



Sompting Gap from the summit of The Nore

Assessment of landscape sensitivity

Adur Local Plan area

January 2016

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1.1 Introduction

This assessment considers the overall character and sensitivity of local landscape character areas (LCA) within the Adur Local Plan Area. The report updates an earlier study, undertaken in support of the 2012 Adur Landscape and Ecological Surveys report¹ which used the LCAs identified in the Adur Urban Fringe Study² as a basis for the landscape sensitivity assessment. This current version of the landscape sensitivity assessment has been updated to cover:

- LCAs within the Adur Local Plan Area only (Figure 1) ie. it excludes LCAs that fall within the South Downs National Park (SDNP) and rationalises LCAs that were split by the SDNP boundary; and
- the whole of the River Adur corridor - which was not covered by the LCAs identified in the Urban Fringe Study.

It follows the methodology set out in the Topic Paper on techniques for judging landscape capacity and sensitivity prepared by the former Countryside Agency (now Natural England)³ and considers the relative sensitivity of local landscape character areas and views in the areas of undeveloped land between

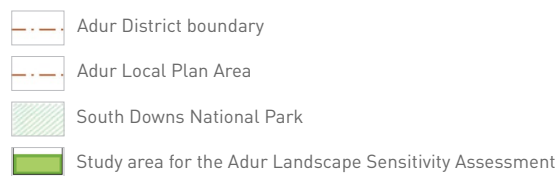


Figure 1 - Study area

¹ Landscape and ecological surveys of key sites within the Adur District, Sheils Flynn, Nov. 2012

² Urban Fringe Study, Adur District Council (Baker Associates and Enderby Associates), December 2006

³ Landscape Character Assessment Series: Topic Paper 6 - Techniques and Criteria for Judging Capacity and Sensitivity, The Countryside Agency and Scottish Natural Heritage, 2005

the principal urban areas in the Adur Local Plan area.

As Figure 1 shows, Adur's Local Plan area is restricted because the northern part of the district falls within the South Downs National Park (SDNP), which is governed by separate planning policies. The 'Worthing-Sompting Gap' in the west is the undeveloped land between Worthing and Lancing; the 'Lancing-Shoreham Gap' in the east is between Lancing and Shoreham-by-Sea. Parts of both areas are proposed to be designated as Local Green Gaps through the Local Plan process.

Note that one small piece of land to the east of Lancing Leisure Centre that is classified as 'countryside' in the Proposed Submission Adur Local Plan, is not included within the Local Landscape Character Areas shown on Figure 2. This is because this small area is a fragment of the relatively large scale SDNP landscape to the north of the A27. The landscape sensitivity of this area should be assessed as part of this wider national park landscape.

The local landscape character areas (LCAs) assessed are shown on Figure 2 (and in more detail in Section 3).

The environmental and cultural designations that apply (at national, regional and local levels) within the Worthing-Sompting and Lancing-Shoreham Gaps are shown on Figure 3.

1.2 Overall Landscape Sensitivity

The Topic Paper concluded that judgements about the overall landscape sensitivity of different landscape character areas (without reference to any specific change or type of development) should take account of two aspects:

- landscape character sensitivity - the degree to which the landscape is robust and able to accommodate change without adverse impacts on its character; and
- visual sensitivity - the general visibility of the landscape and its ability to accommodate change without adverse impacts on character.

This process should involve objective analysis. Landscape character sensitivity and visual sensitivity of landscape character areas can be scored in accordance with a five point score - high, medium-high, medium, medium-low or low. The scores for landscape character sensitivity and visual sensitivity are combined to give a score for **overall landscape sensitivity** (see matrix above right).

The assessment of overall landscape sensitivity in this report provides the evidence base for judging the relative sensitivity of different parts of this landscape to the sites identified for possible development in the emerging Adur Local Plan.

It also includes a specific analysis of the contribution that each LCA makes to the integrity of the landscape within the Worthing-Sompting Gap and the Lancing-Shoreham Gap and to the landscape settings of the towns of Lancing and Shoreham-by-Sea and the

Landscape character sensitivity	High	Medium	Medium	Medium-high	High	High
	Medium-high	Medium	Medium	Medium-high	Medium-high	High
	Medium	Medium-low	Medium	Medium	Medium-high	Medium-high
	Medium-low	Medium-low	Medium-low	Medium	Medium	Medium
	Low	Low	Medium-low	Medium-low	Medium	Medium
		Low	Medium-low	Medium	Medium-high	High
		Visual sensitivity				

Matrix used for combining Landscape Character Sensitivity and Visual Sensitivity to give Overall Landscape Sensitivity (based on standard matrices used in Environmental Impact Assessment)



Figure 2 - Local Landscape Character Areas

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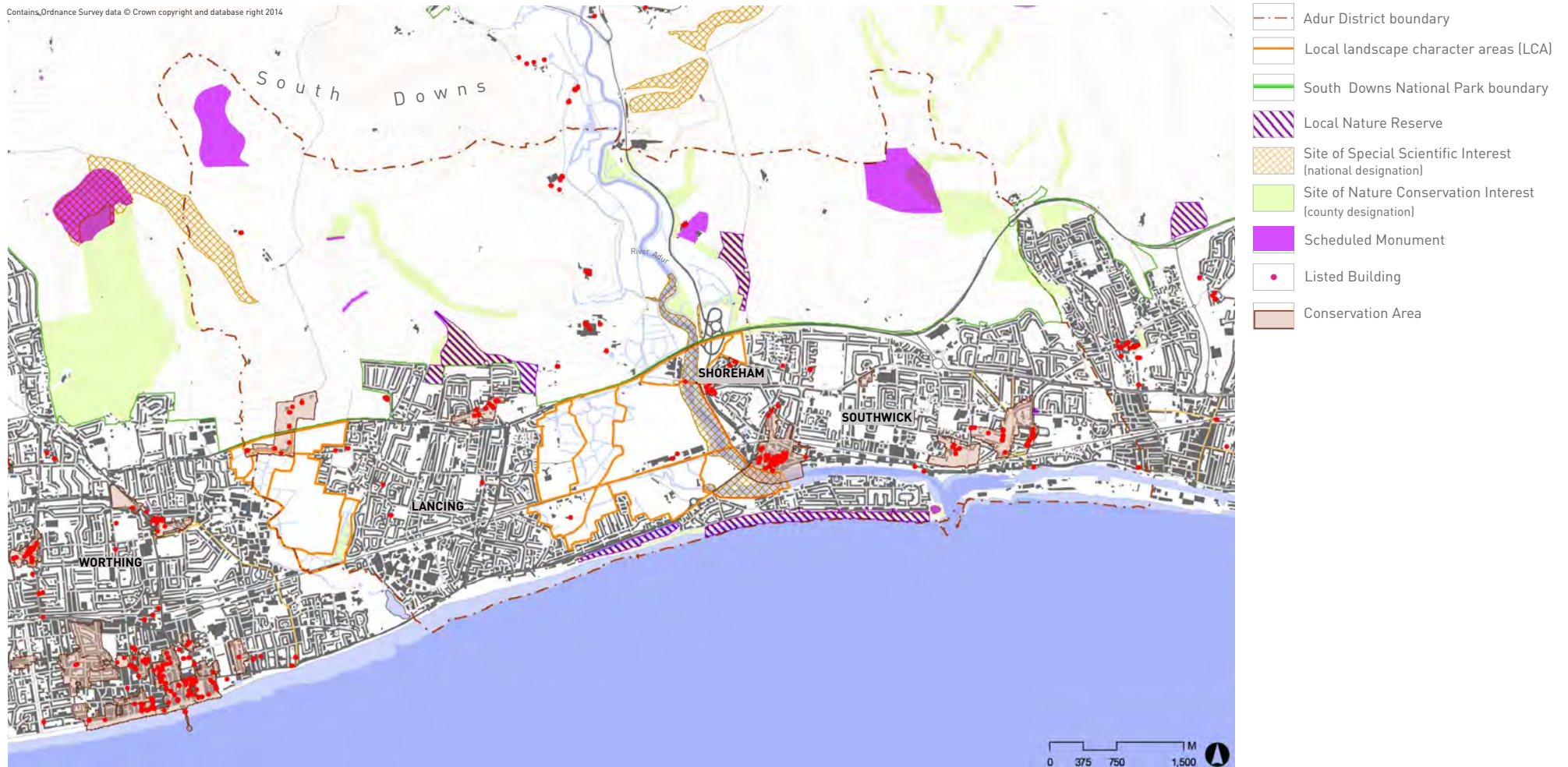



Figure 3 - Environmental and cultural designations

village of Sompting. The landscape setting of these settlements forms an integral part of their character and the analysis of the way each part of the study area contributes to the landscape setting of settlements is a relevant and important component of the evidence base for the emerging Adur Local Plan.

1.3 Structure of this report

The remainder of this report is structured to provide the component assessments required to develop an assessment of the overall landscape sensitivity of landscapes within the Worthing-Sompting and Lancing-Shoreham Gaps:

- **Section 2** provides an assessment of Landscape Character Sensitivity for each local LCA
 - **Section 3** provides a visibility assessment which informs judgements about Visual Sensitivity for each local LCA
 - **Section 4** combines the evidence from 2 and 3 to provide an assessment of overall landscape sensitivity for each of the landscape character areas within the Worthing-Sompting and Lancing-Shoreham Gaps.
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2.1 Local landscape character areas

Figures 4 and 6 on pages 9 and 18 show the local landscape character areas. The LCAs were first identified in the Urban Fringe Study and have been subsequently adjusted to include all parts of the Lancing-Shoreham and Worthing-Sompting Gaps so that they can be used as evidence to support planning policy for the emerging Local Plan, which identifies boundaries for the Built-Up Area and Local Green Gaps. However, it should be noted that the area of countryside to the south-west of the railway line lies within Worthing Borough and, as such, does not form part of this study.

While the Urban Fringe Study provided a good starting point, it is not considered to be sufficiently detailed to provide the basis for an assessment of landscape character sensitivity and the analysis in this Landscape Sensitivity Assessment builds on the information in the Urban Fringe Study, providing additional layers of information to complete this task in accordance with the methodology set out in Natural England's Topic Paper.

For each of the Local LCAs the assessment covers:

- key characteristics - combinations of elements which help give an area its distinct sense of place, including aesthetic aspects of character.
- vulnerability to change - sensitivity of individual elements of the landscape, particularly those that are critical to distinctive landscape character

- landscape quality and condition - the physical state of the landscape and its 'intactness'. It reflects the state of repair of the individual features and elements which make up local landscape character
- contribution to landscape setting (of the settlements surrounding the gap).

These aspects of landscape sensitivity are combined to provide a judgement about the **landscape character sensitivity** of each LCA. Overall landscape character sensitivity is assessed in accordance with a five point score - high, medium-high, medium, medium-low or low.

The historic Ordnance Survey maps provide a fascinating insight to the way these landscapes have evolved and extracts from the 1879 OS maps are provided for each Gap (Figures 5 and 7),

This part of the assessment has been informed by the hierarchy of landscape character assessments relevant to the region, including:

- Strategy for the West Sussex Landscape, West Sussex County Council, 2005
- West Sussex Landscape Land Management Guidelines: South Coast Plain Sheet SC13: Worthing and Adur Fringes, West Sussex County Council
- Adur Character Study, Tibbalds, 2009



— Local landscape character areas
in Worthing-Sompting Gap (WSG)

Figure 4 - Local Landscape Character Areas: Worthing-Sompting Gap

The historic map shows the pattern of the landscape in 1879. The form of Sompting Village is relatively unchanged, but its landscape context has been transformed.

The small adjacent settlements of Upper and Lower Cokeham have expanded to form the present-day settlement of Sompting and the A27 has split Sompting village into two halves.

It is interesting to note that the relatively narrow gap between Upper Cokeham and Sompting Village was present in 1879.

The long straight lanes/tracks leading up onto the Downs (Dankton Lane and Lambley Lane) and down to the coastal marshes (Loose Lane) are evident. Teville Stream arises from a group of springs near Lyons Farm (now Sainsburys at the Broadwater Retail Park) and winds across the farmland to the south of what is now the Sompting Gap. The land to the south of the stream (crossed by the railway) is 'liable to flood'.

