scottish Natural Heritage ‘Landscape Character Assessment Guidance for England and Scotland, 2002

No	Landscape Character Area	Inherent Landscape Qualities (intactness ¹⁵ and condition)		Contribution to distinctive settlement setting	Inconsistency with existing settlement form / pattern	Contribution to rurality of surrounding landscape	Contribution to separation between settlements	Sensitivity 1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major	Final Assessment Landscape Sensitivity
		low	high						
126	Tangmere south-eastern nurseries								SUBSTANTIAL (raised from moderate due to detachment from settlement)
		Although no boundary loss recorded, limited intact vegetation		Large distinctive greenhouses to the southeast of Tangmere.	Separate from main settlement area.	Very low due to large structures.	No contribution to separation between significant settlement.		
127	Oving Eastern Upper Coastal Plain								SUBSTANTIAL
		Some areas of moderate/high boundary loss to the south, but overall significant intact boundary vegetation and limited development.		Provides pleasant filtered eastern setting to Oving.	Largely remote from settlement edge.	Enclosed rural area visible from more open adjacent character areas.			













¹⁵ “ from visual, functional and ecological perspectives” p53 The Countryside Agency and Scottish Natural Heritage ‘Landscape Character Assessment Guidance for England and Scotland, 2002

No	Landscape Character Area	Inherent Landscape Qualities (intactness ¹⁶ and condition)	Contribution to distinctive settlement setting	Inconsistency with existing settlement form / pattern	Contribution to rurality of surrounding landscape	Contribution to separation between settlements	Sensitivity	Final Assessment Landscape Sensitivity
		low high					1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major	
128	Oving Western Coastal Plain							SUBSTANTIAL
		High boundary loss, large fields and limited boundary vegetation.	Provides open setting to south and west of Oving.	Large open parcels of land inconsistent with settlement pattern.	Widely visible but only moderately rural due to railway and some settlement influences.	Part of local separation between Oving and Merston. Part of wider Strategic Gap.		
129	Drayton Eastern Coastal Plain							SUBSTANTIAL
		Some moderately high boundary loss, although significant intact boundary vegetation.	Part of wider rural setting to Oving and Chichester.	Detached from settlement.	Relatively enclosed rural area in contrast to more open adjacent character areas.	Part of local separation between Oving and Merston. Part of wider Strategic Gap.		













¹⁶ “ from visual, functional and ecological perspectives” p53 The Countryside Agency and Scottish Natural Heritage ‘Landscape Character Assessment Guidance for England and Scotland, 2002

No	Landscape Character Area	Inherent Landscape Qualities (intactness ¹⁷ and condition)	Contribution to distinctive settlement setting	Inconsistency with existing settlement form / pattern	Contribution to rurality of surrounding landscape	Contribution to separation between settlements	Sensitivity	Final Assessment Landscape Sensitivity
		low high					1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major	
130	Runcton Horticulture							MODERATE
		Limited intact boundary vegetation. Some high areas of boundary loss recorded, but low boundary low recorded overall.	Nursery setting to southeast of Chichester. Not overly distinct in this context.	Large parcels of land beyond extent of existing settlement.	Limited rural qualities and contribution.	Part of separation between Merston and Runcton.		
131	Merston Western Coastal Plain							MODERATE
		Moderate amount of intact vegetation, although relatively low boundary loss recorded.	Rural, relatively unsettled setting to west of Merston.	Merston is a small group of dwellings, only some small parcels of land adjacent to the settlement are consistent.	Western extent of rural continuum to the east, although some minor deduction from large horticultural buildings to the west.	Part of separation between Merston and Runcton.		













¹⁷ “ from visual, functional and ecological perspectives” p53 The Countryside Agency and Scottish Natural Heritage ‘Landscape Character Assessment Guidance for England and Scotland, 2002

No	Landscape Character Area	Inherent Landscape Qualities (intactness ¹⁸ and condition)	Contribution to distinctive settlement setting	Inconsistency with existing settlement form / pattern	Contribution to rurality of surrounding landscape	Contribution to separation between settlements	Sensitivity	Final Assessment Landscape Sensitivity
		low high					1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major	
132	Merston Eastern Coastal Plain							SUBSTANTIAL
		Some intact boundary vegetation and meandering watercourses, but gaps in vegetation. Varying boundary loss recorded – relatively low to the west, higher to the east.	Rural, relatively unsettled setting to east of Merston.	Majority of character area consisting of large fields detached from the small group of dwellings at Merston.	Rural area integral to wider continuum to the east.	No significant contribution.		
133	Runcton Eastern Coastal Plain							SUBSTANTIAL
		No boundary loss recorded, but limited intact boundary vegetation.	Provides relatively open context to Runcton, and is disconnected from main settlement area.	Large parcels of land, detached from main settlement.	Unsettled in contrast to character areas to the west, part of rural landscape which extends out to the east.	Limited settlement separation function, although some assistance in limiting coalescence of nurseries to the north.		













¹⁸ “ from visual, functional and ecological perspectives” p53 The Countryside Agency and Scottish Natural Heritage ‘Landscape Character Assessment Guidance for England and Scotland, 2002

No	Landscape Character Area	Inherent Landscape Qualities (intactness ¹⁹ and condition)	Contribution to distinctive settlement setting	Inconsistency with existing settlement form / pattern	Contribution to rurality of surrounding landscape	Contribution to separation between settlements	Sensitivity	Final Assessment Landscape Sensitivity
		low high					1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major	
134	Upper Pagham Rife							SUBSTANTIAL
		Intact rife feature and associated vegetation, although some areas of up to 50% boundary loss recorded.	Provides relatively distinctive rife setting to settlement to the north and west.	Rife largely detached from main settlement.	Rural rife landscape and associated vegetation, visible from surrounding landscape, although does not entirely obscure settlement to the north and west.	No significant settlement separation.		
135	North Mundham – South Mundham Coastal Plain							SUBSTANTIAL
		Lengths of well vegetated field boundaries and watercourses, generally low boundary loss recorded.	Limited contribution the setting of settlements, general rural local context to south of Runcton only.	Medium to large size parcels of land, detached from settlement policy areas.	Largely unsettled contributing to ruralness of landscape, in contrast to more urban influence to the north.	Separates south extensions of Runcton and North Mundham. Also provides part of separation between South Mundham and settlement to the north.		

¹⁹ “ from visual, functional and ecological perspectives” p53 The Countryside Agency and Scottish Natural Heritage ‘Landscape Character Assessment Guidance for England and Scotland, 2002

No	Landscape Character Area	Inherent Landscape Qualities (intactness ²⁰ and condition)	Contribution to distinctive settlement setting	Inconsistency with existing settlement form / pattern	Contribution to rurality of surrounding landscape	Contribution to separation between settlements	Sensitivity	Final Assessment Landscape Sensitivity
		low high					1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major	
136	Sidlesham – Street End Coastal Plain							MODERATE
		Some intact hedge lengths and vegetation associated with small parcels of land. Significant areas of 100% boundary loss recorded, small areas of 0% loss recorded elsewhere. Significant horticultural uses across the character area.	Horticultural setting to north and west of the main settlement area.	Largely nucleated settlement defined by Selsey Road to the west and Church Lane to the north. Character area consisting of horticultural uses beyond existing settlement.	Very limited due to land uses.	Part of the separation between Sidlesham and Highleigh.		
137	Sidlesham Eastern Coastal Plain							SUBSTANTIAL
		Large fields to the north with high boundary loss, although some significant boundary vegetation along remaining boundaries.	Rural, relatively open eastern setting to Sidlesham.	Character area mostly large parcels of land detached from the settlement. Only a small number of fields adjacent to the settlement are consistent with the settlement pattern.	Part of rural continuum to the east of Sidlesham.	Only minor separation function between local areas of settlement.		

²⁰ “ from visual, functional and ecological perspectives” p53 The Countryside Agency and Scottish Natural Heritage ‘Landscape Character Assessment Guidance for England and Scotland, 2002

No	Landscape Character Area	Inherent Landscape Qualities (intactness ²¹ and condition)	Contribution to distinctive settlement setting	Inconsistency with existing settlement form / pattern	Contribution to rurality of surrounding landscape	Contribution to separation between settlements	Sensitivity	Final Assessment Landscape Sensitivity
		low high					1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major 5 10 15 20 25	
138	Sidlesham Quay Northern Coastal Plain							SUBSTANTIAL
		Intact boundary features, and vegetation associated with dwellings. Vegetation associated with network of drains to the western part of the character area. No boundary loss recorded.	Northern setting to low density dwellings to the south and more modern housing to the west. Provides semi-enclosed aspect to dwellings.	Enclosed character area detected from main settlement areas.	Part of wider rural landscape to the north. However, greater vegetation and therefore more enclosure than character area to the north. Therefore provides a treed backdrop to the more open areas to the north.	Prevents coalescence of local areas of dwellings with properties adjacent to Sidlesham Quay only.		
139	Sidlesham Quay Western Coastal Plain							MODERATE
		Some intact lengths of hedges and tree belts with broken tree lines elsewhere. Low boundary loss recorded and limited development compared to surrounding character areas.	Rural setting inland of Pagham Harbour, providing settling to settlement to the east.	Arable fields beyond existing small area of settlement. Contains significant flood zone to the south.	Rural fields with limited development adjacent to northern end of Pagham Harbour.	Contribution to preventing coalescence of between small area of settlement to the east and horticultural uses to the west only.		

