

Landscape Character Assessment

Adur Local Plan area

Annex B updated October 2023

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1 Introduction

1.1 Scope and purpose

This landscape character assessment consolidates and updates landscape character and sensitivity studies prepared in 2006¹ and 2016² for planning policy purposes. The area covered by the Adur Landscape Character Assessment is shown on Figure 1 (hereafter referred to as the study area). Focusing on the Adur Local Plan Area its purpose is to identify the special character that gives Adur its sense of place and to use this in-depth understanding of the landscape to inform planning and management of future change. Landscape character assessment recognises that all landscapes matter, not just those that are designated.

An extensive area of land within the north of Adur District falls within the South Downs National Park (SDNP) and is outside the Adur Local Plan Area. The Adur Landscape Character Assessment underpins strategic policies in the Adur Local Plan³ that recognise the distinctive character and intrinsic value of the remaining areas of undeveloped land that lie between the urban areas. In Adur, these are between the settlements of Worthing and Sompting/Lancing in the west of the district and Lancing and Shoreham-by-Sea in the east⁴.

The Adur Landscape Character Assessment describes the distinctive character and sensitivity of the landscape within the study area and identifies 12 unique local landscape character areas (LCAs). Each LCA is described in terms of its distinctive key characteristics, the landscape features and elements that are particularly sensitive to change, the condition of the landscape and the contribution that it makes to the setting of the adjacent urban areas. Given the proximity of the SDNP, there is a strong emphasis on the character and sensitivity of views from recreational routes and open access land on the Sussex Downs to the north of the study area.

The scope of this landscape character assessment is limited to the above components. It builds on the work of previous studies and incorporates recent and planned land use changes in the district, including the Brighton and Hove Albion Football Academy⁵, the Adur Tidal Walls flood alleviation scheme and strategic allocations for

¹ Urban Fringe Study, Adur District Council, Baker Associates and Enderby Associates, December 2006

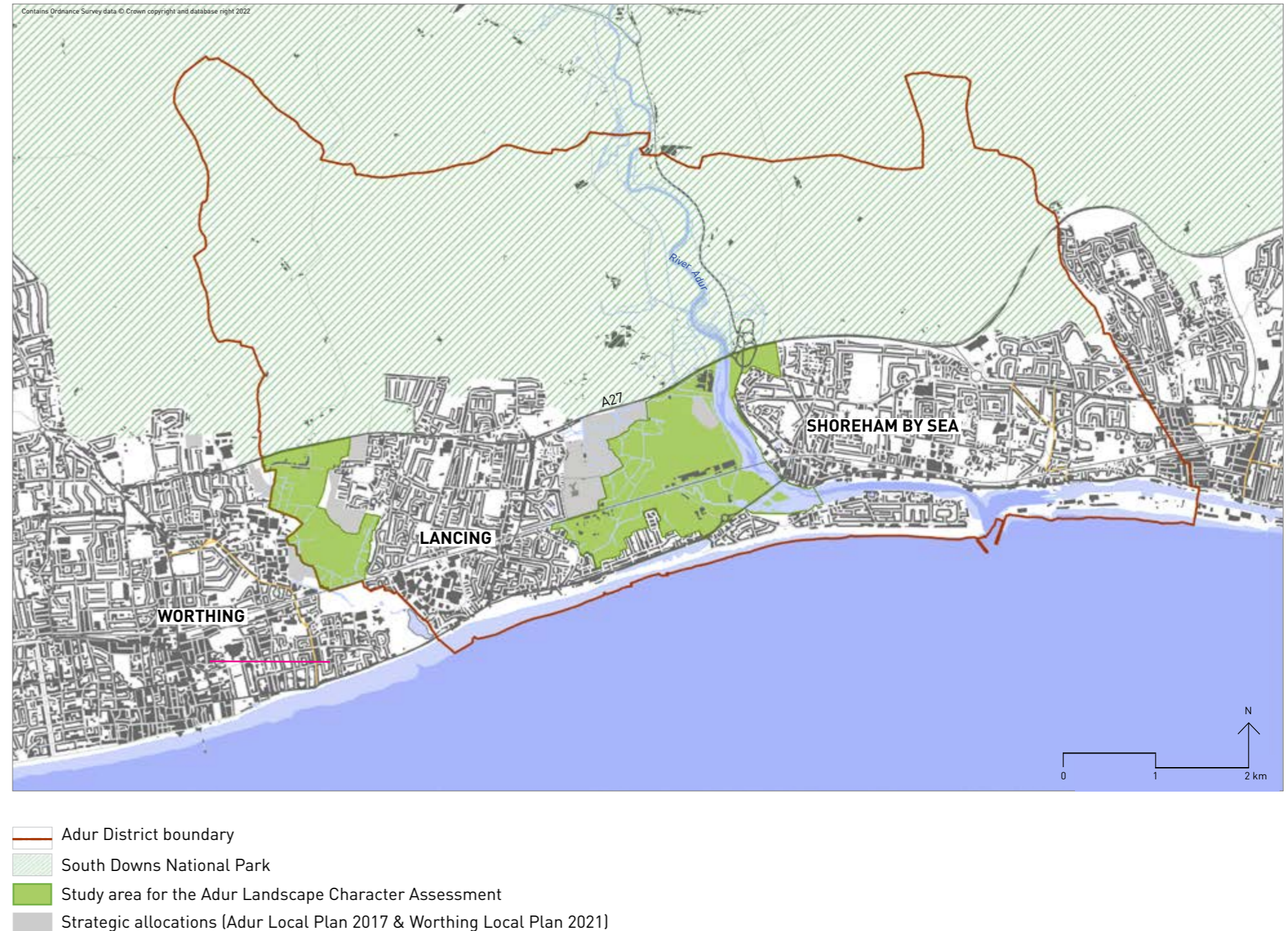
² Assessment of landscape sensitivity, Adur Local Plan Area, Sheils Flynn, January 2016