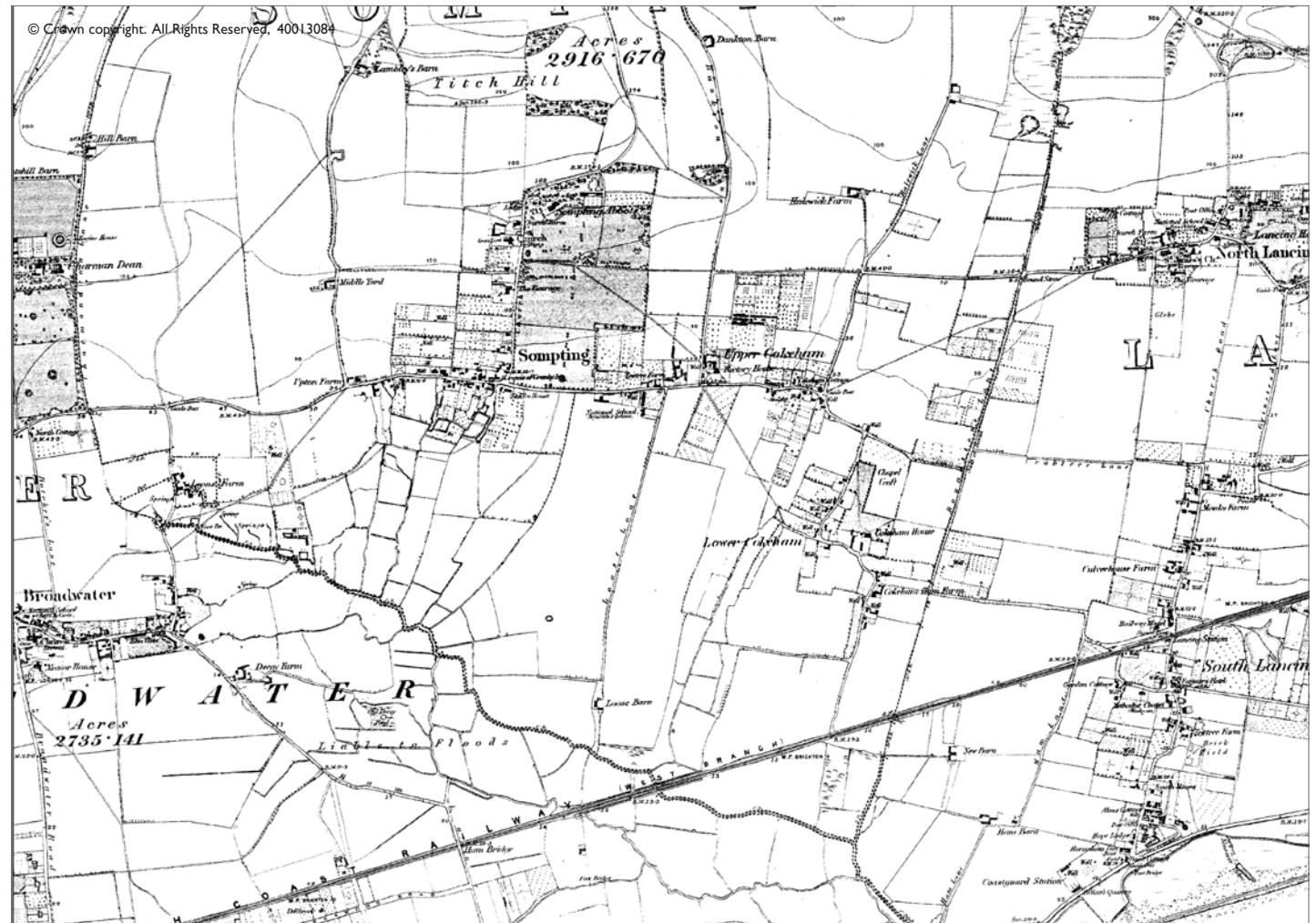


Figure 5 - 1879 OS Map - Sompting

Key characteristics

- Flat, open arable farmland with large fields and an expansive scale
- Arable fields in central part of the LCA have no hedgerows; the exceptionally open character of this farmland allows views in all directions
- Fields to the NW (towards the fringes of Sompting village) have a smaller scale and are partially enclosed by hedgerows
- Two isolated small clumps of trees along a central track (Loose Lane) are local landmarks
- Line of pylons and some smaller overhead wires, are prominent
- Housing (built up part of NW Sompting) forms a stark edge against the arable fields in the NE part of the LCA. There is no public access
- Loose Lane, a historic track across the farmland, provides orientation and is a focus for views.
- Views to buildings in Worthing (to the west) and Lower Cokeham (to the east) are softened by the layering effects of hedgerows and trees on the fringes of the farmland
- Sense of tranquillity and isolation in the central part of the area

Vulnerability to change

Landscape characteristics that are vulnerable to change are:

- the open, expansive scale of the arable fields in the centre of the LCA, which allow long views and enhance the perceived scale of the Worthing-Sompting Gap in views from the Downs (see section 3); and



- the transition to a smaller-scale, more enclosed field pattern on the fringes of Sompting Village, which contributes to the landscape setting of the village (and its Conservation Area)

Landscape quality and condition

The area is intensively farmed. Comparison with the historic maps suggests that some hedgerows have been removed, but the large scale field pattern here has been in place for at least the past 100 years.

The quality of the interface with adjacent housing in the urban part of NW Sompting is poor as the housing abuts the arable fields, with only a security fence as a boundary. There is no vegetation to soften the transition from urban to rural landscape, no public access to the countryside and the buildings are not integrated with their rural surroundings.



Worthing-Sompting Gap Area 1 - Loose Lane Fields

Overall Landscape Character Sensitivity

The Loose Lane Fields LCA has medium landscape character sensitivity.

Contribution to landscape setting

The extensive arable landscape makes an important contribution to the Worthing-Sompting Gap and, at a broad scale, to the overall landscape settings of Sompting/Lancing and Worthing.

The extensive open fields on either side of Loose Lane provide a sense of tranquillity and emptiness which makes a vital contribution to the separate identities of both towns. The rural quality of this farmland, and its sense of space is enhanced by the hedgerows and hedgerow trees that fringe the fields and which screen the majority of the surrounding urban areas.

There are few views into the Loose Lane Fields LCA from the surrounding urban areas as there is no public access and West Street (which crosses the northern part of the LCA) is bordered by a flint stone wall. However, the fields are prominent in the sensitive views from the chalk downs (and the SDNP) to the north. In these views, the open fields seem to extend almost to the sea. The lines of trees that form 'green edges' in the landscape and the small, isolated clump of trees in the centre of the gap are local landmarks, which mark out the space and help to provide a sense of scale.



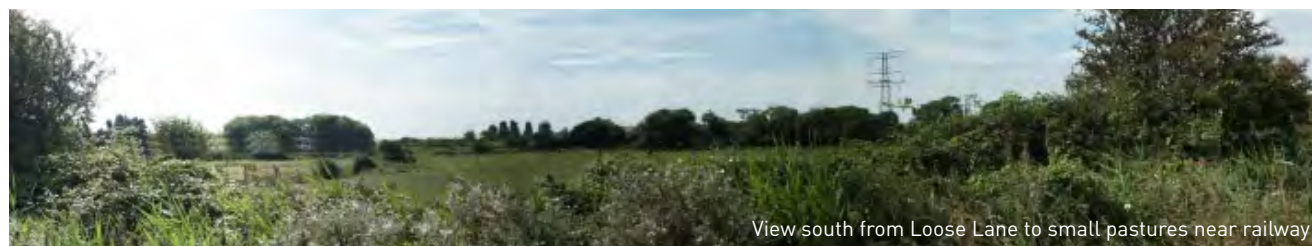
View southwards from The Nore (viewpoint 4). Sompting Church is in the foreground and the Loose Lane fields LCA comprises the open fields in the centre of the gap.

Key characteristics

- A distinctive corridor of wetland habitats bordered by small pastures along the east edge of the Worthing-Sompting Gap
- Mosaic of reedbed and tall fen, which is crossed and bordered by wet ditches
- Wetland area is fringed by meadows of irregular shapes and sizes, all enclosed by hedgerows
- Winding ditches are a feature within the damp meadows fringing the wetlands, as well as within the fen.
- Groups of hedgerow trees and patches of scrub create an enclosed character, which contrasts with the adjacent large scale arable fields (WSG LCA 1)
- Views to adjacent urban area of Lower Cokeham are softened by scrubby vegetation on the edge of the fen and by trees and hedgerows in back gardens.
- A line of tall pylons is prominent and the massive structures are dominant within this relatively narrow corridor of wetland/pasture.

Vulnerability to change

The fen habitat is valuable for biodiversity and the importance of the Lower Cokeham site is increased by its urban location. The wetland habitats are protected as a Site of Nature Conservation Importance (SNCI) but are vulnerable to changes in surrounding landscapes, which could affect the water table, and indeed to climate change. The small scale, enclosed rural character of the damp meadows surrounding the fen is also vulnerable to change, particularly in the southern part of the Worthing-Sompting Gap,



View south from Loose Lane to small pastures near railway

where there is a patchwork of irregular pastures bordering the railway embankment.

Landscape quality and condition

Lower Cokeham Fen is an important semi-natural habitat which is managed. However, there is evidence that the reedbed is drying out⁴ and the mosaic of habitats requires proactive, sustainable management to encourage the growth of reeds and provide more structural diversity.

Contribution to landscape setting of Sompting

A distinctive landscape on the fringes of the Worthing-Sompting Gap which creates an enclosed, deeply rural character on the edge of the arable fields and a well integrated urban edge at Lower Cokeham.

The landscape makes an important contribution to the landscape setting of Sompting by providing a semi-natural, 'untamed' landscape right on the edge of the urban area. There is no public access, but houses along this urban edge will have some views into the area and will benefit from its enclosed, natural character and the accompanying quietness.



Worthing-Sompting Gap LCA 2 - Lower Cokeham Fen

Overall Landscape Character Sensitivity

The Lower Cokeham Fen LCA has medium-high landscape character sensitivity.

⁴ Site of Nature Conservation Importance citation sheet - Lower Cokeham Reedbed and Ditches, Ad07

Key characteristics

- Small pastures, enclosed by a combination of hedgerows and wire fencing, on gently sloping land between Sompting Village and NW Sompting
- Forms a distinct separation between east edge of Sompting Village and west edge of Sompting, although there is inter-visibility across the lane between both areas, particularly at West Street.
- Intensive horse grazing, with wire fenced subdivisions, field shelters & other paraphernalia
- Urban fringe influence, with intrusive traffic (along West Street, Dankton Lane and particularly the A27), signs, fences, street lamps (along A27), overhead wires and a major line of pylons on the eastern boundary of the LCA
- Hedgerows, hedgerow trees and trees within local gardens create an enclosed landscape
- St Mary's Church and Sompting Abbotts School are landmarks (framed by trees) within attractive northward views to the Downs
- High flint stone wall surrounding old nursery is an attractive enclosed public open space and a distinctive feature, echoing the high incidence of such walls in Lancing and Sompting. This wall 'reads' as part of the urban edge in views across fields from within the LCA.

Vulnerability to change

The stretch of farmland which provides visual separation between Sompting Village and NW Sompting is vulnerable to development. Views to St Mary's Church are also sensitive to change.



View west across horse paddocks towards Sompting Village from West Street



Pasture to NW of Sompting



Dominant pylons

Landscape quality and condition

This landscape is in relatively poor condition, with a variety of temporary fencing, supplementing degraded hedgerows. There are also signs of intensive use by vehicles - rough parking areas, litter and unused pockets of left-over land.

Contribution to landscape setting

The small stretch of farmland separating Sompting Village from NW Sompting makes an important contribution to the landscape setting of both settlements by virtue of its location (rather than its distinctive character or quality). The farmland also contributes to the landscape setting of the Sompting Conservation Area and to the important rural north-south views which connect the Worthing-Sompting Gap with the Downs to the north and (in long distance views) with the coast to the south.



Worthing-Sompting Gap LCA 3 - NW Sompting Fringe

Overall Landscape Character Sensitivity

The NW Sompting Fringe LCA has medium landscape character sensitivity.

Key characteristics

- Patchwork of small pastures, orchards and paddocks, which retains an historic small scale field pattern, on south fringes of Sompting Village
- Contrasts with the open character of arable land to the east and south east
- Enclosed character, with dense scrubby hedgerows, hedgerow and orchard trees, copses and belts of woodland
- Flat landform - some areas are poorly drained with ditches and textured, tussocky grassland
- Views are constrained by the layering effect of vegetation, which also limits inter-visibility between edge of Sompting Village and edge of Worthing
- Groups of farm buildings, cottages, outbuildings, gardens, tracks and access lanes are interspersed with pastures and orchards, creating an eclectic mix of uses on the edge of Sompting Village
- Landscape has a domestic, deeply rural quality. There is no public access and the area feels private and connected to the village.

Vulnerability to change

The small-scale, historic pattern of this distinctive village fringe landscape is vulnerable to change, particularly the remnant orchards and the subtle spatial relationship between pastures, cottages and farmsteads. It is unusual in the context of the adjacent large scale arable landscapes found in the centre of the Worthing-Sompting Gap and on the Downs to the north.



Damp pastures, scrub and trees on the fringes of Broadwater



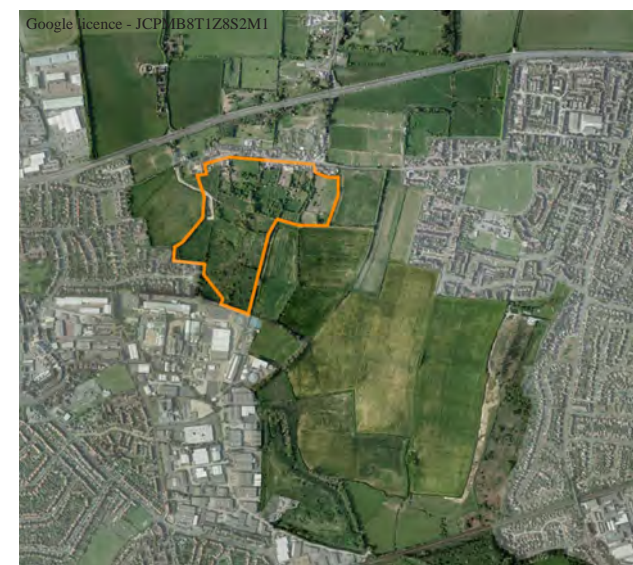
Meadow, gardens and trees on edge of Sompting Village

Landscape quality and condition

Much of this small-scale landscape has a degraded character, with unmanaged hedgerows, a variety of poor quality fences and remnant orchard trees which show signs of die-back.

Contribution to landscape setting

This LCA makes an important contribution to the distinctive rural character of Sompting Village, contrasting with the extensive urban areas close-by. The enclosed, well treed character of the village pastures enhances the sense of separation and distinction, complementing the setting of the Sompting Conservation Area to the north. The area also forms part of the landscape setting of the Broadwater district of Worthing.



Worthing-Sompting Gap LCA 4 - Sompting Village Pastures

Overall Landscape Character Sensitivity

The Sompting Village Pastures LCA has medium landscape character sensitivity.

Key characteristics

- Two arable fields bordering built development, separating the urban area of Broadwater from the village of Sompting
- Enclosed by tall hedgerows and groups of hedgerow trees, but inter-visibility between Broadwater and Sompting Village to the east.
- Busy, urban fringe character, with West Street and A27 to the north and surrounding residential development. Large buildings of Broadwater Retail Park are visible to north west
- Crossed by a fenced footpath
- Views to the Downs to the north



Vulnerability to change

This LCA does not have any landscape elements that are inherently vulnerable to change, but it is sensitive because of its strategic location and role in separating the urban area of Broadwater to the east and the village of Sompting to the west.

Landscape quality and condition

The farmland is in moderately good condition.

Contribution to landscape setting

The fields make an important contribution to the landscape setting of Sompting (and its Conservation Area) and to the perception of the gap. It has a critically important role in preventing coalescence of the two settlements.



Worthing-Sompting Gap LCA 5 - Broadwater Fringe

Overall Landscape Character Sensitivity

The Broadwater Fringe LCA has medium landscape character sensitivity.