²¹ “ from visual, functional and ecological perspectives” p53 The Countryside Agency and Scottish Natural Heritage ‘Landscape Character Assessment Guidance for England and Scotland, 2002

No	Landscape Character Area	Inherent Landscape Qualities (intactness ²² and condition)	Contribution to distinctive settlement setting	Inconsistency with existing settlement form / pattern	Contribution to rurality of surrounding landscape	Contribution to separation between settlements	Sensitivity	Final Assessment Landscape Sensitivity
		low high					1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major	
140	Sidlesham – Highleigh Coastal Plain	Some significant intact lengths of hedges and tree groups along field boundaries, and relatively low boundary loss recorded.	Provides open, relatively rural aspect to southern part of main area of Sidlesham.	Almost entirely surrounded by development, although mostly horticultural buildings and low density dwellings rather than significant settlement.	Almost entirely surrounded by development and constitutes the only contribution to rural in the immediate area.	Provides separation between Sidlesham and Highleigh.	5 10 15 20 25	SUBSTANTIAL
141	Almodington – Somerley Coastal Plain	Relatively low boundary loss, intact boundary vegetation in places	Rural, but relatively unremarkable western setting to Almodington.	Large parcels of land beyond existing settlement area.	Rural landscape.	Part of separation between Almodington and East Wittering/Earnley	5 10 15 20 25	SUBSTANTIAL













²² “ from visual, functional and ecological perspectives” p53 The Countryside Agency and Scottish Natural Heritage ‘Landscape Character Assessment Guidance for England and Scotland, 2002

No	Landscape Character Area	Inherent Landscape Qualities (intactness ²³ and condition)	Contribution to distinctive settlement setting	Inconsistency with existing settlement form / pattern	Contribution to rurality of surrounding landscape	Contribution to separation between settlements	Sensitivity	Final Assessment Landscape Sensitivity
		low high					1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major 5 10 15 20 25	
142	Almodington Eastern Coastal Plain							SUBSTANTIAL
		Overall moderate boundary loss. Some intact vegetation particularly at western edge and to the southeast of the character area, elsewhere large fields with more limited vegetation.	Rural coastal plain without greenhouses to the east of Almodington.	Majority of character area consists of large parcels of land remote from the settlement. Only some small consistent areas adjacent to Almodington.	Part of rural continuum which stretches north-south to the coast, with Almodington, Bracklesham and Birdham to the west, and the extensive nurseries and low density dwellings of Sidlesham, Birdham etc. To the east.	Part of wider separation to nurseries and low density dwellings to the west and northwest of Sidlesham only.		
143	Almodington – Bracklesham Coastal Plain							SUBSTANTIAL
		Very limited boundary loss recorded. Moderate amount of intact boundary vegetation.	Provides open arable setting to east of Bracklesham and Earnley.	Predominately large open and semi-enclosed arable fields inconsistent with settlement edges.	Only moderately rural and visible due to surrounding land uses.	Separation between Almodington and East Wittering Southern end of character area also separates Bracklesham from holiday village to the east, protecting short length of undeveloped coastline.		













²³ “ from visual, functional and ecological perspectives” p53 The Countryside Agency and Scottish Natural Heritage ‘Landscape Character Assessment Guidance for England and Scotland, 2002

No	Landscape Character Area	Inherent Landscape Qualities (intactness ²⁴ and condition)	Contribution to distinctive settlement setting	Inconsistency with existing settlement form / pattern	Contribution to rurality of surrounding landscape	Contribution to separation between settlements	Sensitivity	Final Assessment Landscape Sensitivity
		low high					1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major	
144	Bracklesham Coastal Plain							SLIGHT
		Up to 50% boundary loss recorded. Good condition tree belt and some hedges, including along watercourse to the east.	Rural edge, however setting limited to adjacent field due to hedgerow structure.	Adjacent to settlement on continuum of coastal plain. As with East Wittering, the character area is contained to the west of Earnley Rife and south of Clappers Lane.	No contribution to surrounding landscape, contained by established hedgerow.	Some separation to Almodington and Earnley, but dwellings and caravan park to north of Clappers Lane already form continuum with Bracklesham.		
145	Earnley Western Matrix							SUBSTANTIAL
		Some boundary loss recorded, although some significant hedges and trees associated with small parcels of land. Significant amounts of caravans and low density dwellings.	Northern approach to Bracklesham / East Wittering.	Largely separate from main settlement. Area of low density dwellings and caravans extending further north than main settlement area,	Vegetated nature of character area in contrast to more open landscape to the north, although contribution limited by influence from land uses.	Part of separation between East Wittering/ Bracklesham and Almodington.		













²⁴ “ from visual, functional and ecological perspectives” p53 The Countryside Agency and Scottish Natural Heritage ‘Landscape Character Assessment Guidance for England and Scotland, 2002

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		low high					1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major	
146	East Wittering Northern Coastal Plain							MODERATE
		Up to 50% boundary loss recorded across majority of character area. Some lengths of hedges and trees along boundaries, but significant gaps across middle. Agricultural land with very limited development.	Provides open rural aspect to surrounding settlement.	Adjacent to existing, open settlement edge of East Wittering but mostly large parcels of land. Character area large in scale compared to existing settlement.	Part of wider rural landscape but contribution compromised by business uses to north.	Separates East Wittering from Business development to the north and low density dwellings to the northeast only, Limited visual separation due to intervisibility between East Wittering and development to the north, across the character area.		
147	Broad Rife							SUBSTANTIAL
		Relatively intact rife landscape with limited boundary loss recorded.	Rife setting to leisure facilities to the east only.	Rife landscape distant from any significant settlement.	Rural contribution to landscape the west.	Part of wider Strategic Gap.		













²⁵ “ from visual, functional and ecological perspectives” p53 The Countryside Agency and Scottish Natural Heritage ‘Landscape Character Assessment Guidance for England and Scotland, 2002

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		low high					1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major	
148	Selsey Western Mosaic							MODERATE
		Up to 50% boundary loss recorded, number of substantial hedges towards the south.	Relative non-distinct setting to small part of Selsey settlement edge only.	Beyond existing settlement extent.	Relatively low rurality due to influence from caravan park.	Part of wider gap to East Wittering.		
149	Selsey Western Leisure and Recreation							MODERATE
		Landscape filled with extensive caravan parks/mobile homes. Includes rife and associated vegetation, but limited intact vegetation elsewhere.	Northeast corner provides setting of playing fields only.	Largely discontinuous with settlement boundary and substantially within floodplain of Broad Rife to the west of Selsey.	Very limited contribution.	Part of wider gap to East Wittering		

²⁶ “ from visual, functional and ecological perspectives” p53 The Countryside Agency and Scottish Natural Heritage ‘Landscape Character Assessment Guidance for England and Scotland, 2002

No	Landscape Character Area	Inherent Landscape Qualities (intactness ²⁷ and condition)	Contribution to distinctive settlement setting	Inconsistency with existing settlement form / pattern	Contribution to rurality of surrounding landscape	Contribution to separation between settlements	Sensitivity	Final Assessment Landscape Sensitivity
		low high					1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major 5 10 15 20 25	
150	Selsey Western Coastal Plain							SUBSTANTIAL
		Some significant vegetation associated with water course and small parcels of land through the centre. Overall relative low boundary loss and limited settlement.	Semi-rural setting to southwest of Selsey, allowing views of coastline to the south.	A number of small parcels of land surrounded by settlement to the western edge of Selsey are consistent with existing settlement.	Constitutes the only rural landscape within the local area, but does not contribute to wider landscape due to surrounding land uses, except for the coastline.	Part of wider Strategic Gap. Also separates south-western part of Selsey from areas of mobile homes and caravans to the west and provides length of undeveloped coastline.		
151	Norton Coastal Plain							SUBSTANTIAL
		Some areas of high boundary loss, although some intact lengths of hedges.	Provides relatively rural approach into Selsey.	Majority of character area disconnected and remote from significant settlement.	Rural landscape providing moderate contribution to surrounding landscape due to varying degrees of enclosure of surrounding character areas.	Part of separation between Selsey and extensive nurseries to the south of Sidlesham.		

²⁷ “ from visual, functional and ecological perspectives” p53 The Countryside Agency and Scottish Natural Heritage ‘Landscape Character Assessment Guidance for England and Scotland, 2002

No	Landscape Character Area	Inherent Landscape Qualities (intactness ²⁸ and condition)	Contribution to distinctive settlement setting	Inconsistency with existing settlement form / pattern	Contribution to rurality of surrounding landscape	Contribution to separation between settlements	Sensitivity	Final Assessment Landscape Sensitivity
		low high					1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major 5 10 15 20 25	
152	Church Norton Coastal Plain							MODERATE
		Low boundary loss recorded, significant intact vegetation and small woodland blocks.		Detached and distant from Selsey.	Limited contribution to landscape to the west, however south-eastern edge of character area is relatively undeveloped and contributes to undeveloped coastline.	No separation function between settlements.		
153	Selsey Northern Coastal Plain							SUBSTANTIAL
		Some areas of high boundary loss recorded. Some significant lengths of hedges and trees, but with gaps.	Rural context to Church Norton.	Detached and mostly distant from any significant settlement.	Generally more enclosed than landscape to the west.	Wider separation between Church Norton and Selsey and part of wider Strategic Gap.		













²⁸ “ from visual, functional and ecological perspectives” p53 The Countryside Agency and Scottish Natural Heritage ‘Landscape Character Assessment Guidance for England and Scotland, 2002

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		low high					1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major	
154	Selsey Northern Settlement Edge							MODERATE
		No boundary loss recorded, number of substantial boundary hedges.	Arable fields and paddocks, although relatively non-distinct settlement edge.	Fields adjacent to settlement edge consistent with existing settlement to the south of Park Lane	Potential development in character area would be visible from wider rural landscape to the north.	Part of wider Strategic Gap.		
155	Plaistow Northern Low Weald							SUBSTANTIAL
		Good boundary vegetation. And limited boundary loss recorded.	Provides a sloping backdrop to the north of Plaistow contained by woodlands to the north.	Unsettled and largely detached from main settlement.	Relatively rural sloping landscape forming backdrop to the north of the village.	Minor contribution to the separation between Plaistow and Ifold.		













²⁹ “ from visual, functional and ecological perspectives” p53 The Countryside Agency and Scottish Natural Heritage ‘Landscape Character Assessment Guidance for England and Scotland, 2002

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		low high					1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major 5 10 15 20 25	
156	Plaistow – Ifold Low Weald							SUBSTANTIAL
		Very significant amounts of intact woodland, tree belts and hedges. Very low boundary loss recorded overall.	Provides a rural setting to the southern part of Plaistow.	Falling away from Plaistow. Includes roads with linear development to the south of the character area.	Undulating topography with smaller fields with wooded boundaries.	Contributes to the separation between Plaistow and Ifold.		
157	Ifold Northern Low Weald							MODERATE
		Very significant amounts of intact woodland, tree belts and hedges. Despite relatively small field sizes, high boundary loss record in a number of places.	Distinctive horsiculture with paddocks, stables and dwellings along small roads.	On similar topography to adjacent Ifold, flatter than surrounding topography. Includes scattered development along roads to the north of Ifold.	Lots of small fields / paddocks with stables and properties within the area.	Provides no separation.		













³⁰ “ from visual, functional and ecological perspectives” p53 The Countryside Agency and Scottish Natural Heritage ‘Landscape Character Assessment Guidance for England and Scotland, 2002

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		low high					1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major	
158	Loxwood Western Low Weald							SUBSTANTIAL
		A number of intact hedges with hedge trees, plus small tree blocks. Occasional areas of high boundary loss.	Provides rural setting to the west of Loxwood although not overly distinct.	Eastern part of character area slopes up away from Loxwood which sits in a minor valley feature to the east of the character area. Rest of the character area largely detached from settlement expect for a few farmsteads.	Rolling arable and pasture fields with strong boundary vegetation and small areas of retained woodland.	Part of the separation between Ifold and Loxwood.		
159	Loxwood Eastern Low Weald							SUBSTANTIAL
		Hedges, trees belts and trees associated with watercourses, particularly towards the south of the character area. Vegetation less intact towards the north of the character area, although very low boundary loss recorded overall.	Provides rural setting to the east of Loxwood with woodland containment further to the east.	High ground to the east of the settlement. Scattered settlement with some communications links.	Small / medium scale strong rolling mixed agricultural land with woodland corridors and small areas of woodland.	Provides no separation.		













³¹ “ from visual, functional and ecological perspectives” p53 The Countryside Agency and Scottish Natural Heritage ‘Landscape Character Assessment Guidance for England and Scotland, 2002

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		low high					1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major	
160	Ifold Eastern Low Weald							SUBSTANTIAL
		Significant boundary vegetation towards centre of character area and along watercourse. However, more limited intact vegetation elsewhere and high boundary loss recorded.	Provides rural setting to the east of Ifold and contains a number of riverine features.	Largely detached from main settlement. Limited development within or adjacent to the area.	Large areas of arable land, riverine features and pasture nearest to development and towards northern boundary.	Contribute to the separation between Ifold and Loxwood		
161	Foxbridge Low Weald							SUBSTANTIAL
		Significant amount of intact woodland and tree belts across the character area. Mostly low boundary loss recorded, except for area of 100% loss towards the eastern part of the character area.	Contributes to the rural setting of the south of Ifold with large number of streams and undulating topography.	Major development contained to the north of Plaistow Road, some scattered development within the area.	Little development, some amenity use but treed and rural adjacent to development.	Provides no separation.		

³² “ from visual, functional and ecological perspectives” p53 The Countryside Agency and Scottish Natural Heritage ‘Landscape Character Assessment Guidance for England and Scotland, 2002

No	Landscape Character Area	Inherent Landscape Qualities (intactness ³³ and condition)		Contribution to distinctive settlement setting	Inconsistency with existing settlement form / pattern	Contribution to rurality of surrounding landscape	Contribution to separation between settlements	Sensitivity 1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major	Final Assessment Landscape Sensitivity
		low	high						
162	Belchamber's Low Weald								SUBSTANTIAL
		Limited boundary vegetation across the majority of the character area, although mostly low boundary loss recorded.	Provide sloping backdrop to the western approach to Kirdford.	Detached from main settlement.	Rural contribution to the north west of Kirdford, gently sloping pasture towards wooded containment to the north west.	Provides no separation.			
163	Kirdford Northern Low Weald								SUBSTANTIAL
		High amount of woodland, trees belts and hedges, including assart woodland across the character area. Limited boundary loss recorded.	Wooded nature provides a distinct wooded approach to the north of the village.	Small areas generally wooded with riverine features with limited existing development.	Enclosed rural area containing small pasture fields.	No contribution to separation.			

³³ " from visual, functional and ecological perspectives" p53 The Countryside Agency and Scottish Natural Heritage 'Landscape Character Assessment Guidance for England and Scotland, 2002

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		low high					1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major	
164	Kirdford Eastern Paddocks							MODERATE
		Intact boundary hedges and trees in places, although 100% boundary loss recorded across majority of character area.	Very distinctive flat and highly managed horsiculture.	Medium sized highly managed paddocks relating to stud. Contains limited development, mostly detached from main settlement.	Part of wider rural landscape, although highly managed.	No contribution to separation.		
165	Staples Hill – Churchlands Low Weald							SUBSTANTIAL
		Scattered small woodland blocks, plus intact hedges particularly towards the east of the character area. Generally low boundary loss recorded across the character area.	Complex topography with a mix of land use.	Rolling hills and riverine features, limited development.	Creates rural backdrop to the whole southern edge of Kirdford. Limited development or communications links.	Little contribution to settlement separation.		

³⁴ “ from visual, functional and ecological perspectives” p53 The Countryside Agency and Scottish Natural Heritage ‘Landscape Character Assessment Guidance for England and Scotland, 2002

No	Landscape Character Area	Inherent Landscape Qualities (intactness ³⁵ and condition)	Contribution to distinctive settlement setting	Inconsistency with existing settlement form / pattern	Contribution to rurality of surrounding landscape	Contribution to separation between settlements	Sensitivity	Final Assessment Landscape Sensitivity
		low high					1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major	
166	River Kird and Southern Setting							MODERATE
		Significant tree groups and woodland blocks plus a number of intact hedges. Areas of high boundary loss towards the south.	Rolling complex topography relating to riverine features. Mixed land use with little development.	Complex topography and detached from Wisborough Green by water course.	Creates backdrop to the south and south western edge of Wisborough Green.	No contribution to separation.		
167	Wisborough Green Settled Low Weald							MODERATE
		Majority of field boundaries vegetated with hedges and trees. Some small areas intact areas of woodland. Occasional areas of high boundary loss, but generally low boundary loss recorded overall.	Rolling topography with linear development.	Development along lanes.	Mixed land use and field size with some small areas of woodland and stream features between linear development along major road networks.	No significant contribution of separation.		

³⁵ “ from visual, functional and ecological perspectives” p53 The Countryside Agency and Scottish Natural Heritage ‘Landscape Character Assessment Guidance for England and Scotland, 2002













No	Landscape Character Area	Inherent Landscape Qualities (intactness ³⁶ and condition)	Contribution to distinctive settlement setting	Inconsistency with existing settlement form / pattern	Contribution to rurality of surrounding landscape	Contribution to separation between settlements	Sensitivity	Final Assessment Landscape Sensitivity
		low high					1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major	
168	South of South Fernhurst Slopes						5 10 15 20 25	SUBSTANTIAL
		Large amount of woodland blocks and tree belts. Area of high boundary loss recorded to the east, elsewhere low to medium boundary loss recorded.	Rural landscape, part of southern approach to Fernhurst, but detached from settlement.	Detached from settlement. Areas of commercial development within wooded setting.	Part of wider rural Wealden landscape.	No separation function.		

³⁶ " from visual, functional and ecological perspectives" p53 The Countryside Agency and Scottish Natural Heritage 'Landscape Character Assessment Guidance for England and Scotland, 2002













Table 5 Landscape Value

5.1.5 The 21 character areas from the 2009 study, which are within the vicinity of the boundary changes from the revoked Sussex Downs AONB to the creation of the South Downs National park, have been reassessed. The landscape designation assessment of three of those character areas has altered slightly, but not affected their overall landscape value rating. Changes to the 2009 character areas are highlighted in red below:

No	Landscape Character Area	Landscape Designation		Other Designation (nature conservation, heritage, amenity, including flood zone)	Contribution to setting of 'outstanding assets'	Special cultural/historic associations	Perceptual aspects (eg. scenic beauty, tranquillity, remoteness)	Landscape Value					Final Assessment Landscape Value
		low	high					1-5 Negligible	6-10 Slight	11-15 Moderate	16-20 Substantial	21-25 Major	
02	North Hammer – Camelsdale Urban Edge			Contains a number of listed buildings. Contains Conservation Areas along the valley. Contains a small area of SNCI and floodzone.		None identified from database of collated information.	Medium scenic beauty, main road runs to the south and through the area						MODERATE

11	Northchapel Eastern Settlement Edge	 <p>Within the South Downs National Park (previously adjacent to the Sussex Downs AONB).</p>	 <p>Contains Conservation Area, Registered Common Land and Listed Buildings. Abuts ancient woodland, SNCI and floodzone.</p>	 <p>Wider setting to Blackdown Hills and adjoining character area.</p>	 <p>Mitchell Park, formerly Micel (great) Park east of the character area. Medieval assarts covering the majority of the character area.</p>	 <p>Pleasant, but tranquillity and remoteness influenced by settlement which the character area overlooks to the south.</p>		SUBSTANTIAL
35	Petworth – Hampers Green Farmland	 <p>Within the South Downs National Park (previously adjacent to the Sussex Downs AONB).</p>	 <p>Contains some Conservation Area and Registered Common Land. Contains some Floodzone.</p>	 <p>Partial setting to Petworth Park and House on higher ground to the west.</p>	 <p>Proximity to Petworth Park and House on higher ground to the west. Area of medieval assarts to the northwest of the character area.</p>	 <p>Moderate low scenic beauty, medium / large arable fields, but rural and generally tranquil.</p>		MODERATE













5.1.6 The landscape value assessment of character areas in this 2011 study follows:

No	Landscape Character Area	Landscape Designation		Other Designation (nature conservation, heritage, amenity, including flood zone)	Contribution to setting of 'outstanding assets'	Special cultural/historic associations	Perceptual aspects (eg. scenic beauty, tranquillity, remoteness)	Landscape Value					Final Assessment Landscape Value				
		low	high					1-5 Negligible	6-10 Slight	11-15 Moderate	16-20 Substantial	21-25 Major					
110	Westbourne Common Footslopes																MODERATE
		Adjacent to SDNP.		Listed Building, partially Strategic Gap, SNCI, adjacent to Ancient Woodland and flood zone		Sloping setting to SDNP.				Pleasant landscape, although tranquillity and remoteness limited slightly by influence from scattered dwellings and agricultural buildings.							
111	Aldsworth Common Spur																SUBSTANTIAL
		Within SDNP.		Setting to Listed Building, flood zone, several blocks of Ancient Woodland, SNCI		Sloping setting to elevated South Downs to the north.		South Downs to the north.		Relatively undisturbed landscape except for minor glimpses of settlement to the south a line of pylons which cross the character area at its southern end.							