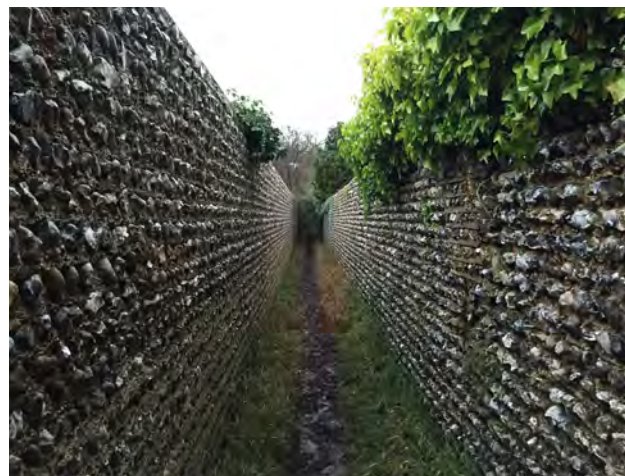
Key characteristics

- The landscape on the immediate environs of Sompting Village* is domestic in scale, with a diverse mix of pastures, horse paddocks, and remnant orchards
- Small scale, relatively enclosed character, with tall hedgerows, groups of hedgerow trees and some distinctive flint stone walls,
- St Mary's Church, Sompting (Grade I listed) and the buildings of Sompting Abbotts School (Grade II listed) are local landmarks, visible above the trees from the surrounding area (although outside the Worthing-Sompting Gap).
- Sompting Village is served by the A27, which forms the northern edge of the Worthing-Sompting Gap. This major through route is significant influence although dense tree cover screens views to the road. The A27 bisects the historic village and this LCA refers to the area to the south of the A27 only, which is outside the SDNP.

Vulnerability to change

The Sompting Conservation Area protects much of this landscape, which is sensitive to change from small scale built development. The relatively narrow gaps between Sompting Village and Sompting (to the east) and Broadwater (to the west) and the edge of

* It should be noted that, in this report, references to Sompting village apply to the historic village, which is designated as a conservation area and which lies outside the Built-Up Area Boundary.



Footpath enclosed by tall flint stone walls in the centre of Sompting Village

these gaps are particularly vulnerable to change. Within the village, the small scale field pattern and particularly the remnant orchards are sensitive.

Landscape quality and condition

The landscape of much of the area is in relatively poor condition, with horse paddocks, remnant (dying back) orchards and a variety of fencing, sheds and urban fringe paraphernalia. The area suffers from heavy traffic, which is intrusive within the narrow roads and lanes

Contribution to landscape setting of Sompting Village

The LCA contributes significantly to the character and quality of Sompting Village and its Conservation Area.



Worthing-Sompting Gap LCA 6 - Sompting Village

Overall Landscape Character Sensitivity

The Sompting Village LCA has medium-high landscape character sensitivity.



Local landscape character areas within Lancing-Shoreham Gap (LSG)

Figure 6 - Local Landscape Character Areas: Lancing-Shoreham Gap

The historic map shows the pattern of the landscape in 1879.

The villages of North Lancing and South Lancing were some distance apart, connected by long straight lanes (Church Lane and Grinstead Lane), with Monk's Farm and Culverhouse Farm in between.

Old Salt's Farm and New Salt's Farm were prominent landmarks on the low lying farmland to the south and the alignments of two sets of flood embankments are prominent to the east of New Salt's Farm.

Clusters of barns are also prominent along the straight tracks and lanes - the estate at North Lancing extended to Hoe Court Barn on the edge of the Downs, and Daniel's Barn, Old Mash Barn and North Barn would have been local landmarks.



Figure 7 - 1879 OS Map - Lancing

Key characteristics

- Flat arable fields, subdivided by scrubby hedgerows (currently unfarmed, with a rough, textured character)
- Brighton and Hove Albion Football Academy dominates landscape to south and has strong urbanising presence
- Small area of woodland and meadows enclosed by hedgerows and hedgerow trees is a contrasting, lush small-scale landscape in the NW corner of the LCA.
- Ditches and small ponds cross NW meadows, run alongside Mash Barn Lane and eastwards across the transitional landscapes to the East (in LSG LCA 2)
- Simple, fairly uniform pattern, with Mash Barn Lane, and the cluster of farm buildings at New Monk's Farm, providing the focus for local views
- Locally enclosed, by scrubby hedgerows, but extensive views to Downs to north and east; Lancing Chapel is a prominent landmark
- Views east are partially screened by hedgerows and scrubby vegetation, but there are intermittent glimpsed views to buildings of Shoreham Airport and the edge of Shoreham
- Intermittent vegetation along railway and within LSG LCA 8 to the south of the railway provides a partial screen to urban areas to the south.
- Homogeneous, urban fringe character. Housing on the eastern edge of Lancing forms a prominent edge, with no distinct character and a poor quality interface between buildings and landscape.



View east towards derelict farm buildings on Mash Barn Lane

Vulnerability to change

The small scale meadow/woodlands in the NW corner and the rural character of Mash Barn Lane (as a historic route enclosed by hedges/trees and with wet ditches alongside) are the most sensitive landscape elements - the long views to the Downs and Shoreham are not vulnerable to change.

Landscape quality and condition

This is a relatively low quality landscape. Physical boundaries are degraded and hedgerows are scrubby and intermittent. There are groups of derelict farm buildings at New Monk's Farm. Mash Barn Lane remains a significant local landscape feature, but boundaries to the original green lane are intermittent.

The quality of the existing urban edge to the east of Lancing is poor, with an abrupt rural/urban interface. To the south, the new Brighton-Hove Football Academy is a dominant local landmark with an imposing landscape presence. The tall lighting columns and security fencing ensure that the adjacent sports pitches are a relatively urban landscape within this



Lancing-Shoreham Gap LCA 1 - New Monk's Farm

Overall Landscape Character Sensitivity

The New Monk's Farm LCA has low landscape character sensitivity.

part of the Lancing-Shoreham Gap so the 'open' and 'green' qualities of the Gap are reduced.

Overall, not a distinctive, intact landscape character.

Contribution to landscape setting

Mash Barn Lane is a natural landscape 'edge' which forms the distant backdrop to westward views across the Lancing-Shoreham Gap from Mill Hill and Shoreham. However, given existing development along the A27 to the north, the lack of public access to the area and the fact that housing on the eastern edge of Lancing turns its back on the adjacent landscape, the narrow strip of fields to the west of the lane contributes little to the landscape setting of Lancing or to the integrity of landscapes within the gap.

The Brighton and Hove Albion Football Academy in the southern part of the LCA detracts from the green, undeveloped character of the Gap. It has a dominating presence on the eastern fringes of Lancing and the fenced sports pitches to the south and east of the complex have an urbanising influence on the landscape setting of Lancing.



Above - Mash Barn Lane

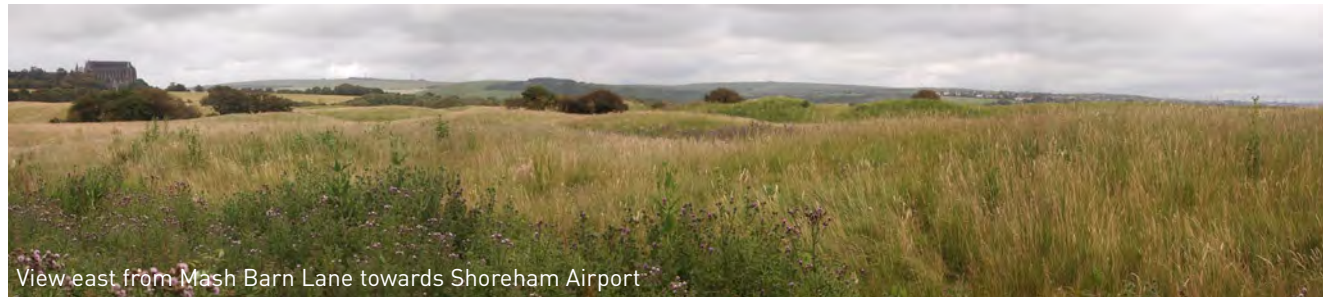
Left - View to the Brighton and Hove Albion Football Academy from a footpath to the west of Lancing Ring

Above right - wetlands and meadows in the north west corner of LCA 1



Key characteristics

- A 'moonscape' landform caused by extensive tipping of recycled aggregates. The resulting elevated landform screens some local views
- Rough, open grassland, peppered with patches of scrub - highly textured and untamed character, contrasts with the smoothness of the Downs to the north and Shoreham Airfield to the east
- Small tributary ditches, flowing eastwards across the area from the wetlands along Mash Barn Lane
- The original small-scale hedged field pattern has been removed and, due to the tipping operations landscape character is transitional
- Mature trees along Mash Barn Lane provide a strong linear landscape structuring element along the western boundary of the LCA
- Extensive views to Downs to north and east; Lancing College Chapel is a prominent landmark. Clear views to Shoreham and Shoreham Airport, from elevated points within the LCA
- Combination of higher landform, patches of scrub and intermittent vegetation along railway screens views to urban areas to the south
- Trees along A27 enclose much of the road corridor and the Gypsies and Travellers' site alongside with only glimpsed views across the open grassland south of the road
- Away from the A27 (and the aggregate tipping operations) the landscape seems empty and still - areas which retain remnant scrub have a strong sense of place with a touch of wild nature.



Vulnerability to change

The landscape is in transition. Elements that are vulnerable to change are the remnant hedgerows and patches of scrub/trees, which provide a distinctive textured, natural character, and the narrow tributary ditches and ponds, which provide a focus for landscape and ecological interest. The long views to the Downs are not vulnerable to change but views eastwards across the flat, open landscape of Shoreham Airfield would be vulnerable to new development

Landscape quality and condition

Transitional landscape, subject to ongoing tipping/recycling works. The majority of field boundaries have been removed and the area is occasionally mown to keep the grass under control.

Overall the landscape is in very poor condition, with no field boundaries and/or trees remaining. The remnant winding water courses and drains flow within relatively narrow corridors of riparian vegetation.

There are no public rights of way and the interface with the A27 is dominated by security fencing and access routes for the lorries/plant involved in the recycling operations



Lancing-Shoreham Gap LCA 2 - Saltworks

Overall Landscape Character Sensitivity

The Old Saltworks LCA has medium-low landscape character sensitivity.

Contribution to landscape setting

The northern part of the Saltworks LCA, alongside the A27, provides an open, 'green' and relatively natural foreground to views across the Gap from the principal (main road) route to Lancing. This is the only point along the A27 from which there are open views across the Gap as this road corridor is typically enclosed by mature bands of trees. The views across the Saltworks LCA from the A27 are a valuable component of the gateway to Lancing and of the town's landscape setting.

The contrast between the rough, textured character of the Saltworks LCA and the adjacent smoothly mown turf of Shoreham Airfield contributes to the diversity of landscape character within the Lancing-Shoreham Gap. This variation in character introduces the sense of sequence and transition, from one place to the next, which is a key part of the approach to Lancing from the east and to Shoreham from the west. It helps to establish the separate and distinctive identities of these two settlements: Shoreham's landscape setting is characterised by the River Adur and Shoreham Airport, with a transition to the scrubby landscape of the Saltworks beyond the western edge of the airfield; Lancing's landscape setting is characterised by the grazing land of New Monks Farm, the 'edge' of Mash Barn Lane and the scrubby 'moonscape' of the Saltworks LCA beyond, with longer views to Shoreham Airport and Lancing College Chapel. In both cases the striking contrast in landscape character between the Saltworks and Shoreham Airport LCAs makes an important contribution to the sense of separation between the towns of Shoreham and Lancing.



A network of watercourses and drainage ditches winds between the artificial mounded landforms of the Saltworks LCA

Key characteristics

- Completely flat, open airport landscape of mown grass with runways and taxiways
- Simple, uniform landscape character within airport; contrasts with the sweeping natural forms and patterns of the River Adur corridor, which includes intertidal mudflats and saltmarshes
- Riparian habitats along the River Adur margins, with a mosaic of wet grassland, reedbeds, ditches and pools contained by flood embankments
- Well used public footpath along the crest of the flood embankment with panoramic views leading up the Adur Valley to the South Downs Way within the SDNP
- Remains of two WW II red brick pill boxes on flood embankment
- Panoramic views to the Downs beyond the A27 to the north (Lancing College Chapel is a prominent landmark) and along the River Adur to the east (Shoreham Tollbridge, St Nicolas' Church and the railway bridge are landmarks in river views)
- Industrial area and elevated junction of A27 detract from views to NE
- Views to eastern edge of Lancing broken by overlapping effect of sparse vegetation within intervening land to west - urban edge indistinct
- The airport buildings (including the Art Deco Terminal Building) are prominent along the southern edge of the LCA and the area is busy, with regular aircraft movement on the airfield and traffic along road along its eastern edge.



Vulnerability to change

The views across the simple, expansive open landscape of the airport and the natural wetland habitats of the Adur corridor are highly vulnerable to change.

The open, green expanse of Shoreham Airfield is prominent in the elevated views from the SDNP and in long east-west views across the Lancing-Shoreham Gap (see section describing contribution to landscape setting below). This prominent open space is vulnerable to built development and/or infrastructure that would change its undeveloped, open, green character.

The intertidal habitats and wetland landscape of the River Adur are a valuable landscape which is designated as SSSI and highly vulnerable to change. The areas of intertidal mudflat and saltmarsh are important nursery sites for several fish species and important refuge, feeding and breeding grounds for wading birds and wildfowl. Wading birds that use the Adur include redshank, dunlin and ringed plover. The number of ringed plover regularly exceed 1% of the total British population, making the estuary of



Lancing-Shoreham Gap LCA 3 - Shoreham Airport

Overall Landscape Character Sensitivity

The Shoreham Airport LCA has medium-high landscape character sensitivity.



national importance for this species. The birds that use mud and sandflats for feeding and roosting are vulnerable to disturbance from human activities, for example, bait digging, dog walking and wildfowling, particularly during severe winter weather.

The forthcoming Adur Tidal Walls flood risk management scheme will result in a decrease of mudflat habitat but an overall increase in saltmarsh habitat. Overall the balance of wetland habitats is vulnerable to changes that may result from sea level rise and also from the impacts of land take and water quality changes that may result from built development close to the river.

The 1930s Terminal building at Shoreham Airport is a Grade II* Listed Building; the adjacent Municipal Hangar is also listed and classified as Grade II. The historic Shoreham Tollbridge is a Grade II* listed building. The historic WW2 dome trainer in the north-west corner of the airfield is a scheduled monument and a rare example of this type of structure, which was built during the second World War to train ground gunners in airfield defence.

Landscape quality and condition

The Adur Estuary SSSI is classified by Natural England as 'favourable condition', in terms of the quality of the littoral sediments and their associated mudflat and saltmarsh habitats. The River Adur is classified as 'moderate' status for water quality under the Water Framework Directive.

The landscape of the airport is highly functional and fit for purpose. The landscape is accessible and in good condition, with every part used efficiently.