No	Landscape Character Area	Landscape Designation	Other Designation (nature conservation, heritage, amenity, including flood zone)	Contribution to setting of 'outstanding assets'	Special cultural/historic associations	Perceptual aspects (eg. scenic beauty, tranquillity, remoteness)	Landscape Value	Final Assessment Landscape Value
		low high					1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major	
		5 10 15 20 25						
114	Westbourne – Woodmancote Upper Coastal Plain	Adjacent and setting to SDNP.	Partially within Strategic Gap. Setting to Listed Buildings and Conservation Area. Adjacent to SNCI and some Ancient Woodland.	Setting to SDNP		Although relatively enclosed, influence from surrounding settlement, A27 and Pylons reduce tranquillity and remoteness.		MODERATE
115	Woodmancote Footslopes	Adjacent and setting to SDNP.	Some Ancient Woodland. Setting to Listed Buildings.	Sloping setting to elevated South Downs to the north.		Relatively unsettled, although some views of Woodmancote below and quarry workings to the east temper tranquillity and remoteness.		MODERATE

No	Landscape Character Area	Landscape Designation	Other Designation (nature conservation, heritage, amenity, including flood zone)	Contribution to setting of 'outstanding assets'	Special cultural/historic associations	Perceptual aspects (eg. scenic beauty, tranquillity, remoteness)	Landscape Value	Final Assessment Landscape Value
		low high						
							5 10 15 20 25	
116	Woodmancote – Hambrook Footslopes		South-eastern end part of Strategic Gap.	Minor part of setting to SDNP.		Despite boundary hedges, tree belts and woodland blocks, heavily influenced by A27 which cuts through the character area.		SLIGHT
117	Hambrook Northern Footslopes	Proximity to SDNP. 	Contains Historic Parkscapes and Listed Building. PSR.	Partial contribution to setting of SDNP. AONB visible in distance to the south.		Well vegetated boundaries of numerous small scale fields provide enclosure, but tranquillity and remoteness limited due to scattered low density dwelling and other buildings throughout the character area and A27 to the south.		MODERATE

No	Landscape Character Area	Landscape Designation	Other Designation (nature conservation, heritage, amenity, including flood zone)	Contribution to setting of 'outstanding assets'	Special cultural/historic associations	Perceptual aspects (eg. scenic beauty, tranquillity, remoteness)	Landscape Value	Final Assessment Landscape Value
		low high						
							5 10 15 20 25	
118	Hambrook Upper Coastal Plain		Within Strategic Gap, adjacent to Historic Parkscape. Small area of Ancient Woodland. SNCI and PSRs at eastern end of character area,	No significant contribution to setting of SDNP in comparison to adjacent character areas.	Watercress beds.	Significant boundary vegetation provides enclosure, but tranquillity and remoteness limited by views of settlement and noise from A27.		MODERATE
119	Ashling Parkland		Historic parkscape, Conservation Area, setting to Listed Buildings. Some flood zone.	Part of gently sloping setting to South Downs.	Ashling Park and South Downs to the north.	Gentrified landscape with significant tree belts and tree groups assisting with scenic beauty and tranquillity. Remoteness tempered by occasional view of buildings.		SUBSTANTIAL

No	Landscape Character Area	Landscape Designation	Other Designation (nature conservation, heritage, amenity, including flood zone)	Contribution to setting of 'outstanding assets'	Special cultural/historic associations	Perceptual aspects (eg. scenic beauty, tranquillity, remoteness)	Landscape Value	Final Assessment Landscape Value
		low high					1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major	
120	West Ashling – East Ashling Footslopes	 Within SDNP.	 Contains Conservation Area and Listed Buildings. Some flood zone along watercourse to the centre of the character area.	 Part of gently sloping setting to South Downs.	 Adjacent to Ashling Park, close proximity to the South Downs to the north. Some Medieval Assarts.	 Limited influence from settlement. Rural, tranquil, pleasant landscape.	 5 10 15 20 25	SUBSTANTIAL
		 Within SDNP.	 Setting to Conservation Area, Listed Buildings, and adjacent to significant area of Ancient Woodland. Contains flood zone.	 Part of gently sloping setting to South Downs.	 Proximity to South Downs and Ashling Park.	 Highly enclosed, tranquil landscape, remoteness tempered by occasional dwellings.	 5 10 15 20 25	

No	Landscape Character Area	Landscape Designation	Other Designation (nature conservation, heritage, amenity, including flood zone)	Contribution to setting of 'outstanding assets'	Special cultural/historic associations	Perceptual aspects (eg. scenic beauty, tranquillity, remoteness)	Landscape Value	Final Assessment Landscape Value
		low high					1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major	
		5 10 15 20 25						
122	Tangmere Western Upper Coastal Plain	Proximity to SDNP.	Setting to Listed Buildings and Shopwyke Historic Park, PSR and some flood zone.	Setting to Shopwyke Park, minor setting to SDNP, Chichester Cathedral Spire visible. Distant views of the South Downs from southern part of character area.	Shopwyke Park.	Limited due to A27 and adjacent settlement.		MODERATE
123	Tangmere South and Eastern Edge	Proximity to SNDP.	Flood zone.	Minor setting to SDNP.		Low due to land use within and surrounding.		SLIGHT

No	Landscape Character Area	Landscape Designation	Other Designation (nature conservation, heritage, amenity, including flood zone)	Contribution to setting of 'outstanding assets'	Special cultural/historic associations	Perceptual aspects (eg. scenic beauty, tranquillity, remoteness)	Landscape Value	Final Assessment Landscape Value
		low high					1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major	
							5 10 15 20 25	
124	Tangmere Former Airfield		Significant flood zone. PSR.	Setting to Tangmere Military Aviation Museum. Tangmere Airfield. Minor distant views of the South Downs.	Site of Tangmere military airfield.	Reduced by views of adjacent large glass houses and dilapidation in some areas.		MODERATE
125	East Hampnett Upper Coastal Plain	Proximity to SNDP.	Listed Buildings and PSRs.	Minor setting to SNDP.		Moderately enclosed semi-rural landscape, but influence by low density dwellings, utilities, A27 and adjacent large glasshouses.		MODERATE

No	Landscape Character Area	Landscape Designation	Other Designation (nature conservation, heritage, amenity, including flood zone)	Contribution to setting of 'outstanding assets'	Special cultural/historic associations	Perceptual aspects (eg. scenic beauty, tranquillity, remoteness)	Landscape Value	Final Assessment Landscape Value
		low high					1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major	
		5 10 15 20 25						
126	Tangmere south-eastern nurseries	Proximity to SDNP.	Some flood zone.	Minor setting to SDNP.		Low due to large glass houses and dilapidation in some areas.		SLIGHT
127	Oving Eastern Upper Coastal Plain		Adjacent to Registered Common Land and small part of Conservation Area. Some flood zone.	Minor setting to small part of Conservation Area. Adjacent to airfield to north.		Pleasant, relatively enclosed landscape, minor influence from settlement.		MODERATE

No	Landscape Character Area	Landscape Designation		Other Designation (nature conservation, heritage, amenity, including flood zone)	Contribution to setting of 'outstanding assets'	Special cultural/historic associations	Perceptual aspects (eg. scenic beauty, tranquillity, remoteness)	Landscape Value					Final Assessment Landscape Value
		low	high					1-5 Negligible	6-10 Slight	11-15 Moderate	16-20 Substantial	21-25 Major	
128	Oving Western Coastal Plain			PSRs, some significant flood zone, adjacent to Conservation Area to the north. Strategic Gap.			Rural and fairly remote, but some influence from Railway and filtered glimpses of settlement.						SLIGHT
129	Drayton Eastern Coastal Plain			Setting to Listed Building and historic parkscape, significant flood zone. Strategic Gap.	SDNP visible to the north.		Pleasant, relatively enclosed landscape, but influence from settlement, and greenhouses to the west.						MODERATE

No	Landscape Character Area	Landscape Designation		Other Designation (nature conservation, heritage, amenity, including flood zone)	Contribution to setting of 'outstanding assets'	Special cultural/historic associations	Perceptual aspects (eg. scenic beauty, tranquillity, remoteness)	Landscape Value					Final Assessment Landscape Value
		low	high					5	10	15	20	25	
130	Runcton Horticulture			Partially within Strategic Gap. Minor area of flood zone. Adjacent to SNCI to the west. PSR.			Limited due to large glasshouses, light industry and glimpses of surrounding scattered settlement and road traffic.						SLIGHT
131	Merston Western Coastal Plain			Part within Strategic Gap, large proportion of character area within flood zone.			Rural landscape although scenic beauty and remoteness tempered by influence from buildings.						MODERATE

No	Landscape Character Area	Landscape Designation		Other Designation (nature conservation, heritage, amenity, including flood zone)	Contribution to setting of 'outstanding assets'	Special cultural/historic associations	Perceptual aspects (eg. scenic beauty, tranquillity, remoteness)	Landscape Value					Final Assessment Landscape Value
		low	high					5	10	15	20	25	
132	Merston Eastern Coastal Plain			Within Strategic Gap. Flood zones and PSRs.			Unsettled and more remote than character areas to the west, although some views of surrounding buildings and road traffic.						SLIGHT
133	Runcton Eastern Coastal Plain			Almost entirely Strategic Gap.			Unsettled, but open fields allows views of surrounding urban influence, which limits remoteness and tranquillity.						SLIGHT

No	Landscape Character Area	Landscape Designation		Other Designation (nature conservation, heritage, amenity, including flood zone)	Contribution to setting of 'outstanding assets'	Special cultural/historic associations	Perceptual aspects (eg. scenic beauty, tranquillity, remoteness)	Landscape Value					Final Assessment Landscape Value
		low	high					5	10	15	20	25	
134	Upper Pagham Rife			Setting to Conservation Area and Listed Buildings. Minor flood zone. Entirely within Strategic Gap.			Pleasant pastoral fields associated with rife. Detracting influence from settlement to north.						SLIGHT
135	North Mundham – South Mundham Coastal Plain			Within Strategic Gap, abuts small area of Registered Common Land, Setting to Conservation Area and Listed Buildings.			Rural area with limited settlement. Vegetated boundaries assist with tranquillity and remoteness, along some influence from surrounding settlement and horticultural buildings through gaps in vegetation.						MODERATE

No	Landscape Character Area	Landscape Designation		Other Designation (nature conservation, heritage, amenity, including flood zone)	Contribution to setting of 'outstanding assets'	Special cultural/historic associations	Perceptual aspects (eg. scenic beauty, tranquillity, remoteness)	Landscape Value					Final Assessment Landscape Value
		low	high					1-5 Negligible	6-10 Slight	11-15 Moderate	16-20 Substantial	21-25 Major	
136	Sidlesham – Street End Coastal Plain			Contains Listed Buildings, and PSR. Provides setting to Conservation Area.			Low remoteness and tranquillity due to horticultural buildings and occasional dwellings.						SLIGHT
137	Sidlesham Eastern Coastal Plain			Adjacent to Registered Common Land, setting to Conservation Area and Listed Buildings. Adjacent to SPA, Ramsar, SSSI and Local Nature Reserve of Bremere Rife. Adjacent to flood zone, PSR.	Adjacent to Bremere Rife leading to Pagham Harbour.		Relatively remote, tranquil landscape, views of settlement filtered and not overly detrimental to scenic beauty.						MODERATE

No	Landscape Character Area	Landscape Designation		Other Designation (nature conservation, heritage, amenity, including flood zone)	Contribution to setting of 'outstanding assets'	Special cultural/historic associations	Perceptual aspects (eg. scenic beauty, tranquillity, remoteness)	Landscape Value					Final Assessment Landscape Value
		low	high					1-5 Negligible	6-10 Slight	11-15 Moderate	16-20 Substantial	21-25 Major	
138	Sidlesham Quay Northern Coastal Plain			Contains Conservation Area and Listed Buildings. Contains SPA, Ramsar, SSSI and Local Nature Reserve associated with Bremere Rife and Paghham Harbour to the east. Contains significant flood zone. PSRs.	Northern setting to Sidlesham Quay.	Martine associations with Sidlesham Quay. Includes Historic route of Selsey Tramway.	Occasional glimpses of settlement to the southeast and southwest temper remoteness and tranquillity.						SUBSTANTIAL
139	Sidlesham Quay Western Coastal Plain			Abuts Conservation Area, contains Listed Building, setting to other Listed Buildings, adjacent to Coastal Path. Significant flood zone. Includes Ancient woodland and Registered Commonland. Abuts SSSI, SPA, Ramsar and Local Nature Reserve.	Adjacent to Sidlesham Quay to the south.	Martine associations with Sidlesham Quay. Setting to Historic route of Selsey Tramway.	Largely rural fields but remoteness and tranquillity reduced due to some surrounding urban influence.						SUBSTANTIAL

No	Landscape Character Area	Landscape Designation		Other Designation (nature conservation, heritage, amenity, including flood zone)	Contribution to setting of 'outstanding assets'	Special cultural/historic associations	Perceptual aspects (eg. scenic beauty, tranquility, remoteness)	Landscape Value					Final Assessment Landscape Value
		low	high					5	10	15	20	25	
140	Sidlesham – Highleigh Coastal Plain			Setting to Listed Buildings. Very minor length of flood zone at south-eastern end.			Vegetation limits influence from surrounding horticultural buildings and dwellings.						SLIGHT
141	Almodington – Somerley Coastal Plain			Setting to Listed Buildings. Very minor length of flood zone at south-eastern end.			Vegetation limits influence from surrounding horticultural buildings and dwellings.						SLIGHT

No	Landscape Character Area	Landscape Designation		Other Designation (nature conservation, heritage, amenity, including flood zone)	Contribution to setting of 'outstanding assets'	Special cultural/historic associations	Perceptual aspects (eg. scenic beauty, tranquillity, remoteness)	Landscape Value					Final Assessment Landscape Value
		low	high					5	10	15	20	25	
142	Almodington Eastern Coastal Plain			Number of Listed Buildings, some flood zone.			Particularly remote and tranquil to the east of the character area. Vegetation limits influence from settlement to the west.						MODERATE
143	Almodington – Bracklesham Coastal Plain			PSRs, Setting to Conservation Area and Listed Buildings, some significant flood zone, SSSI and RSPB reserve and Coastal Path at southern end.	Small length of undeveloped coastline to the south.		Pleasant, but remoteness limited by influence from relatively open western edge of Bracklesham and surrounding caravan parks.						MODERATE

No	Landscape Character Area	Landscape Designation		Other Designation (nature conservation, heritage, amenity, including flood zone)	Contribution to setting of 'outstanding assets'	Special cultural/historic associations	Perceptual aspects (eg. scenic beauty, tranquillity, remoteness)	Landscape Value					Final Assessment Landscape Value
		low	high					5	10	15	20	25	
144	Bracklesham Coastal Plain			Adjacent to minor flood zone to the east only.			Settlement edge of Bracklesham visible to the south and west. Not unpleasant, but very limited scenic beauty, tranquillity and remoteness.						SLIGHT
145	Earnley Western Matrix			Contains Conservation Area and Listed Buildings, minor flood zone.			Influence of land uses, limited to a degree by significant vegetation which provides enclosure.						SLIGHT

No	Landscape Character Area	Landscape Designation		Other Designation (nature conservation, heritage, amenity, including flood zone)	Contribution to setting of 'outstanding assets'	Special cultural/historic associations	Perceptual aspects (eg. scenic beauty, tranquillity, remoteness)	Landscape Value					Final Assessment Landscape Value
		low	high					1-5 Negligible	6-10 Slight	11-15 Moderate	16-20 Substantial	21-25 Major	
146	East Wittering Northern Coastal Plain			PSR and flood zone.			Pleasant arable landscape although influence from significant surround settlement limits tranquillity and remoteness.						SLIGHT
147	Broad Rife			Southern part within Strategic Gap. Considerable flood zone. PSR.	Recognisable rife feature intervisible with SDNP.	Rife and coastal landscape.	Pleasant, unsettled Rife landscape, although remoteness reduce by influence from scattered dwellings and leisure facilities beyond the character area to the east.						SUBSTANTIAL

No	Landscape Character Area	Landscape Designation		Other Designation (nature conservation, heritage, amenity, including flood zone)	Contribution to setting of 'outstanding assets'	Special cultural/historic associations	Perceptual aspects (eg. scenic beauty, tranquillity, remoteness)	Landscape Value					Final Assessment Landscape Value
		low	high					1-5 Negligible	6-10 Slight	11-15 Moderate	16-20 Substantial	21-25 Major	
148	Selsey Western Mosaic			Strategic Gap, PSR, Listed Building. Adjacent to flood zone along Broad Rife to the west.		Historic tram route.	Pleasant paddocks and pastoral fields to the south, but overall scenic beauty, tranquillity and remoteness limited due to land uses within and adjacent to the character area.						MODERATE
149	Selsey Western Leisure and Recreation			Strategic Gap, Coastal Path to the south. Listed Building, abuts SSSI. PSR. Significant flood zone.	Setting to coastline.	Includes and provides setting to Listed Windmill.	Scenic beauty, tranquillity and remoteness limited due to land uses within character area.						MODERATE

No	Landscape Character Area	Landscape Designation		Other Designation (nature conservation, heritage, amenity, including flood zone)	Contribution to setting of 'outstanding assets'	Special cultural/historic associations	Perceptual aspects (eg. scenic beauty, tranquillity, remoteness)	Landscape Value					Final Assessment Landscape Value
		low	high					5	10	15	20	25	
150	Selsey Western Coastal Plain			Strategic Gap. Coastal Path. Setting to Listed Buildings, SNCI. Flood zone. Adjacent to SSSI. PSR.	Undeveloped character area adjacent to coastline.	Part of setting to Listed windmill.	Pleasant landscape with open views of the sea, but some influence from surrounding caravan sites and Selsey.						MODERATE
151	Norton Coastal Plain			PSRs. Flood zone to the north of character area. Abuts SPA, Ramsar and SSSI to the north.	Adjoins Pagham Harbour to the north	Pagham Harbour to the north, route of Selsey Tramway to the west.	Tranquillity and remoteness reduced by dwellings and larger buildings along B2145 which cuts through the middle of the character area.						MODERATE