Contribution to landscape setting

The extensive open green turf of the airfield makes a strong contribution to the impression of open, extensive greenspace in the Lancing-Shoreham Gap, enhancing the sense of separation between Shoreham and Lancing and providing a striking landscape setting for the lower stretches of the River Adur as it winds towards the sea. The flat, open airfield functions as a spacious green 'forecourt' to the airport buildings and the River Adur, enabling long views across the Lancing-Shoreham Gap and contributing to the immediate landscape setting of Shoreham.



Shoreham Airport Terminal (Grade II* listed building)

The flatness and openness of the airfield also allows long views across the gap towards the edge of Lancing from the west Adur flood defence embankment and from parts of the footpath/cycleway along the east bank of the river. The flood defence embankment will become higher when the Adur Tidal Walls scheme is implemented, enabling more extensive views from the west bank, but potentially restricting views to the airfield from the east bank.

Key characteristics

- Gateway to the South Downs from Shoreham, with views to the rolling chalklands to the north, across the Lancing-Shoreham Gap to the south and along the River Adur.
- Strategic river crossing point - transport infrastructure is a prominent in northward views, but the combination of distinctive, strong landscape features at this gateway location (sweeping curves of the chalkland topography and the winding river corridor) 'contain' the roads and bridges in local views and remain the dominant influence.
- Bridges enable stunning gateway views along the Adur valley
- Riverside path is the popular Downs Link long distance path and national cycle route connecting Shoreham Harbour with the SDNP
- The Church of St Nicolas, Shoreham (a Grade I listed building) and the Shoreham Tollbridge (Grade II* listed) are local landmarks
- The river corridor is partially enclosed by built development and narrow belts of riverside trees and scrub. The commercial development of the Ricardo Shoreham Technical Centre is the dominant land use on the west bank of the river and the historic settlement of Old Shoreham, centred on the church of St Nicolas and the historic toll bridge, is a focus for views on the east bank
- Narrow area of riverside pasture on the east bank contributes to the landscape setting of the River Adur and the Old Shoreham Conservation Area.



View south to St Nicolas' Church and Shoreham Tollbridge from A27 road bridge

Vulnerability to change

The area is part of the landscape setting for a complex of historic riverside buildings. The historic centre of Old Shoreham is a Conservation Area which dates back to pre-Roman times, Shoreham parish church (St Nicolas) is a grade 1 listed building and the Shoreham Tollbridge is a grade II* listed building. The Adur Gateway LCA is vulnerable to changes which erode its value as a green forecourt in views to this group of historic buildings.

The strikingly beautiful landscape of the River Adur is the principal landscape feature of the Lancing-Shoreham Gap. The meandering river channel, flanked by shifting patterns of marsh and mudflats is a focus for local views and is vulnerable to change. Given its location at the point where the River Adur cuts through the southern ridge of the South Downs, the Adur Gateway part of the river corridor contributes to the landscape setting of the SDNP, which is a nationally important landscape, designated for its scenic beauty and vulnerable to change.

The River Adur wetlands are designated as SSSI (national importance) and are highly vulnerable to



Lancing-Shoreham Gap LCA 4 - Adur Gateway

Overall Landscape Character Sensitivity

The Adur Gateway LCA has medium landscape character sensitivity.

change. The intertidal mudflats and saltmarshes that fringe the water channels are important nursery sites for several fish species, and important refuge, feeding and breeding grounds for wading birds and wildfowl. Wading birds that use the Adur include redshank, dunlin and ringed plover. The number of ringed plover regularly exceed 1% of the total British population, making the estuary of national importance for this species. The birds that use mud and sandflats for feeding and roosting are vulnerable to disturbance from human activities, for example, bait digging, dog walking and wildfowling, particularly during severe winter weather.

The forthcoming Adur Tidal Walls flood risk management scheme will result in a decrease of mudflat habitat but an overall increase in saltmarsh habitat. The balance of wetland habitats is vulnerable to changes that may result from sea level rise and also from the impacts of land take and water quality changes that may result from built development close to the river.

The Adur Tidal Walls Scheme will change the relationship of this landscape character area to the River Adur because the tall hedgerow/scrub vegetation along the riverside path is likely to be removed to construct a higher flood embankment. The riverside path (the Downs Link) will run along the crest of the bund. As a result, the fields alongside the path are likely to become more visible and their role as part of the wider landscape setting of the River Adur will be enhanced. As the only undeveloped part of the Adur floodplain within the Lancing-Shoreham Gap, this is a highly sensitive riverside meadow landscape, which is vulnerable to change.



Landscape quality and condition

The Adur Estuary SSSI is classified by Natural England as 'favourable condition', in terms of the quality of the littoral sediments and their associated mudflat and saltmarsh habitats. The River Adur is classified as 'moderate' status for water quality under the Water Framework Directive.

The pastures on the east bank of the river are in relatively poor condition, with a mix of temporary fencing, horse stables, water troughs etc. The commercial development on the west bank is enclosed by tree belts and hedgerows, including non-native species.

Contribution to landscape setting

This LCA is an important component of the landscape setting of the River Adur and forms the foreground and to gateway views from the A27 and A27/A283 junction at the point where the river meets the South Downs. It is a significant part of the sequence of views and spaces on the northern edge of Shoreham and, at a gateway strategic scale, is a component of the wider landscape setting of Lancing.

The area also makes an important contribution to the

View north-east from Shoreham Tollbridge to LCA 3, showing the contribution of this area to the landscape setting of St Nicolas Church and the settlement of Old Shoreham. It also demonstrates the strong relationship of the area to the striking natural landscape of River Adur

landscape settings of St Nicolas, Shoreham, a Grade I listed building and the Shoreham Tollbridge, a Grade II* listed building.

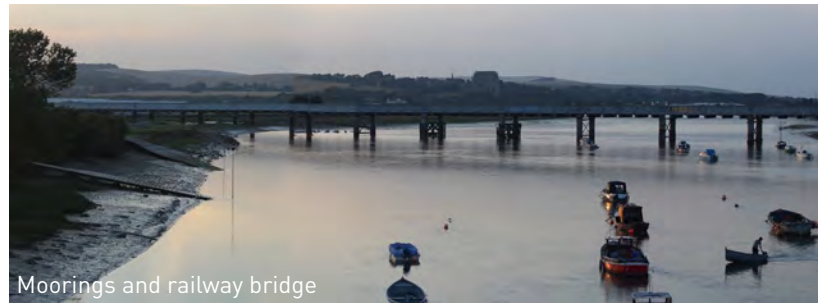
The area is the foreground to views of the settlement (and Conservation Area) of Old Shoreham from the Shoreham Tollbridge (Viewpoint 14). These views are currently partially screened by the hedgerows alongside the River Adur and Downs Link path, but this vegetation will be removed when the new Adur Tidal Walls scheme is implemented, making this landscape character area more visible and strengthening its role as part of the landscape setting of the River Adur, the settlement of Old Shoreham and the listed buildings of St Nicolas and the Shoreham Tollbridge.

Key characteristics

- Dynamic wetland landscape of shifting water courses, marsh and mudflats on the lower Adur, including the tidal inlet to the south-east of New Salt's Farm.
- Boats, moorings and particularly the string of houseboats along the tidal stretches of the River Adur tributary to the west of the main channel are a highly distinctive local landscape feature
- Waterways are partially fringed with mature trees
- Assortment of land uses to north and west of A259, comprising the Adur Recreation Ground, the Outdoor Activities Centre, a BMX track, play area, car park and semi-used fenced hard court, sheltered by a broad belt of conifers - on land reclaimed from the Adur Estuary following construction of flood embankments - 1879 OS map shows this area as mudflats.
- Long views along the river corridor, with the railway bridge to the north and the Adur Ferry Bridge (pedestrian) to the south. The A259 crosses the River Adur in the centre of the area, enabling views to north and south along the river corridor.
- The tower of the Ropetackle Arts Centre and the tower of St Mary de Haura Church are local landmarks in Shoreham-by-Sea on the east bank of the river.
- The river and associated wetlands are a unifying feature in an area with a mix of surrounding urban and recreational land uses.

Vulnerability to change

The intertidal habitats and wetland landscape of



Moorings and railway bridge



Houseboats

the Lower Adur form a valuable landscape which is designated as SSSI and highly vulnerable to change. The estuarine plant communities are unusual due to the relative scarcity of cord-grass, *Spartina* spp. The large area of intertidal mudflats and saltmarshes within this part of the lower Adur are important nursery sites for several fish species, and important refuge, feeding and breeding grounds for wading birds and wildfowl. Wading birds that use the Adur include redshank, dunlin and ringed plover. The number of ringed plover regularly exceed 1% of the total British population, making the estuary of national importance for this species. The birds that use mud and sandflats for feeding and roosting are vulnerable to disturbance from human activities, for example, bait digging, dog walking and wildfowling, particularly during severe winter weather.

The forthcoming Adur Tidal Walls flood risk management scheme will result in a decrease of mudflat habitat but an overall increase in saltmarsh habitat. Overall the balance of wetland habitats is vulnerable to changes that may result from sea level rise and also from the impacts of land take and water quality changes that may result from built



Lancing-Shoreham Gap LCA 5 - Lower Adur Marshes

Overall Landscape Character Sensitivity

The Lower Adur Marshes LCA has medium-high landscape character sensitivity.

development close to the river.

Landscape quality and condition

The Adur Estuary SSSI is classified by Natural England as 'favourable condition', in terms of the quality of the littoral sediments and their associated mudflat and saltmarsh habitats. The River Adur is classified as 'moderate' status for water quality under the Water Framework Directive.

However, the riverside and wetland margins are a relatively poor quality landscape. River views are often screened by scrubby trees and fencing and boundaries often have a piecemeal, often degraded character. The amenity grassland/sports pitches of the Adur Recreation Ground area has a relatively weak and poorly defined landscape character, as does the roadside landscape along the A259 on the west bank of the river.

Landscape quality is high on the east bank alongside the wharves and urban edge of Shoreham-by-Sea.

Contribution to landscape setting

The Lower Adur Marshes are an important and defining component of the historic gateway landscape to Shoreham-by-Sea and Shoreham Harbour - seen from the A259, from the railway, from the Adur Ferry Bridge and from riverside path.

In this part of the lower river corridor, where the mudflats and saltmarshes are more extensive and the ebb and flow of the tides such an important influence, there is a strong connection to the sea and to the maritime culture and industries of Shoreham Harbour. The shifting marshes and mudflats, the



tides, the boats and quays of the Lower Adur Marshes make a strong contribution to the distinctive character and landscape setting of Shoreham-by-Sea.

The new Adur Ferry Bridge has opened up views across this area and the works associated with the Adur Tidal Walls scheme will also draw attention to the waters edge public realm and the views across the Lower Adur Marshes to Shoreham.

Key characteristics

- Flat, relatively open farmland with a mixture of arable and pasture fields subdivided by wooden/wire fences and scrubby hedgerows
- Exposed, slightly unkempt condition of pastures reflects the edge of estuary character.
- Meandering watercourses and marshy scrapes within open fields
- Trees along the railway embankment to the north and belts of trees on the eastern boundary of the LCA provide some enclosure to the north and east, but overall, the farmland feels exposed and there are views to Shoreham Airport, the Downs and Lancing College Chapel to the north; to the south, there is an abrupt interface with housing in South Lancing
- New Salts Farm Road crosses the centre of the farmland, marking the alignment of the historic flood embankment (constructed by 1723); the distinctive, sinuous alignments of other historic flood defences are visible within the farmland to the east of the road
- Clustered groups of buildings at New Salts Farm and the Dog's Trust. New Salts Farm and the historic Shoreham Airport terminal building are distinctive local landmarks
- Busy, urban fringe character, with views to houses, roads, and airport buildings, and the constant movement of traffic and buzz of aircraft

Vulnerability to change

The historic field patterns and sinuous watercourses within the pastures to the east of New Salts Farm



Road and the alignment of this road, are historic landscape elements which are vulnerable to change. The winding marshy field ditches and scrapes are also sensitive to change, as is the slightly scruffy, estuary-edge character of this eastern area and its relationship to the buildings of New Salts Farm.

The open fields within this LCA contribute to the landscape setting of the Shoreham Airport terminal building (Grade II* listed building) which is a striking local landmark in northward views from the A259.

Landscape quality and condition

Scrubby, textured farmland, with partial hedgerows. Its scruffy condition is an inherent part of local landscape character. However the interface between the farmland and the A259 and Hasler estate is exceptionally poor quality and some landscape boundaries, particularly the conifer belt along the edge of the Adur Recreation Ground, seem anomalous

Contribution to landscape setting

The fields on either side of New Salts Farm Road provide a strategically important open greenspace which maintains a sense of separation between the



Lancing-Shoreham Gap LCA 6 - New Salts Farm

Overall Landscape Character Sensitivity

The New Salts Farm LCA has medium-high landscape character sensitivity.



View north east towards Shoreham Airport and the Downs. New Salts Farm on skyline to left

buildings of Shoreham Airport and Shoreham (the neighbourhood north of Shoreham Beach). Views across this area also make a strong contribution to the sense of 'openness' and 'greenness' in the Lancing-Shoreham Gap, particularly in southward views from Lancing Ring, in which the gap appears to extend almost to the sea, and in northward views from the A259, in which the gap is the foreground to views to the Downs. The fields also contribute to the setting of the River Adur and form part of the gateway western approach to Shoreham-by-Sea.

This is the only part of the Lancing-Shoreham Gap where there are direct views across open green fields from the A259, which runs along the southern fringes of the historic terminal building of Shoreham Airport are local landmarks in these views.



View north east towards Shoreham Airport

Key characteristics

- Flat, medium-sized fields with an unkempt character; areas to south and west are well enclosed, with dense scrub and regenerating woodland.
- Tributary stream/ditch follows historic field pattern to north
- Textured, transitional quality with a random, natural mosaic of patchy scrub, reedy wetland scrapes, woodland and groups of trees, which contrasts with the more ordered pattern of open fields to north.
- Woodland on the fringes of the Hasler estate and groups of mature trees/scrub cumulatively create a distinctly wooded character (in views across the Gap) and a strong sense of enclosure
- Views generally local and contained, although the Downs provide a backdrop to some longer views to the north
- Urban fringe influence - skyline is cluttered with signs and telegraph poles and a stark interface with the Hasler estate to the south and east.
- No public access; roads that 'dead-end' at edge of the fields and woodlands within the LCA provide opportunities for views across the area

Vulnerability to change

The natural, irregular patterns and richly textured character of the scrub and grassland mosaic contrasts with adjacent urban areas and this 'wild' quality is vulnerable to change. The relatively enclosed 'wooded' character of the area is distinctive and also

sensitive - it contributes a contrast in character to other parts of the Gap. Other landscape elements that are sensitive to change are the groups of mature trees, the winding, open channel of the ditch/stream, contrasting patterns of enclosure and the framed views to the Downs.