No	Landscape Character Area	Landscape Designation		Other Designation (nature conservation, heritage, amenity, including flood zone)	Contribution to setting of 'outstanding assets'	Special cultural/historic associations	Perceptual aspects (eg. scenic beauty, tranquillity, remoteness)	Landscape Value					Final Assessment Landscape Value	
		low	high					1-5 Negligible	6-10 Slight	11-15 Moderate	16-20 Substantial	21-25 Major		
152	Church Norton Coastal Plain			Strategic Gap, Listed Building, Scheduled Ancient Monument, flood zone, PSRs, SPA, Ramsar and SSSI	Scheduled Ancient Monument and Pagham Harbour.	Pagham Harbour and Scheduled Ancient Monument.	Tranquil, remoteness limited by rural development.							Substantial
153	Selsey Northern Coastal Plain			Strategic Gap, some flood zone, abuts Abuts SPA, Ramsar and SSSI to the north.	Adjoins Pagham Harbour to the north	Pagham Harbour.	Tranquillity and remoteness reduced by dwellings and larger buildings within the character area.							Moderate

No	Landscape Character Area	Landscape Designation		Other Designation (nature conservation, heritage, amenity, including flood zone)	Contribution to setting of 'outstanding assets'	Special cultural/historic associations	Perceptual aspects (eg. scenic beauty, tranquility, remoteness)	Landscape Value					Final Assessment Landscape Value
		low	high					5	10	15	20	25	
154	Selsey Northern Settlement Edge			Strategic Gap, PSRs			Scenic beauty, tranquility and remoteness very limited particularly to the south of the character area, due to settlement edge, low density dwellings and farm buildings along Park Lane, light industrial buildings and utilities.						SLIGHT
155	Plaistow Northern Low Weald			Listed Buildings. Setting to Conservation Area. Small areas of Registered Common Land. Abuts Ancient Woodland and SNCI.		Medieval assarts covering majority of the character area.	Remote and relatively undisturbed landscape. Limited views of development and little public access.						MODERATE













No	Landscape Character Area	Landscape Designation		Other Designation (nature conservation, heritage, amenity, including flood zone)	Contribution to setting of 'outstanding assets'	Special cultural/historic associations	Perceptual aspects (eg. scenic beauty, tranquillity, remoteness)	Landscape Value					Final Assessment Landscape Value
		low	high					1-5 Negligible	6-10 Slight	11-15 Moderate	16-20 Substantial	21-25 Major	
156	Plaistow – Ifold Low Weald			Conservation Area, Listed Buildings, small areas of Registered Common Land. Some significant areas of Ancient Woodland. PSRs. Adjacent to SNCI.		Medieval assarts across a significant amount of the character area.	Pleasant landscape although tranquillity and remoteness are disturbed by a number of small roads running through the area.						MODERATE
157	Ifold Northern Low Weald			Setting to a Listed Building. Areas of Ancient Woodland, PSR, SNCI and considerable area of flood zone.		Surrounded by ancient assarts to the east and west.	Scattered small holdings / stables and access roads reduce from the scenic beauty of this area.						SLIGHT

No	Landscape Character Area	Landscape Designation		Other Designation (nature conservation, heritage, amenity, including flood zone)	Contribution to setting of 'outstanding assets'	Special cultural/historic associations	Perceptual aspects (eg. scenic beauty, tranquillity, remoteness)	Landscape Value					Final Assessment Landscape Value
		low	high					1-5 Negligible	6-10 Slight	11-15 Moderate	16-20 Substantial	21-25 Major	
158	Loxwood Western Low Weald			Setting to Listed Buildings, some areas of Ancient Woodland. Adjacent to SNCI and flood zone to the west.			Relatively undisturbed but views of Loxwood from the south-eastern portion of the area.						MODERATE
159	Loxwood Eastern Low Weald			Contains Listed Buildings, two moderate size areas of Ancient Woodland and an area of flood zone associated with watercourse within the southern part of the character area.			Topography leads to limited long distance views but development throughout the area reduces remoteness.						SLIGHT

No	Landscape Character Area	Landscape Designation		Other Designation (nature conservation, heritage, amenity, including flood zone)	Contribution to setting of 'outstanding assets'	Special cultural/historic associations	Perceptual aspects (eg. scenic beauty, tranquillity, remoteness)	Landscape Value					Final Assessment Landscape Value
		low	high					5	10	15	20	25	
160	Ifold Eastern Low Weald			Contains Listed Buildings. Setting to Listed Buildings elsewhere. Abuts small area of Registered Common Land to the east. Includes considerable area of flood zone associated with watercourse, and a number of areas of Ancient Woodland. PSR.			Little development and public access to the area leads to a tranquil area but some views towards development in adjacent areas.			SLIGHT			
161	Foxbridge Low Weald			Contains Listed Buildings. Setting to Listed Buildings elsewhere. Large amount of Ancient Woodland across the character area. Includes SNCI, flood zone and PSR.		Includes some medieval assarts. Site of antiquity (glassworks) nearby to the south within Wephurst Wood which continues south beyond the character area.	Bound on two sides by roads with some scattered development and golf course reduces tranquillity.			MODERATE			

No	Landscape Character Area	Landscape Designation		Other Designation (nature conservation, heritage, amenity, including flood zone)	Contribution to setting of 'outstanding assets'	Special cultural/historic associations	Perceptual aspects (eg. scenic beauty, tranquillity, remoteness)	Landscape Value					Final Assessment Landscape Value	
		low	high					1-5 Negligible	6-10 Slight	11-15 Moderate	16-20 Substantial	21-25 Major		
162	Belchamber's Low Weald			Contains Listed Buildings. Setting to Listed Buildings elsewhere. Surrounded on three sides by Registered Common Land. Abuts SNCI, Ancient Woodland and PSR.			Record of medieval assarts within northeast corner of the character area.	Contained to the north by woodland, very little development and access leads to a tranquil and scenic area.						MODERATE
163	Kirdford Northern Low Weald			Includes Registered Common Land, Listed Buildings. Setting to Conservation Area and contains small part of Conservation Area. Contains area of Ancient Woodland and flood zone.			A number of medieval assarts within the character area.	Small spaces generally enclosed by woodland belts / blocks with little development and few distant views.						MODERATE

No	Landscape Character Area	Landscape Designation	Other Designation (nature conservation, heritage, amenity, including flood zone)	Contribution to setting of 'outstanding assets'	Special cultural/historic associations	Perceptual aspects (eg. scenic beauty, tranquillity, remoteness)	Landscape Value	Final Assessment Landscape Value
		low high						
							5 10 15 20 25	
164	Kirdford Eastern Paddocks	Close proximity to SDNP.	Contains part of Conservation. Setting to Listed Buildings. Abuts small strip of Registered Common Land to the south. Contains area of flood zone to the north. Abuts area of Ancient Woodland and PSR.	Part of lower lying northern setting to SDNP designation, but no contribution to the actual South Downs.	Record of medieval assarts within northeast corner of the character area.	Tranquil but flat and open with long views to surrounding development and bound to the south by a road.		MODERATE
165	Staples Hill – Churhlands Low Weald	Close proximity to SDNP.	Contains Conservation Area and Listed Buildings. Contains narrow strips of Registered Common Land. Contains a number of areas of Ancient Woodland. Contains SNCI, minor area of flood zone and PSRs.	Part of lower lying northern setting to SDNP designation, but no contribution to the actual South Downs.	A number of medieval assarts within the character area.	Undulating topography leads to reduced distant views, Relatively little development but some views to the south of Kidford.		MODERATE

No	Landscape Character Area	Landscape Designation	Other Designation (nature conservation, heritage, amenity, including flood zone)	Contribution to setting of 'outstanding assets'	Special cultural/historic associations	Perceptual aspects (eg. scenic beauty, tranquillity, remoteness)	Landscape Value	Final Assessment Landscape Value
		low high					1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major	
166	River Kird and Southern Setting							SUBSTANTIAL
		Abuts SDNP along north-western edge of character area.	Contains Listed Buildings, significant area of flood zone, and a number of areas of Ancient Woodland. Abuts SAC to the northwest. Adjacent to Conservation Area to the north.	Part of lower lying northern setting to SDNP designation, but no contribution to the actual South Downs.	Areas of medieval assarts record within eastern part of the character area.	Generally filtered views of development and access due to vegetation and topography leads to a tranquil area.		
167	Wisborough Green Settled Low Weald							SUBSTANTIAL
		Western edge of character area is within close proximity of the SDNP boundary.	Includes Conservation Area and a number of Listed Buildings. Includes two areas of Ancient Woodland, PSR, and relatively narrow strip of flood zone along watercourse.	Part of lower lying northern setting to SDNP designation, but no contribution to the actual South Downs.	Includes site of antiquity (glass furnace). Large areas of medieval assarts recorded across the character area.	Multiple roads and associated development.		

No	Landscape Character Area	Landscape Designation	Other Designation (nature conservation, heritage, amenity, including flood zone)	Contribution to setting of 'outstanding assets'	Special cultural/historic associations	Perceptual aspects (eg. scenic beauty, tranquillity, remoteness)	Landscape Value	Final Assessment Landscape Value
		low high					1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major	
168	South of South Fernhurst Slopes	Character area within National Park boundary (formerly within AONB).	Contains Listed Buildings, abuts Registered Common Land to the southwest and northeast. Contains considerable amount of Ancient Woodland and strip of flood zone. Abuts SNCI to the southwest.		Some medieval time period recorded.	Pleasant rural landscape detached from main settlement, although research centre limits remoteness.		MODERATE

Table 6 Landscape Capacity

Combining Landscape Sensitivity and Landscape Value to give Landscape Capacity

		Landscape Value				
		Major	Substantial	Moderate	Slight	Negligible
Landscape Sensitivity	Major	Negligible	Negligible	Negligible / low	Low	Low / medium
	Substantial	Negligible	Negligible / low	Low	Low / Medium	Medium
	Moderate	Negligible / Low	Low	Medium	Medium / high	High / medium
	Slight	Low	Low / medium	Medium /high	High	High / Very high/
	Negligible	Low / medium	Medium	High / medium	High / Very high/	Very high

5.1.7 The following character areas from the 2009 have been reassessed following the revocation of the Sussex Downs AONB and the creation of the South Downs National park. Changes to the value assessment are included below, however the overall landscape sensitivity, value and capacity ratings of these landscape character areas have not changed:

No	Landscape Character Areas (2009 Study)	Landscape Sensitivity	Landscape Value	Landscape Capacity
01	West Hammer Wooded Slopes	Substantial	Moderate	Low
02	North Hammer – Camelsdale Urban Edge	Substantial	Moderate	Low
03	Springhead Ridge	Substantial	Moderate	Low
04	Hammer Ridge Plantations	Substantial	Moderate	Low
05	East Cammelsdale Slopes	Substantial	Moderate	Low
11	Northchapel Eastern Settlement Edge	Moderate	Substantial	Low
12	Northchapel Southern Weald	Moderate	Substantial	Low
35	Petworth – Hampers Green Farmland	Substantial	Moderate	Low
65	Funtington Downland Foothills	Substantial	Substantial	Negligible / low
66	Funtington Bosham Stream	Substantial	Moderate	Low
72	Strettington and Halnaker Coastal Plain	Substantial	Moderate	Low
73	Boxgrove Western Settlement Edge Coastal Plain	Substantial	Slight	Low / Medium
74	Boxgrove Eastern Settlement Edge Coastal Plain	Moderate	Moderate	Medium
75	Boxgrove Eastern Coastal Plain	Substantial	Moderate	Low
76	North Hermitage Enclosed Pasture	Substantial	Moderate	Low
77	Hermitage – Southbourne Coastal Plain	Substantial	Slight	Low / Medium
81	Southbourne North-eastern Coastal Plain	Substantial	Slight	Low / medium

No	Landscape Character Areas (2009 Study)	Landscape Sensitivity	Landscape Value	Landscape Capacity
84	Nutbourne East – Hambrook Mosaic	Slight	Moderate	Medium / High
87	Nutbourne East North – eastern Coastal Plain	Substantial	Moderate	Low
89	Mulberry Farm Coastal Plain	Substantial	Moderate	Low
91	Broadbridge – Fishbourne Coastal Plain	Substantial	Slight	Low / Medium

5.1.8 Below is a summary of landscape sensitivity, value and capacity ratings of the character areas in this 2011 study:

No	Landscape Character Areas (2011 Study)	Landscape Sensitivity	Landscape Value	Landscape Capacity
110	Westbourne Common Footslopes	Substantial	Moderate	Low
111	Aldsworth Common Spur	Major	Substantial	Negligible
112	Westbourne Western Settlement Edge	Moderate	Moderate	Medium
113	Westbourne – Emsworth Upper Coastal Plain	Substantial	Moderate	Low
114	Westbourne – Woodmancote Upper Coastal Plain	Substantial	Moderate	Low
115	Woodmancote Footslopes	Substantial	Moderate	Low
116	Woodmancote – Hambrook Footslopes	Substantial	Slight	Low / Medium
117	Hambrook Northern Footslopes	Substantial	Moderate	Low
118	Hambrook Upper Coastal Plain	Moderate	Moderate	Medium
119	Ashling Parkland	Substantial	Substantial	Negligible / Low
120	West Ashling – East Ashling Footslopes	Substantial	Substantial	Negligible / Low
121	West Ashling South-Eastern Edge	Substantial	Substantial	Negligible / Low
122	Tangmere Western Upper Coastal Plain	Substantial	Moderate	Low
123	Tangmere Eastern Edge	Slight	Slight	High
124	Tangmere Former Airfield	Substantial	Moderate	Low
125	East Hampnett Upper Coastal Plain	Moderate	Moderate	Medium
126	Tangmere south-eastern nurseries	Substantial	Slight	Low / Medium
127	Oving Eastern Upper Coastal Plain	Substantial	Moderate	Low
128	Oving Western Coastal Plain	Substantial	Slight	Low / Medium
129	Drayton Eastern Coastal Plain	Substantial	Moderate	Low
130	Runcton Horticulture	Moderate	Slight	Medium / High
131	Merston Western Coastal Plain	Moderate	Moderate	Medium
132	Merston Eastern Coastal Plain	Substantial	Slight	Low / Medium
133	Runcton Eastern Coastal Plain	Substantial	Slight	Low / Medium

No	Landscape Character Areas (2011 Study)	Landscape Sensitivity	Landscape Value	Landscape Capacity
134	Upper Pagham Rife	Substantial	Slight	Low / Medium
135	North Mundham – South Mundham Coastal Plain	Substantial	Moderate	Low
136	Sidlesham – Street End Coastal Plain	Moderate	Slight	Medium / High
137	Sidlesham Eastern Coastal Plain	Substantial	Moderate	Low
138	Sidlesham Quay Northern Coastal Plain	Substantial	Substantial	Negligible / Low
139	Sidlesham Quay Western Coastal Plain	Moderate	Substantial	Low
140	Sidlesham – Highleigh Coastal Plain	Substantial	Slight	Low / Medium
141	Almodington – Somerley Coastal Plain	Substantial	Slight	Low / Medium
142	Almodington Eastern Coastal Plain	Substantial	Moderate	Low
143	Almodington – Bracklesham Coastal Plain	Substantial	Moderate	Low
144	Bracklesham Coastal Plain	Slight	Slight	High
145	Earnley Western Matrix	Substantial	Slight	Low / Medium
146	East Wittering Northern Coastal Plain	Moderate	Slight	Medium / High
147	Broad Rife	Substantial	Substantial	Negligible / Low
148	Selsey Western Mosaic	Moderate	Moderate	Medium
149	Selsey Western Leisure and Recreation	Moderate	Moderate	Medium
150	Selsey Western Coastal Plain	Substantial	Moderate	Low
151	Norton Coastal Plain	Substantial	Moderate	Low
152	Church Norton Coastal Plain	Moderate	Substantial	Low
153	Selsey Northern Coastal Plain	Substantial	Moderate	Low
154	Selsey Northern Settlement Edge	Moderate	Slight	Medium / High
155	Plaistow Northern Low Weald	Substantial	Moderate	Low
156	Plaistow – Ifold Low Weald	Substantial	Moderate	Low
157	Ifold Northern Low Weald	Moderate	Slight	Medium / High
158	Loxwood Western Low Weald	Substantial	Moderate	Low
159	Loxwood Eastern Low Weald	Substantial	Slight	Low / Medium
160	Ifold Eastern Low Weald	Substantial	Slight	Low / Medium
161	Foxbridge Low Weald	Substantial	Moderate	Low
162	Belchamber's Low Weald	Substantial	Moderate	Low
163	Kirdford Northern Low Weald	Substantial	Moderate	Low
164	Kirdford Eastern Paddocks	Moderate	Moderate	Medium
165	Staples Hill – Churchlands Low Weald	Substantial	Moderate	Low
166	River Kird and Southern Setting	Moderate	Substantial	Low

No	Landscape Character Areas (2011 Study)	Landscape Sensitivity	Landscape Value	Landscape Capacity
167	Wisborough Green Settled Low Weald	Moderate	Substantial	Low
168	South of South Fernhurst Slopes	Substantial	Moderate	Low

5.2 Summary of Assessment

5.2.1 In relation to these studies, character areas which have major or substantial sensitivity or value, or both, i.e. negligible to low-medium ratings for landscape capacity indicates that development would have a significant and detrimental effect on the character of the landscape as a whole and, or, on the setting to existing settlement or the South Downs National Park within the District. Development in these character areas should only be on a very small scale and proposals would need to demonstrate no adverse impacts on the setting to settlement or the wider landscape.

5.2.2 A rating of medium, where there are moderate ratings of sensitivity or value, identifies a landscape character area with the capacity for limited development, in some parts of the character areas, having regard for the setting and form of existing settlement and the character and sensitivity of adjacent landscape character areas.

5.2.3 Medium/High capacity identifies a landscape character area that has a generally lower sensitivity or value, which could accommodate more significant allocations of development but which has specific considerations such as sensitive adjacent character areas (e.g. areas within the South Downs National Park or areas within the visual setting of the National Park), separation between settlements, setting to settlements or impact on the wider landscape.

5.2.4 Less constrained areas with high capacity could, from a landscape perspective, accommodate significant allocations of new development without significant detrimental effects on the character of the landscape as a whole. However, the quantum of development appropriate to any one character area will depend not only on the landscape capacity of the area but also on the size and form of the adjacent existing settlement; new development proposals would need to be closely related to, and in scale with, existing settlements. Also, landscape capacity may not be uniform across a character area, and development should have regard to the sensitivity of adjacent character areas.

5.2.5 Character areas with medium landscape capacity have been identified as locations suitable for limited development which would 'round off' a settlement or develop infill sites. Character areas which have medium/high landscape capacity would be suitable locations for the development of infill sites and/or small urban extensions. Character

areas which have a high landscape capacity would be suitable for larger urban extensions, whilst taking into account the size, setting and form of existing settlements.

5.2.6 Table 6 identifies the overall rating for each character area in this extended 2011 study. Each 2011 landscape character area is assessed in detail for sensitivity and value and is listed below with its overall capacity rating. Figure HDA 27 illustrates the distribution of capacity across the study area.