Landscape quality and condition

The east part of the area is open fields; the west part is an area of regenerating scrub and woodland. The whole area has an unkempt character.

Contribution to landscape setting of Lancing

This landscape has an odd relationship with the adjacent Hasler estate. There is no public access, but there are views from the ends of streets dead-ending onto the fields across the greenspaces to the wider landscape context of the Downs to the north. This area is an inaccessible backland, which makes minimal contribution to the amenity of the Hasler estate. However the LCA appears to be well wooded in views to the Lancing-Shoreham Gap from the Downs, across the Gap from the north and east and from trains crossing the Gap. It provides a striking contrast to the more open landscapes elsewhere in the Lancing-Shoreham Gap. This well treed character contributes to the distinctive landscape setting of Lancing



Lancing-Shoreham Gap LCA 7 - Hasler Fringe

Overall Landscape Character Sensitivity

The Hasler Fringe LCA has medium landscape character sensitivity.

Key characteristics

- Small-scale, irregular pattern of pastures, paddocks, tracks, gardens, a nursery, caravan parks and groups of buildings strung out along a winding lane - Old Salts Farm Road.
- Locally enclosed, with groups of trees, hedgerows, fences and buildings, but no continuity of enclosure and urban backdrop is a strong visual presence to east
- Large groups of mature trees on railway embankment, the edge of Old Salts Nursery to the north cumulatively create a distinctly wooded character (in views across the Gap) and a strong sense of enclosure
- Old Salts Farmhouse, a Grade II Listed Building to the east of the LCA, has a more ordered landscape setting, with some open views eastwards across adjacent farmland to New Salt's Farm.
- Stream forms boundary (with LCA 7) to south and east and much of the land is poorly drained.
- Fragmented and rather chaotic character, with a mix of land uses and ownerships.
- Cluttered skyline and strong urban fringe influence

Vulnerability to change

The pastoral landscape setting of Old Salts Farmhouse is historically important and vulnerable to changes which add further clutter, but this landscape does not have a distinctive character and its existing condition is relatively poor so it is not vulnerable to change.

The relatively enclosed, well treed character of the



View east towards New Salt's Farm from Old Salt's Farm Road



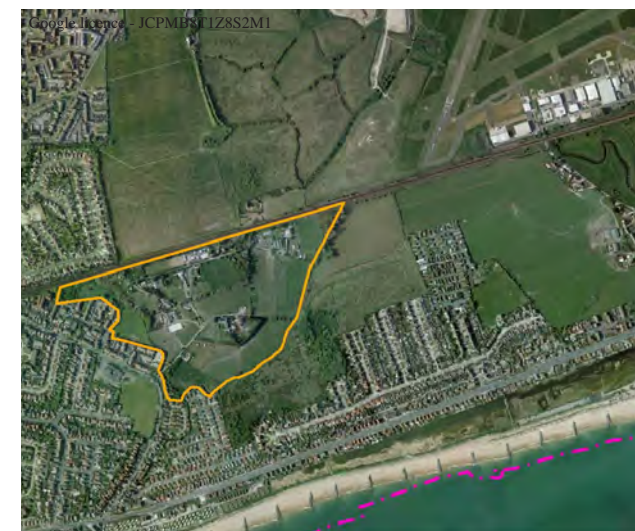
area (viewed in combination with the woodland within LCA 7) contributes a distinctive contrast in character to other parts of the Lancing-Shoreham Gap, which is sensitive to change.

Landscape quality and condition

Low quality landscape, with areas in poor condition. Its marginal character is reinforced by low quality materials, broken fences and occasional tipping.

Contribution to landscape setting

The scattered groups of trees, hedgerows and buildings seem to coalesce when seen in views from other parts of the Lancing-Shoreham Gap and the relatively dense vegetation in this LCA and the adjacent Hasler Fringe (LCA 7) contrast with other more open landscapes, creating a natural backdrop to views and integrating built development. Overall, LCA makes a moderately strong contribution to the landscape setting of Lancing



Lancing-Shoreham Gap LCA 8 - Old Salts Farm Fringe

Overall Landscape Character Sensitivity

The Old Salts Farm Fringe LCA has medium-low landscape character sensitivity.

Key characteristics

- Elevated large, open pasture on the slopes of Mill Hill, bounded by scrubby hedgerows and trees
- Field is subdivided by temporary fencing and is heavily grazed by horses. Sheds/stable blocks, water troughs and fencing are locally prominent, but are not visible in longer views
- The Mill Hill Slopes LCA is highly visible as a backdrop to the town of Old Shoreham in views from the roads and footpaths throughout the eastern part of the Lancing Gap (eg Viewpoints 8, 12 and 14).
- Urban fringe character - the field is overlooked by a row of houses along the road to Mill Hill to the east, with houses appearing on the skyline in views throughout the LCA.
- A27 is in a cutting to the north of the LCA, but is not visible from the lower slopes.

Vulnerability to change

The open, pasture is highly vulnerable to development, which could detract from its role in providing a strong visual backdrop to Old Shoreham and a link between the Downs and the extensive band of urban development along the coast. There is a critical balance between scale and openness - the field is currently perceived as part of the Downs because of its verdant openness and relatively expansive scale. However, any reduction in the size and openness of the field risks resulting in a change in character, as the field could potentially be perceived as a small urban fringe paddock rather than a component of the sweeping Downs landscape.



Landscape quality and condition

An intensively used and over grazed horse paddock, marred by the paraphernalia of horseculture.

Contribution to landscape setting

This open grassy slope is perceived as the lower flank of Mill Hill at the only point where an undeveloped part of the Downs extends across the A27 and down into the settlement of Old Shoreham. This field makes a critical contribution to the landscape setting of Shoreham and to the overall sense of undeveloped green space in the Lancing-Shoreham Gap. It makes a valuable visual connection between the Downs and the urban area of Shoreham, 'anchoring' the town within its wider landscape setting.

If the urban area were to extend across the Mill Hill Slopes, the A27 would mark the interface between urban development and countryside in longer views from the Downs. In such circumstances, the A27 would be perceived as a poor quality, abrupt visual boundary to the SDNP.



Lancing-Shoreham Gap LCA 9 - Mill Hill Slopes

Overall Landscape Character Sensitivity

The Mill Hill Slopes LCA has medium-high landscape character sensitivity



3.1 Viewpoints

Figure 8 on page 37 shows the viewpoints assessed in this visibility analysis. These 15 viewpoints have been selected because they represent the most important views of the landscapes within the Lancing-Shoreham and Worthing-Sompting Gaps. These are views that have relatively high sensitivity receptors (in relation to Environmental Impact Assessment process). Sensitivity depends on:

- **location and context** - viewpoints close to the site assessed will generally have higher sensitivity
- **the number of viewers commonly using the viewpoint** - viewpoints are judged to have higher sensitivity if they are publicly accessible and used by large numbers of people. ie areas of common access, picnic sites and formal viewing areas have particularly high sensitivity;
- **the nature of the viewpoint and the expectations and occupation of the viewer** - public footpaths and recreational routes have relatively high sensitivity because the viewer's attention is typically focused on the landscape.
- **the cultural significance of the viewpoint**, including its national importance (eg. protected landscape) and cultural / historic associations.

All the viewpoints in the visibility assessment are selected because they are likely to be used by relatively high sensitivity receptors. There is also an emphasis on demonstrating how the landscapes of these two gaps are perceived from the protected landscapes of the National Park.

Viewpoint sensitivity is categorised as low, medium or

high depending on the balance of the above sensitivity criteria, but bear in mind that all these viewpoints have relatively high sensitivity. Views from roads and the important sequential views from trains on the railway line across the gaps have not been assessed, although they are also important in the context of the Lancing-Shoreham and Worthing-Sompting Gaps.

3.2 Visibility analysis per viewpoint

The following sections provide an analysis of the visibility of the gap landscapes from each of the 15 viewpoints. A photograph of the view is accompanied by a plan showing the approximate area of visibility from the view.

Foreshortening of views makes it extremely difficult to plot with accuracy, but the analysis provides a good impression of the general extent of visibility and a reasonable comparison between the different viewpoints. The area shown on the visibility maps is restricted to the landscape of the gaps outside the boundary of the SDNP; the visibility of adjacent urban areas and land within the Local Green Gaps which is also in the National Park) is excluded.

The analysis includes an assessment of the relative sensitivity of each viewpoint. Areas of visibility from viewpoints which are judged to have high sensitivity are highlighted with a hatch on the visibility plans.

3.3 Assessment of visual sensitivity per LCA

The viewpoint analysis does not focus on LCAs so a further step is required to assess the visual sensitivity of each LCA.

A separate assessment of **visual sensitivity** is based on the general visibility of the landscape (based on the viewpoint analysis), the number and type of viewers and the potential scope to mitigate the visual effects of any change that might take place. The Topic Paper explains that *visibility will be a function of the landform of a particular type of landscape and of the presence of potentially screening land cover, especially trees and woodland. It will also be a reflection of the numbers of people who are likely to perceive the landscape and any changes that occur in it, whether they are residents or visitors.*

The final part of section 3 provides an assessment of the visual sensitivity of each of the LCAs, taking account of the extent to which it is visible, the relative sensitivity of the viewpoints from which it is visible and the accessibility of the views to members of the public. Like landscape character sensitivity, visual sensitivity is assessed in accordance with a five point score, high, medium-high, medium, medium-low or low.

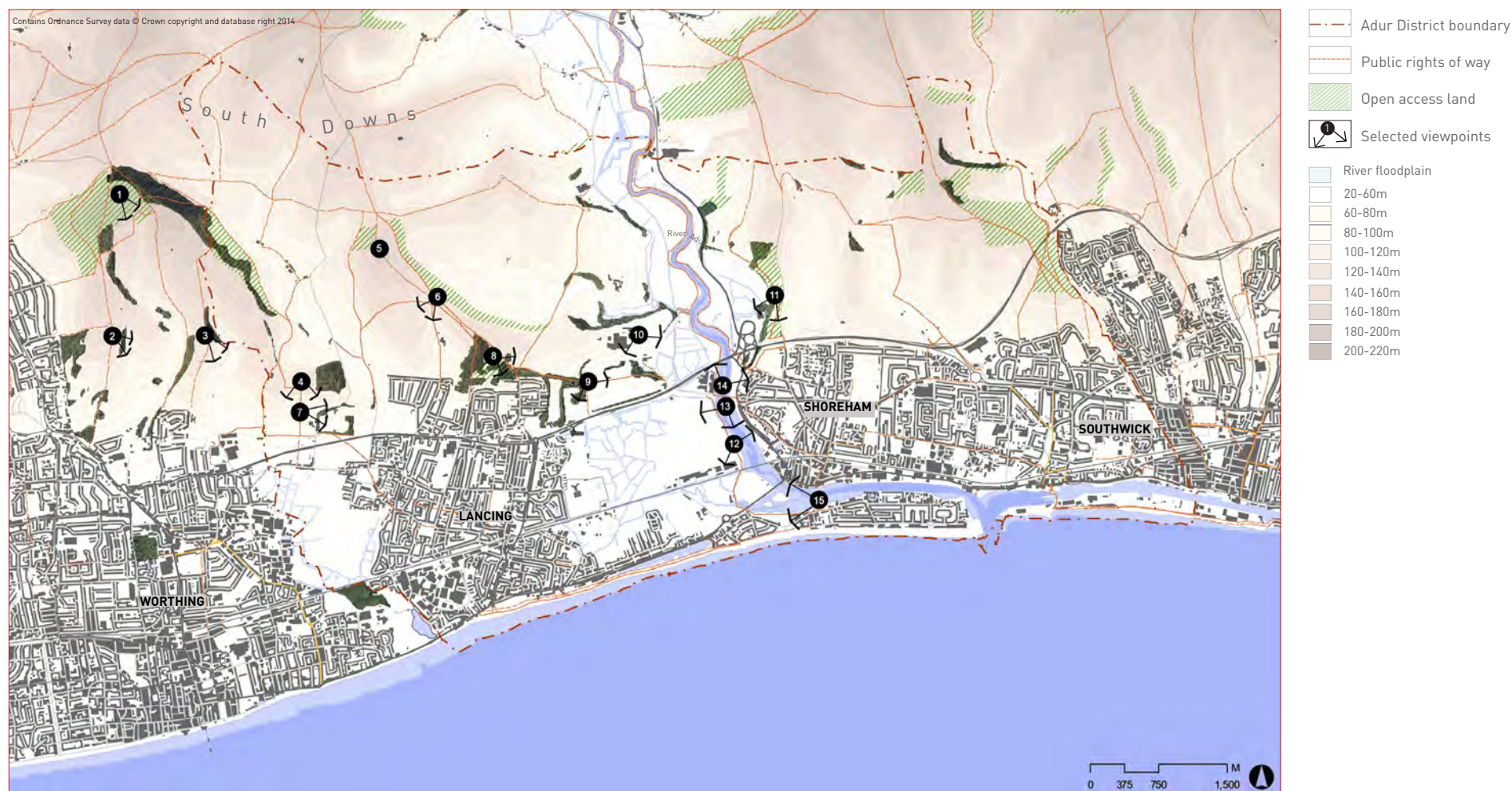


Figure 8 - Selected viewpoints

Viewpoint 1- Summit of Cissbury Ring





A long view from the summit of Cissbury Ring, an Iron Age hillfort and Scheduled Monument which is popular with walkers and tourists and which is owned and managed by the National Trust.

This viewpoint has high sensitivity as it is a popular tourist destination, a Scheduled Monument and is highly accessible (open access land at a 'hub' of

recreational public rights of way) within the South Downs National Park.

An extensive area of the Worthing-Sompting Gap is visible, albeit in a distant view. The isolated clump of trees in the centre of the open fields is on Loose Lane. The overlapping layers of vegetation at and beyond the railway give the impression that this gap leads right to the sea.



-  Landscape Character Areas
-  Areas visible from viewpoint
-  Areas visible from high sensitivity viewpoint
-  Direction of view

Viewpoint 2 - Hill Barn Golf Course





A long view from the track (a public bridleway) leading from Worthing to Cissbury Ring. This hedged route has the appearance of an historic trackway and is well used by recreational walkers and visitors to Cissbury Ring.

Viewpoint 2 has medium sensitivity as it is well used and within the National Park, but is relatively distant

from the Worthing-Sompting Gap.

An extensive part of the Sompting Gap is visible in this distant view, with the open fields in the centre of the gap 'reading' as a verdant foreground to the Downs.



-  Landscape Character Areas
-  Areas visible from viewpoint
-  Areas visible from high sensitivity viewpoint
-  Direction of view



Viewpoint 3 - Tennant Hill





From the public bridleway (an historic trackway) which leads up the steep chalk ridge on the slopes of Tennant Hill. This is one of the public rights of way linking residential areas in North Worthing with Cissbury Ring.

Viewpoint 3 has medium sensitivity as it is well used and within the National Park, but is relatively distant

from the Worthing-Sompting Gap.

The view from this point (97m AOD) is similar to that from the upper slopes of Tennant Hill. The fields and hedgerows in the western part of the Worthing-Sompting Gap are clearly visible.







-  Landscape Character Areas
-  Areas visible from viewpoint
-  Areas visible from high sensitivity viewpoint
-  Direction of view

Viewpoint 4 - The Nore

From the public footpath from Sompting Church to the summit of the The Nore, the closest accessible chalk ridgetop to the Worthing-Sompting Gap. There are extensive views from this footpath across the whole of the Worthing-Sompting Gap. Sompting Church is a focus in the foreground and the view shows the transition from the open arable fields in the centre of the gap to the more enclosed, small scale pastures towards the west of the Worthing-Sompting Gap.

Viewpoint 4 has medium sensitivity. It provides an exceptionally clear view of the Worthing-Sompting Gap from a public right of way within the National Park, but the route is less well used than other routes on the edge of the downs.

The two isolated clumps of trees in the centre of the gap, are along Loose Lane. The housing on the western fringes of Sompting is visible and the green area on the far left of the photograph is the recreation ground off White Styles Road.

-  Landscape Character Areas
-  Areas visible from viewpoint
-  Areas visible from high sensitivity viewpoint
-  Direction of view



Viewpoint 5 - Steep Down





From the public bridleway on the summit of Steep Down (149m AOD). This is a distant view from an accessible summit, which forms part of a linked walk along the Downs from Worthing to Lancing Ring. It is accessible via a small parking area on Titch Hill.

Viewpoint 5 has medium sensitivity. It is a relatively distant view of the Worthing-Sompting Gap, but is from a public right of way within the National Park which is easily accessible from the car park on Titch Hill.

The housing area on the western fringes of Sompting and the open fields in the centre of the Worthing-Sompting Gap are visible from this summit view.

The woodland on the left of the photograph is Lancing Ring (which overlooks the Lancing Gap) and the woodland on the right is 'The Mountain', on the edge of 'The Nore' summit (see Viewpoint 4).



-  Landscape Character Areas
-  Areas visible from viewpoint
-  Areas visible from high sensitivity viewpoint
-  Direction of view

Viewpoint 6 - West of Lancing Ring (towards Sompting Gap)

From the public footpath leading west of Lancing Ring towards Cross Dyke and Steep Down. There are routes leading up to this path from North Lancing, with opportunities for circular walks.

Viewpoint 6 has medium-high sensitivity. It provides a relatively close view of the Sompting Gap from an exceptionally well used and accessible route within the National Park.

The housing in the foreground is the western part of North Lancing and the Worthing-Sompting Gap is in the distance, beyond the western extension of Sompting. The central open fields are visible, as is part of the western edge of the gap.







-  Landscape Character Areas
-  Areas visible from viewpoint
-  Areas visible from high sensitivity viewpoint
-  Direction of view



Figure 9 - Visibility analysis: Worthing-Sompting Gap

LCA	Relevant viewpoints	Number/types of viewers	General visibility	Mitigation potential	Visual sensitivity
WSG 1	1-6	Exceptionally high sensitivity viewers from Cissbury Ring and generally high sensitivity from other viewpoints. No public access (so views particularly important)	The central and southern parts are most visible - visibility increases towards south of LCA. Open, expansive landscape character ensures high visibility	Important to retain open character to this central part of the strategic gap as this makes the gap seem wider (and more effective in providing separation between Sompting and Worthing). Minor scope to mitigate change, with tree planting around edges of LCA to improve interface between urban areas and adjacent landscape	High
WSG 2	1-6	Exceptionally high sensitivity viewers from Cissbury Ring and generally high sensitivity from other viewpoints. No public access.	The central and southern parts are most visible - visibility increases towards south of LCA. Natural, organic landscape pattern, with a mix of fen, meadow, scrub and wet woodland, provides a semi-enclosed landscape with lower levels of visibility than adjacent arable fields (in LCA 1)	Reasonably good mitigation potential, although relatively high value of wetland habitats restricts opportunities for extensive planting	Medium-high
WSG 3	4	Relatively low numbers of medium sensitivity viewers (from summit of The Nore)	This LCA has relatively low visibility - southern part of LCA only is visible from Viewpoint 4. Enclosed, relatively small scale pattern of hedged paddocks (horsiculture) in this area provides a moderately good level of enclosure and reduces overall visibility. This area is an important strategic gap between the housing estates of West Sompting and Sompting village	Moderate potential for mitigation through strengthening of hedgerows and addition of small copses, which could be integrated without damage to the existing small-scale patterns of pastures. Potential to enhance the landscape setting of Sompting village and reinforce the sense of separation between the adjacent areas of housing.	Medium





LCA	Relevant viewpoints	Number/types of viewers	General visibility	Mitigation potential	Visual sensitivity
WSG 4	1 3-6	Southern part of the LCA is visible in views from the high sensitivity viewpoint of Cissbury Ring. Other viewpoints have medium or medium-high sensitivity.	The southern part of the LCA is highly visible, but visibility decreases towards Sompting Village, which is not prominent in the long distance views from the Downs. Sompting village is only visible in views from The local summit of The Nore. In general this is a highly enclosed, diverse village landscape of buildings, farms, orchards, small pastures and roads, many of small pastures are enclosed by high flint/brick walls, Overall levels of visibility are medium- low.	Good potential for mitigation within a relatively well enclosed and small-scale landscape pattern with high levels of tree cover and a mixture of scrub, pasture, small arable fields and orchards. Additional planting could improve the structure of the landscape.	Medium-low
WSG 5	1 4 6	Southern and western parts of this small LCA are visible from the highly sensitive viewpoint of Cissbury Ring. Also visible from two other viewpoints with medium level sensitivity	This LCA is essentially a medium sized arable field enclosed by hedgerows, with the A27 to the north. Its south-east corner is the most visible, but it has an important role in maintaining separation between Sompting village and Broadwater/Worthing	Good potential for mitigation, as woodland in this location would help to integrate the large scale buildings of the Broadwater retail/employment area alongside the A27 to the north.	Medium
WSG 6	4	Only the southern part of this LCA is visible from Viewpoint 4 (medium sensitivity), but northern part of LCA is within National Park so users of routes have high sensitivity	Not particularly visible in long distant views, although this LCA includes the village of Sompting Abbots, which is popular with tourists who come to visit the church and there are some public rights of way through the fields immediately surrounding the village.	Good potential for mitigation within a relatively diverse, small-scale, enclosed landscape on the fringes of the village	Medium
WSG 7	Foreground to View 4	Within National Park so high sensitivity. Visible from footpaths (eg to The Nore) selected viewpoints and from local roads (Lambley Lane, Titch Hill and Dankton Lane).	Relatively open arable fields, but strong hedgerow structure along roads and some footpaths which constrains visibility from accessible routes	Very good potential for mitigation, provided planting is in scale with relatively expansive scale of landscape. Extensive strategically placed woodland planting could help to screen existing intrusive views to some urban edges and A27.	Medium-low

Viewpoint 7 - Footpath to the Nore

From the public bridleway leading up to the summit of 'The Nore' (see Viewpoint 4), but this time looking eastwards towards the Lancing-Shoreham Gap.

Viewpoint 7 has medium-low sensitivity. It provides a distant view of the gap from a route that is not well used. However the viewpoint is within the National Park.

A distant view, but a significant proportion of the Lancing Gap is visible, including the edge of Shoreham on the east bank of the River Adur, the buildings and airfield of Shoreham Airport and the fields in the southern part of the gap. The northern part of the gap is screened by the foreground landform (of the Downs) and parts of the western edge are screened by the housing in West Lancing. The land to the south of Shoreham Airport is screened by the airport buildings/railway.

-  Landscape Character Areas
-  Areas visible from viewpoint
-  Areas visible from high sensitivity viewpoint
-  Direction of view









Viewpoint 8 - Lancing Ring

A popular viewpoint from the historic track leading between car park and upper slopes of Lancing Ring.

Viewpoint 8 has high sensitivity. It provides a relatively close view of the Lancing-Shoreham Gap from an exceptionally well used open access land within the SDNP. The A27 River Adur bridge is visible on the far right of the photograph, below the slopes of Mill Hill, but the focus of the view is the glinting curve of the River Adur as it crosses the open landscape of Shoreham Airfield. The buildings of Shoreham Airport, including the historic (listed) terminal building are visible in the centre-right of the view, along with the fields adjacent to New Salts Farm to the south of the railway. The railway and road bridges over the Adur are prominent to the east of the airport buildings.







-  Landscape Character Areas
-  Areas visible from viewpoint
-  Areas visible from high sensitivity viewpoint
-  Direction of view

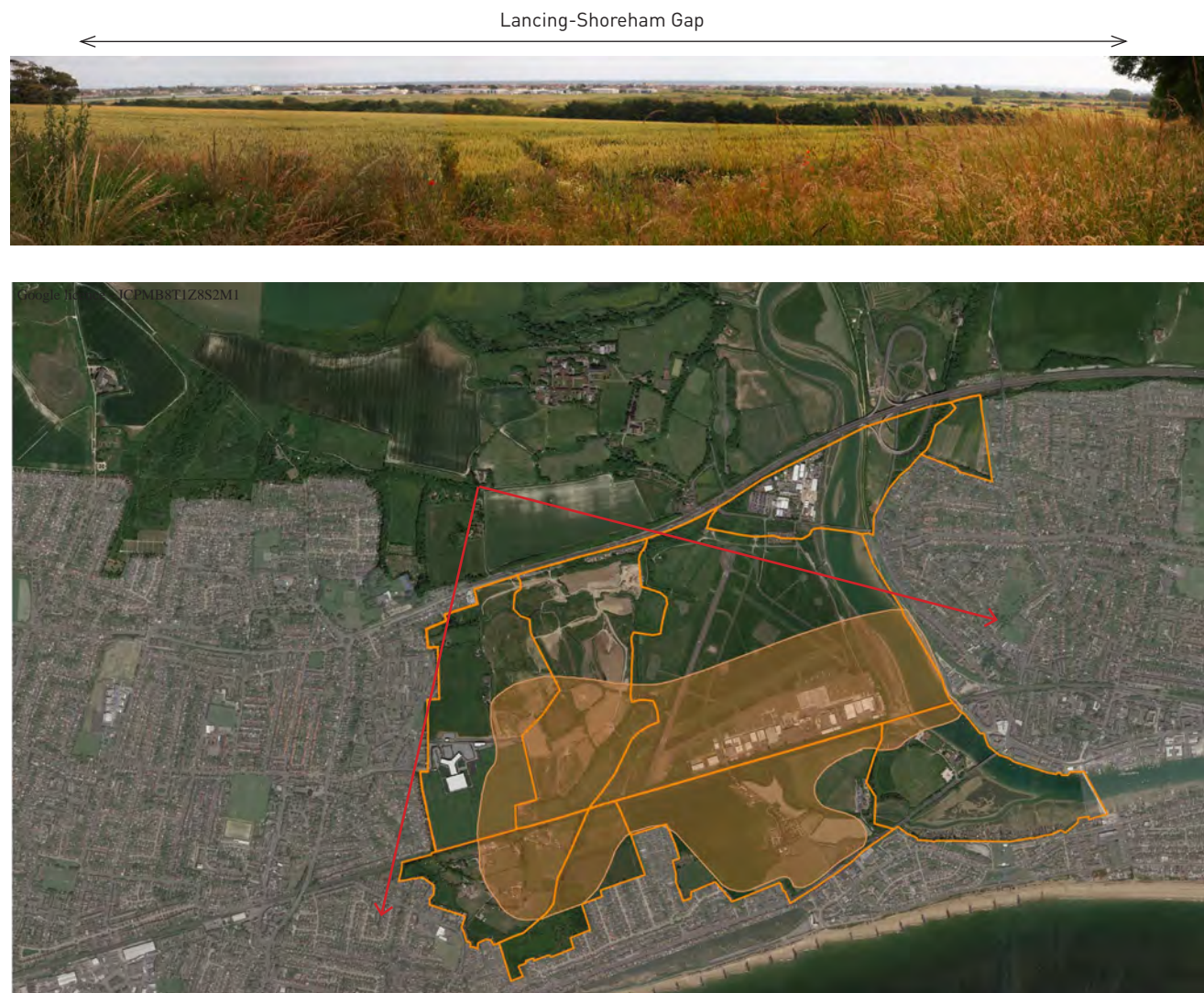
Viewpoint 9 - Hoe Court Farm

From the junction of a footpath and bridleway to the east of Lancing Ring, on the lower slopes of the Downs at Hoe Court Farm.

Viewpoint 9 has medium-high sensitivity. It provides a relatively close view of the Lancing-Shoreham Gap from an exceptionally well used and accessible route within the National Park.

The buildings of Shoreham Airport, including the historic (listed) terminal building) are clearly visible from this viewpoint, along with the fields (adjacent to New Salts Farm to the south of the railway/airport and an extensive area of the land in the centre of the gap (LSG LCA 2) which is has been subject to extensive tipping operations.

-  Landscape Character Areas
-  Areas visible from viewpoint
-  Areas visible from high sensitivity viewpoint
-  Direction of view







Viewpoint 10 - Lancing College Chapel

Lancing College Chapel is a Grade I Listed Building which is open to the public so this viewpoint is part of the landscape setting of the listed building, as well as a viewpoint from a popular destination within the South Downs National Park.

Viewpoint 10 has high sensitivity. It provides a relatively close view of the Lancing-Shoreham Gap from one of the most popular tourist destinations (and landmarks) in the area, which is also a Grade 1 listed Building within the National Park.

The focus of the view is the River Adur, and the railway bridge across the river, and the open grassland of Shoreham Airfield, which contrasts with the foreground trees (on the lower slopes of the Downs) and the surrounding distant urban context (of Shoreham-by-Sea to the east and Lancing to the south). The buildings of Shoreham Airport, including the Grade II Listed terminal building, are also visible in the centre of the view.