Negligible landscape capacity:

111 Aldsworth Common Spur

Negligible / low landscape capacity:

119 Ashling Parkland
120 West Ashling – East Ashling Footslopes
121 West Ashling South-Eastern Edge
138 Sidlesham Quay Northern Coastal Plain
147 Broad Rife

Low landscape capacity:

110 Westbourne Common Footslope
113 Westbourne – Emsworth Upper Coastal Plain
114 Westbourne – Woodmancote Upper Coastal Plain
115 Woodmancote Footslopes
117 Hambrook Northern Footslopes
122 Tangmere Western Upper Coastal Plain
124 Tangmere Former Airfield
127 Oving Eastern Upper Coastal Plain
129 Drayton Eastern Coastal Plain
135 North Mundham – South Mundham Coastal Plain
137 Sidlesham Eastern Coastal Plain
139 Sidlesham Quay Western Coastal Plain
142 Almodington Eastern Coastal Plain
143 Almodington – Bracklesham Coastal Plain
150 Selsey Western Coastal Plain
151 Norton Coastal Plain
152 Church Norton Coastal Plain
153 Selsey Northern Coastal Plain
155 Plaistow Northern Low Weald
156 Plaistow – Ifold Low Weald
158 Loxwood Western Low Weald

- 161 Foxbridge Low Weald
- 162 Belchamber's Low Weald
- 163 Kirdford Northern Low Weald
- 165 Staples Hill – Churchlands Low Weald
- 166 River Kird and Southern Setting
- 167 Wisborough Green Settled Low Weald
- 168 South of South Fernhurst Slopes

Low / medium landscape capacity:

- 116 Woodmancote – Hambrook Foothills
- 126 Tangmere South-Eastern Nurseries
- 128 Oving Western Coastal Plain
- 132 Merston Eastern Coastal Plain
- 133 Runcton Eastern Coastal Plain
- 134 Upper Pagham Rife
- 140 Sidlesham – Highleigh Coastal Plain
- 141 Almodington – Somerley Coastal Plain
- 145 Earnley Western Matrix
- 159 Loxwood Eastern Low Weald
- 160 Ifold Eastern Low Weald

Medium landscape capacity:

- 112 Westbourne Western Settlement Edge

Character area to the west of Westbourne on the upper coastal plain towards the foot of the southern South Downs foothills. The character area adjoins the South Downs National Park to the north and constitutes the majority of the separation between Westbourne and Woodmancote to the east. Character area is made up of small parcels of land with a number of low density dwellings and caravan uses. Layers of field boundary vegetation provides enclosure but urban influences present from adjacent settlement and internal land uses. Character area abuts character area 111 to the north which has major landscape sensitivity and substantial landscape value.

- 118 Hambrook Upper Coastal Plain

Narrow character area to the north of Hambrook and along the southern edge of the A27. Not visible from Chichester Harbour AONB to the south and no significant relationship to the National Park to the north. Mostly small parcels of land, with good boundary vegetation which provides enclosure, resulting in a largely rural character, in contrast to north-south continuum of settlement between Hambrook

and Nutbourne to the south. Character area 117 on the other side of the A27 has substantial landscape sensitivity.

125 East Hampnett Upper Coastal Plain

Character area on the upper coastal plain, east of Tangmere, and along the southern edge of the A27. Northern part of character area contiguous with arable fields to the south of the South Downs National Park, relatively enclosed remainder of character area fairly unrelated to the South Downs National Park. Character area is detached from Tangmere, although dwellings and utilities within centre of the character area and glass houses to the south detract from the rurality of the character area.

131 Merston Western Coastal Plain

Coastal Plain character area distant from both the Chichester Harbour AONB and the South Downs National Park. Bounded by the A259 to the north and abuts the small group of houses at Merston to the east. Rural, largely unsettled area consisting mainly of relatively large, open arable fields, with urban influence from large horticultural buildings to the south and west. Character area forms part of the separation between Merston and Runcton, contains a significant area of flood zone, and abuts character area 129 to the north which has substantial landscape sensitivity.

148 Selsey Western Mosaic

Character area on the coastal plain, distant from both the Chichester Harbour AONB and the South Downs National Park. Limited intervisibility with Broad Rife to the west. Northern part of character area consists of golf course, holiday park to the centre and pleasant pastoral fields and paddocks to the south. Abuts extensive holiday park area to the south. Adjoins Selsey to the east. Character area abuts character area 151 to the north which has substantial landscape sensitivity. Broad Rife character area 147 to the west has substantial landscape sensitivity and landscape value.

149 Selsey Western Leisure and Recreation

Character area adjoining the coast to the south, distant from both the Chichester Harbour AONB and the South Downs National Park. Extensive area of caravan parks and mobile homes, western extend defined by Broad Rife to the west. The character area contains a significant area of flood zone, and forms semi-developed coastline, with southern part of character area separated from Selsey by character area 150 which has substantial landscape sensitivity.

164 Kirdford Eastern Paddocks

Character area in the Low Weald to the west of Kirdford, on fairly flat topography compared to surrounding character areas, Forms part of wider rural continuum, mostly detached from Kirdford, but consist largely of managed horse paddocks with high boundary loss recorded and limited boundary hedges. Character area 163 to the west and character area 165 to the south have substantial landscape sensitivity.

Medium / High landscape capacity:

130 Runcton Horticulture

Character area on the coastal plain, distant from both the Chichester Harbour AONB and the South Downs National Park. Extensive area of large horticultural and commercial buildings abutting Runcton to the west. Land uses, and glimpses of surrounding scattered settlement and road traffic limit rurality. The majority of undeveloped fields within the character area are detached from existing area of settlement by horticultural buildings, although there are some relatively unconstrained fields adjacent to north and east of Runcton. Character area abuts character area 133 to the south which has substantial landscape sensitivity.

136 Sidlesham – Street End Coastal Plain

Character area on the coastal plain, distant from both the Chichester Harbour AONB and the South Downs National Park. Abuts Sidlesham to the east and arable fields to the west. Contains numerous relatively small scale horticultural buildings and low density dwellings which limit the rurality of the character area. The character area provides a setting to the Conservation Area adjacent to the east, with less constrained parts of the character area elsewhere. Character area abuts character area 140 to the west which has substantial landscape sensitivity.

146 East Wittering Northern Coastal Plain

Character area on the coastal plain along the northern edge of East Wittering. Consist of large arable fields with relatively limited internal boundary vegetation. Provides relatively rural, open setting to East Wittering to the south. Urban influences from the edge of Wittering to the south, and from glimpses of business and farm buildings to the north. Development in this southern part of the character area could present the opportunity to enhance the existing, relatively hard, urban edge. Character area abuts character area 106 to the west, and 145 to the west, which have substantial landscape sensitivity.

154 Selsey Northern Settlement Edge

Relatively small character area on the coastal plain, adjoining Selsey to the south. Disconnected to the coast line by existing development to the east. Relatively well enclosed from the wider rural landscape to the north by hedge lines and trees along the northern edge of the character area. Influence from settlement edge and farm buildings particularly to the northwest, commercial buildings and utilities detract from rurality of the character area. Character area abuts character area 153 to the north which has substantial landscape sensitivity.

157 Ifold Northern Low Weald

Character area in the Low Weald, on similar topography to Iford which borders the character area to the south. Small scale fields, paddocks and low density development enclosed by vegetation. Includes a network of stream, ponds and ditches. Contains flood zone along the north-eastern edge of the settlement and ancient woodland to the northwest, with less constrained areas in between, particularly along the settlement edge. Character area 155 to the west and 158 to the east, have substantial landscape sensitivity.

High landscape capacity:

123 Tangmere Eastern Edge

Character area on the upper coastal plain, along the southern and eastern edges of Tangmere. The eastern part abuts the southern edge of the A27 and is less constrained than the southern area, which overlooks the former Tangmere airfield and contains an area of flood zone. The character area has limited scenic beauty and intactness due to a number of business/industrial buildings within the character area, and is closely related to the existing settlement. Character area 124 to the south has substantial landscape sensitivity.

144 Bracklesham Coastal Plain

Relatively small character area on the coastal plain on the north eastern edge of Bracklesham. The character area is contained by settlement to the south and west, houses along Clappers Lane and a caravan park to the north. To the east the character area is bounded by Earnley Rife. Boundary vegetation including a significant internal tree belt and some hedges, provide enclosure. Character area relates well to existing settlement edge which is visible from adjacent field and has few constraining landscape factors. Character area 143 to the east, and character area 145 to the north, have substantial landscape sensitivity.

7 CONCLUSIONS

- 7.1 Whilst the altered extent of the South Downs National Park over the revoked Sussex Downs AONB has changed the landscape value slightly for a limited number of the 2009 landscape character areas, their overall value and capacity ratings have not changed.
- 7.2 This extension to the 2009 Landscape Capacity Study has identified a number of additional landscape character areas with Medium / High capacity, outside the National Park or AONB, which could accommodate a degree of change, in the form of new development. Runcton Horticulture (130), Sidlesham – Street End Coastal Plain (136), East Wittering Northern Coastal Plain (146), Selsey Northern Settlement Edge (154), and Ifold Northern Low Weald (157) have been identified as having capacity and could, from a landscape perspective, accommodate some development without significant detrimental effect on the character of the landscape as a whole. Seven further character areas, as identified in section 6 as having a landscape capacity rating of Medium, have more limited capacity for development.
- 7.3 Two landscape character areas, Tangmere Eastern Edge (123) and Bracklesham Coastal Plain (144) are identified as having High landscape capacity with a relatively unconstrained landscape.
- 7.4 Strategic scale development proposals will need to have regard to the setting and form of existing settlement and the character and sensitivity of adjacent character areas. Landscape character and landscape capacity do vary, to an extent, across individual character areas. All the areas identified as having capacity for development will require further detailed assessment, at a larger scale, to refine the character area profiles identified in this study and identify the constraints and opportunities for future development.
- 7.5 Should sites identified as having capacity for development be brought forward as a preferred option a Development Brief should be prepared. The landscape profile identified in the sensitivity and value matrices should form the basis for the landscape context of the Development Brief.