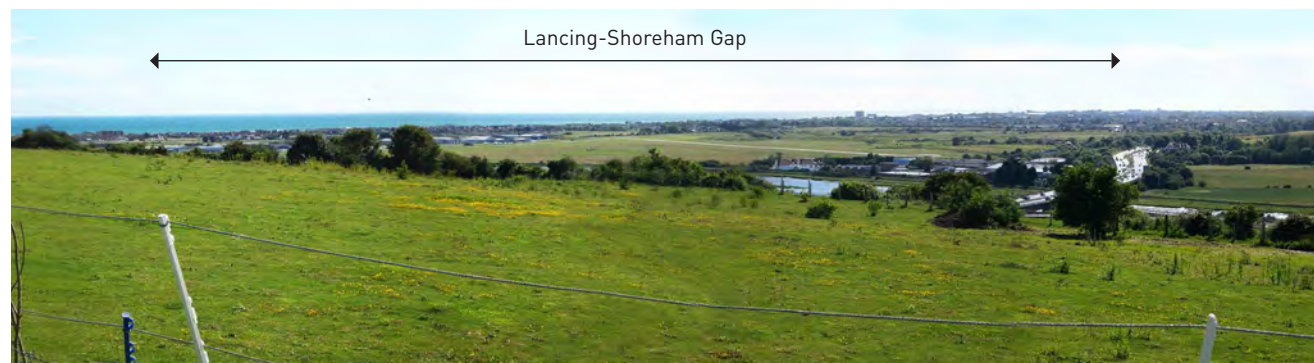
-  Landscape Character Areas
-  Areas visible from viewpoint
-  Areas visible from high sensitivity viewpoint
-  Direction of view





Viewpoint 11 - Mill Hill Nature Reserve

From the small car park at Mill Hill Nature Reserve (open access land), looking south west across the Lancing-Shoreham Gap to West Lancing.

Viewpoint 11 has high sensitivity. It provides a relatively close view of the Lancing-Shoreham Gap from an exceptionally well used area and accessible area of open access land on the edge of an urban area within the National Park.

This is an extensive, open view from an elevated viewpoint. The northern part of the gap is visible, with the A27, River Adur and Shoreham Technical Centre prominent in the foreground. The view extends to the edge of the residential districts of West Lancing in the distance and to the buildings of Shoreham Airport in the south.



-  Landscape Character Areas
-  Areas visible from viewpoint
-  Areas visible from high sensitivity viewpoint
-  Direction of view

Lancing-Shoreham Gap







Viewpoint 12 - River Adur embankment

A panoramic view looking northwards from the footpath along the flood embankment of the River Adur.

An extensive part of the Lancing-Shoreham Gap is visible from this viewpoint, which is highly accessible to residents within the urban areas of Shoreham and South Lancing, particularly as there is a car park at the Outdoor Activities Centre (just to the south of the viewpoint) and the potential to walk northwards along the embankment, across the Adur footbridge to Shoreham and out to the South Downs National Park along the 'Downs Link' long distance footpath

Viewpoint 12 has high sensitivity. It provides a close, clear view of the Lancing-Shoreham Gap from an exceptionally well used and accessible recreational route (leading to the National Park) on the edge of an



-  Landscape Character Areas
-  Areas visible from viewpoint
-  Areas visible from high sensitivity viewpoint
-  Direction of view

urban area. The viewpoint is unique in that there are no other public rights of way within either of the two strategic gaps.

The Brighton City (Shoreham) Airport buildings are on the far left of the photograph and the airfield is in the centre of the view. Lancing College Chapel is a focal landmark, drawing the eye towards the edge of the Adur valley as it cuts through the Downs. This is an exceptionally wide view - as the photograph on this page shows, the panorama includes the whole of the Adur valley and extends round to Shoreham, where it includes the slopes of Mill Hill as a backdrop to the town.







Viewpoint 13 - Shoreham Tollbridge (to SW)

From the pedestrian footbridge over the River Adur which is the historic (Grade II* Listed) tollbridge to the village of Old Shoreham, looking south west across the Lancing-Shoreham Gap.

Viewpoint 13 has high sensitivity. It is from a listed structure on an exceptionally well used public right of way which connects to the South Downs Way via the Downs Link path along the Adur valley.

There is a clear view to the airport buildings and to part of the enclosed landscape in the SW fringes of the Lancing-Shoreham Gap. The gable ends of the housing on the edge of Lancing is visible in the distance, demonstrating that the view extends (east-west) right across the gap. Foreground vegetation obscures views to the northern part of the gap.



-  Landscape Character Areas
-  Areas visible from viewpoint
-  Areas visible from high sensitivity viewpoint
-  Direction of view

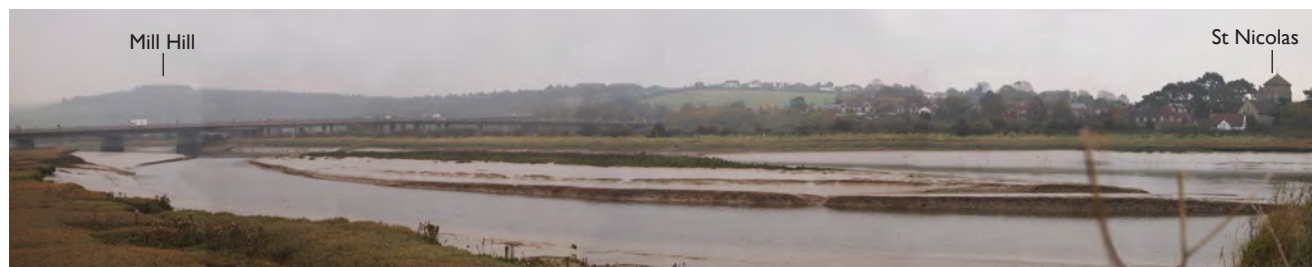
Viewpoint 14 - Shoreham Tollbridge (to NE)





From the pedestrian footbridge over the River Adur which is the historic (Grade II* Listed) tollbridge to the village of Old Shoreham, looking north east towards the upper Adur valley.

Viewpoint 14 has high sensitivity. It is from a listed structure on an exceptionally well used public right of way which connects to the South Downs Way via the Downs Link path along the Adur valley.

The photograph was taken on a fairly misty day (a regular occurrence on the Adur valley) but it shows the winding river and its expansive mudflats against the backdrop of the Downs. The high point on the Downs in the distance is Mill Hill and the Mill Hill Slopes (LG LCA 9) are clearly visible as an open green sward in the middle distance.

The bridge of the A27 across the River Adur is prominent in the middle of the view.



-  Landscape Character Areas
-  Areas visible from viewpoint
-  Areas visible from high sensitivity viewpoint
-  Direction of view





Viewpoint 15 - Adur Ferry Bridge (to west)

Looking west from the new Adur Ferry Bridge, a swing pedestrian footbridge over the Adur Estuary linking Shoreham Harbour to Shoreham-by-Sea.

Viewpoint 15 has high sensitivity. It is from a well used public footbridge linking urban neighbourhoods and is a popular visitor destination.

The view is of the lower River Adur and the mudflats and creeks of the western tributary to the river south of Shoreham Airport. The vegetation along the A259 forms the local backdrop to the view, with the South Downs as the distant backdrop and skyline to the north.



-  Landscape Character Areas
-  Areas visible from viewpoint
-  Areas visible from high sensitivity viewpoint
-  Direction of view



- Adur District boundary
- LCA boundary
- Areas visible from 1 viewpoint
- Areas visible from 2 viewpoints
- Areas visible from 3 viewpoints
- Areas visible from 4 viewpoints
- Areas visible from 5 viewpoints
- Areas visible from 6 viewpoints
- Areas visible from 7 viewpoints
- Areas visible from 8 viewpoints
- Areas visible from 9 viewpoints

Figure 9 - Visibility analysis: Lancing-Shoreham Gap

LCA	Relevant viewpoints	Number/types of viewers	General visibility	Mitigation potential	Visual sensitivity
LSG 1	7 9 11 12 13	High sensitivity viewers from viewpoints 11 and 12, although this LCA is in the far distance in these views. Other views range from medium-low to medium-high sensitivity.	The central and southern parts of the LCA are most visible - the northern fields are only visible in the far distance from Mill Hill. Medium scale of fields, high, scrubby hedgerows, patches of scrub and strong line of vegetation/building groups along Mash Barn Lane constrain visibility.	There is good potential to mitigate the effects of any landscape change as the quality of the existing landscape is relatively poor and would benefit from additional planting which results in a more defined pattern of enclosure	Medium
LSG 2	7 8 9 11 12 13	High sensitivity viewers from viewpoints 7, 8, 11 and 12, although this LCA is relatively distant in these views. Highly visible from viewpoint 9 (Hoe Court Farm) Visible from the A27, although viewers from the road have low sensitivity.	This LCA is highly visible from the lay-by alongside the A27. However there is no public access. The area is visible from Hoe Court Farm but is partially screened by landform in the more elevated views from the Downs to the north (views 7 and 8). The open, raised 'moonscape' parts of the LCA have an open character, but visibility decreases to the south, where landcover increases in the form of patchy scrub/trees and remnant hedgerows.	Good potential to mitigate the impacts of landscape change, particularly in areas where the waste tipping operation has not raised the landform to eye level. In the northern areas and along Mash Barn Lane, where the landform is unnaturally elevated) planting would need careful design to retain open views across the Lancing-Shoreham Gap	Medium
LSG 3	7 8 9 10 11 12 13	A large number of high sensitivity viewers, including close range views (viewpoint 12 and along the Adur flood embankment footpath) and from the train. The LCA forms part of the landscape setting for Grade 1 listed buildings (Lancing Chapel and St Nicholas' Church, Shoreham) and the Grade II* and Grade II listed Shoreham Airport terminal building and municipal hangar.	This LCA has exceptionally high visibility in long distance and local views. This is the most accessible LCA in the Lancing-Shoreham Gap and its open, green expansive character is a key characteristic.	Very little scope for mitigation as any planting would change the fundamental open character of the LCA and particularly the contrasting curve of the River Adur against the adjacent grassland, which is a distinctive landscape feature.	High

LCA	Relevant viewpoints	Number/types of viewers	General visibility	Mitigation potential	Visual sensitivity
LSG 4	8 14	This LCA is visible from the Shoreham Tollbridge and the Downs Link promoted footpath used by pedestrians and cyclists en route to the SDNP (both are used by high sensitivity viewers). Once the Adur Tidal Walls scheme is implemented, the Downs Link footpath will run along the crest of the new flood embankment. This LCA is also visible from the A283 and A27 - A283 junction, the A27 road bridge	Visible from the A283 and the A27 road bridge and the promoted Downs Link footpath. Vegetation along the flood embankment currently screens local views to the east from riverside paths but these views will be transformed following implementation of the Adur Tidal Walls Scheme as existing vegetation is likely to be removed and the footpath will run along the crest of the higher flood defence embankment. The whole of the LCA is likely to be visible in views from this open, elevated route. Contributes to the gateway to Shoreham from the north.	The riverside fields on the east bank of the River Adur provide an open 'swathe of green' which is a key part of the setting for the River Adur and which also forms part of the landscape setting for St Nicolas' Church Shoreham (grade 1 listed) and the Shoreham Tollbridge (grade II*) and the landscape setting of Shoreham. These fields should be retained as open grazing land to conserve their valuable role in providing a landscape setting for these highly valued and locally distinctive landscape features.	Medium-high
LSG 5	8 9 15	This LCA is highly accessible to local residents and visitors to Shoreham Harbour and the Outdoor Activities Centre. There are views from the A259 river bridge, the train and from the (pedestrian) Adur Ferry Bridge (viewpoint 15). Relatively low visibility from long distance views as this LCA is in the far distance in high sensitivity views from the Downs.	Highly accessible, with local views from the facilities in the Adur Recreation Ground, the Adur Ferry Bridge, riverside walks, train and River Adur flood embankment footpath. Less visible in long distance views. In general the diverse mix of land uses and landscape patterns gives this LCA medium visibility. Implementation of the Adur Tidal Walls scheme will increase visibility of the LCA	Good potential for mitigation within the Adur Recreation ground area, where additional planting could improve the visual structure of the landscape. Good potential to improve the quality of the riverside public realm, although careful use of materials is required to conserve the estuarine character of the wetland/urban/road interface.	Medium-high
LSG 6	7 8 9 11	Visible in the important high sensitivity views from Lancing Ring and Mill Hill and also from Hoe Court. Highly visible from adjacent A259 and New Salt's Farm Road. These views are part of the approach to Shoreham from the west and hence contribute to the landscape setting of the town	This farmland is highly visible in local views from roads. The open character of the landscape contributes to its overall visibility. In long distance views from the Downs (eg View 8) and give a sense of depth to the north-south views across the Gap. The open fields provide a valuable 'slice of green' separating the urban areas to the south from the buildings of Shoreham Airport.	Limited potential for to mitigate the effects of development in views across the gap in which these fields provide a valuable separation between existing urban areas. Good potential for planting to improve the existing landscape structure, reinforcing the local landscape pattern and helping to integrate the adjacent poor quality built edges	Medium-high

LCA	Relevant viewpoints	Number/types of viewers	General visibility	Mitigation potential	Visual sensitivity
LSG 7	7 8 9 11 13	Visible in the high sensitivity elevated views from Lancing Ring and in views from the footpaths to the west of the Ring (all within the National Park). Less visible from local viewpoints as no public access, but there are views into the area from the ends of roads in Hasler estate	Relatively enclosed landscape character, with trees and scrub along railway, woodland on fringes of Hasler estate and trees within field boundaries providing a sense of enclosure. The relatively enclosed 'wooded' character of the area is distinctive and also sensitive - it contributes a contrast in character to other parts of the Lancing-Shoreham Gap. Visibility is moderate-low, but more visible in sensitive views from Downs to the north. These high sensitive views show the LCA in the distance and the 'layers' of field and vegetation contribute to the sense of an extensive gap.	Good potential for mitigation, with additional planting providing potential to improve interface between housing in South Lancing (Hasler estate) and adjacent landscape to north. Scope to soften the poor quality edge of these urban edges in the sensitive views from Lancing Ring with additional planting along northern edges of LCA	Medium-low
LSG 8	7 8 9 11 13	Partially visible in the high sensitivity elevated views from Lancing Ring and in views from the footpaths to the west of the Ring (all within the National Park). Visible locally from Old Salt's Farm Road, which winds through the centre of the LCA.	Generally low visibility, with small-scale, enclosed landscape character. Views from elevated sensitive viewpoints in the National Park show a mix of trees and existing buildings (rather than open fields). This enclosed character, which appears 'wooded' in long distance views across the gap, contrasts with other LCAs within the Lancing-Shoreham Gap	Good potential for mitigation within a relatively well enclosed and diverse landscape pattern where additional planting could improve the visual structure of the landscape and the interface with adjacent urban areas.	Low
LSG 9	8 12 14	Prominent in the high sensitivity elevated views eastwards from Lancing Ring, to the north east (and the Downs) from the Downs Link path along the River Adur, the Shoreham Tollbridge and from the New Salts Farm area.	Prominent as part of the backdrop for views towards the Downs from the eastern part of the Lancing-Shoreham Gap. The field is a critically important part of the setting of Shoreham as it is perceived as the flank of Mill Hill and the 'toe' of the Downs at a rare point where the chalklands sweep across the A27 and down to the urban edge	Generally limited potential for mitigation as development would reduce the scale and relative openness of the field, potentially changing its character and perceived visual link to the Downs. However planting along the eastern boundary would enhance local views by screening views to the houses that are frequently seen on the skyline.	High

4.1 Summary

The assessment of overall landscape sensitivity for the local landscape character areas within the Worthing-Sompting and Lancing-Shoreham Gaps requires:

- a score for landscape character sensitivity (see section 2); and
- a score for visual sensitivity (see Section 3).

These scores are combined in the table opposite (in accordance with the matrix on page 4) to give an assessment of overall landscape sensitivity. The variation in overall landscape sensitivity across the two gaps is illustrated on Figure 12 on page 64.

LCA	Landscape character sensitivity	Visual sensitivity	Overall landscape sensitivity
Worthing-Sompting Gap (WSG)			
WSG LCA 1 Loose Lane Fields	Medium	High	Medium-high
WSG LCA 2 Lower Cokeham Fen	Medium-high	Medium-high	Medium-high
WSG LCA 3 NW Sompting Fringe	Medium	Medium	Medium
WSG LCA 4 Sompting Village Pastures	Medium	Medium-low	Medium
WSG LCA 5 Broadwater Fringe	Medium	Medium	Medium
WSG LCA 6 Sompting Village	Medium-high	Medium	Medium-high
Lancing-Shoreham Gap (LSG)			
LSG LCA1 New Monks Farm	Low	Medium	Medium-low
LSG LCA 2 Saltworks	Medium-low	Medium	Medium
LSG LCA 3 Shoreham Airport	Medium-high	High	High
LSG LCA 4 Adur Gateway	Medium	Medium-high	Medium-high
LSG LCA 5 Lower Adur Marshes	Medium-high	Medium-high	Medium-high
LSG LCA 6 New Salts Farm	Medium-high	Medium-high	Medium-high
LSG LCA 7 Hasler Fringe	Medium	Medium-low	Medium
LSG LCA 8 Old Salt's Farm Fringe	Medium-low	Low	Medium-low
LSG LCA 9 Mill Hill Slopes	Medium-high	High	High

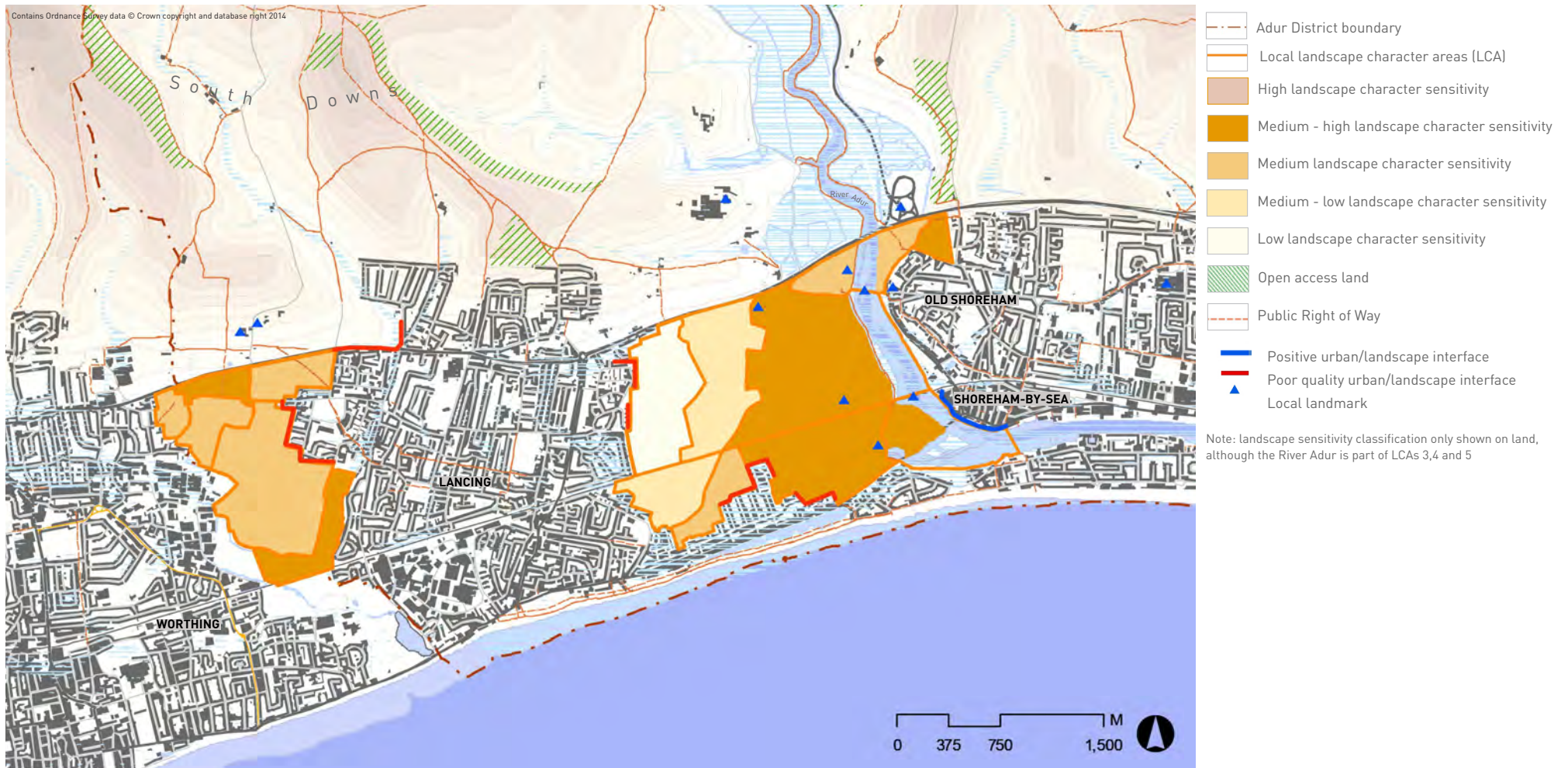


Figure 10 - Landscape Character Sensitivity

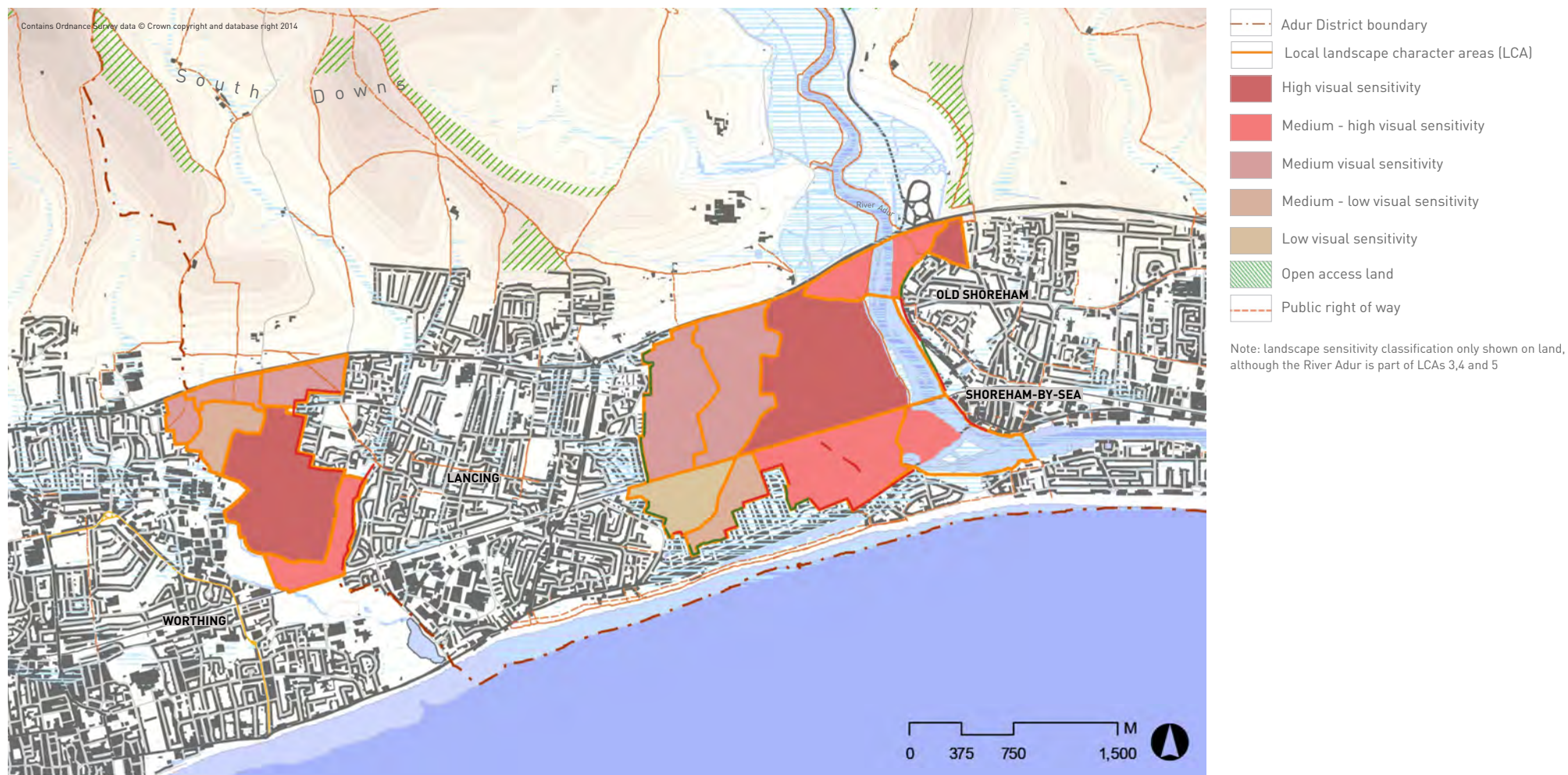


Figure 11- Visual Sensitivity

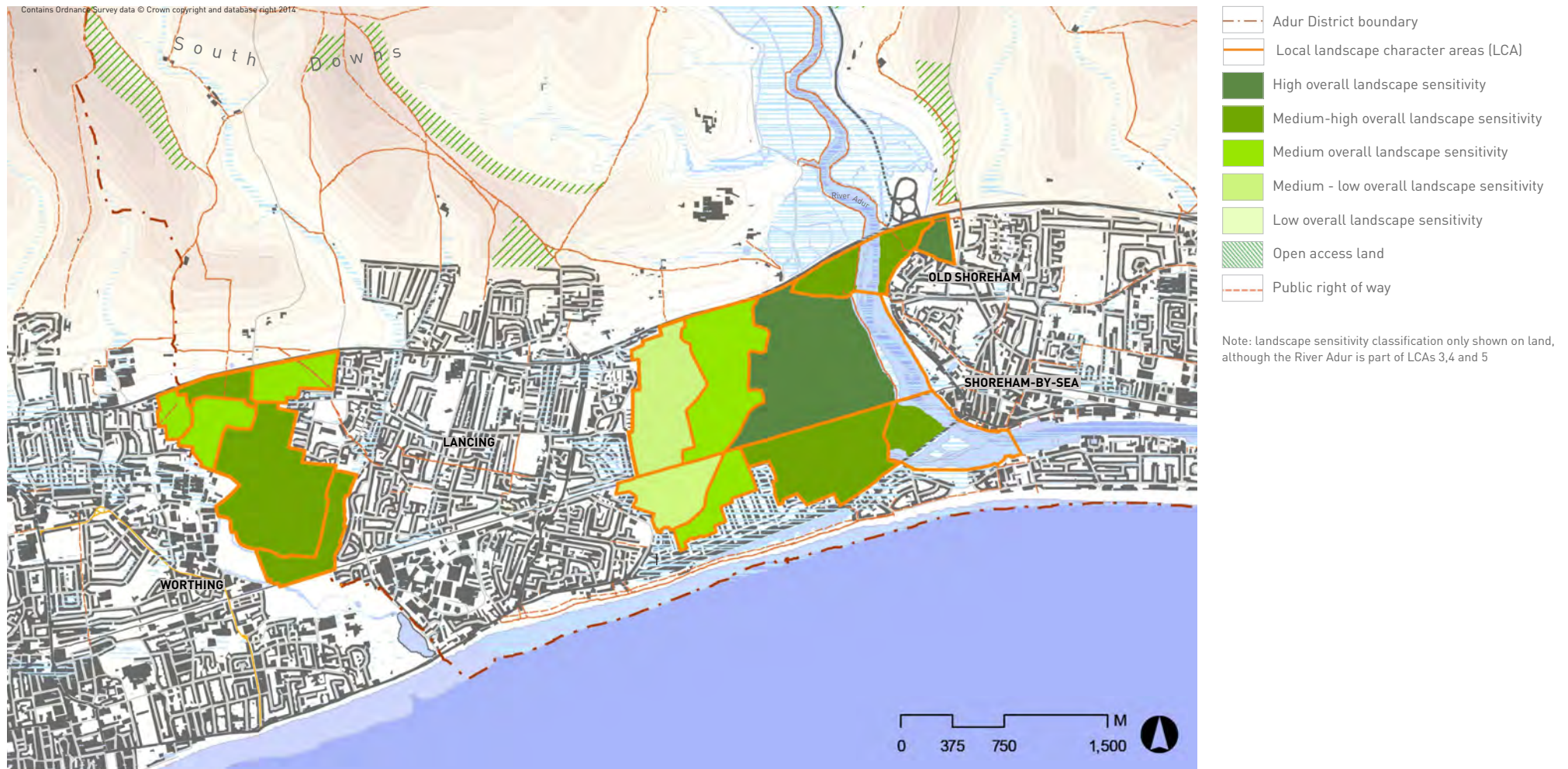


Figure 12 - Overall Landscape Sensitivity

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