³ Adur Local Plan, 2017 (Policy 13 - Adur's Countryside and Coast)

⁴ The study area includes land that falls within areas covered by both Policy 13: Adur's Countryside and Coast and Policy 14: Local Green Gaps in the Adur Local Plan 2017

⁵ Currently named the American Express Elite Football Performance Centre but is locally known as Brighton and Hove Albion Football Academy and hence this latter term is used throughout this document

Figure 1
Study area



development at New Monks Farm⁶, West Sompting and Shoreham Airport⁷. The landscape classification is based on earlier studies and this report does not include a review of the evolution of Adur’s landscape. Nor does it include analysis of forces for change or guidance for managing landscape change. The Adur Landscape Character Assessment will form part of the evidence base for the update of the Adur Local Plan.

1.2 Approach

The methodology follows national good practice⁸ and draws on spatial data from a variety of sources, including pre-existing landscape studies, ecological surveys, historic maps and land use plans.

Landscape character is the distinct, recognisable and consistent pattern of elements that makes one landscape different from another. Variations in geology, soils, landform, land use, vegetation, field boundaries, settlement patterns and building styles all help give rise to different landscapes. These differences are the product of both natural and human influences.

Landscape character assessment involves mapping, classifying and describing these variations in landscape character. In classifying the landscape, two categories may be identified:

- Landscape character types - these are landscapes with broadly similar combinations of geology, landform, vegetation, land use, field and settlement patterns. They repeat across a landscape so that landscapes belonging to a particular type, such as chalk downland, may be found in different places.
- Landscape character areas - these are unique areas that occur in only one place and are therefore geographically specific. They have their own individual character and identity.

Landscape character assessment can be applied at different scales from the national to the local level. The Adur Landscape Character Assessment covers a relatively small area and should be understood within the context of broader scale landscape classifications including:

- National Character Areas - South Coast Plain (NCA 126)⁹

6 The strategic development allocation to the west of Lancing is known locally as New Monks Farm. The development on this site is marketed as New Monks Park but (to avoid confusion) both the site and development are termed New Monks Farm throughout this document

7 Currently named Brighton City Airport but is historically and locally known as Shoreham Airport and hence the latter term is used throughout this document

8 An approach to landscape character assessment, Christine Tudor, Natural England, 2014

9 Natural Character Area Profile 126. South Coast Plain, Natural England

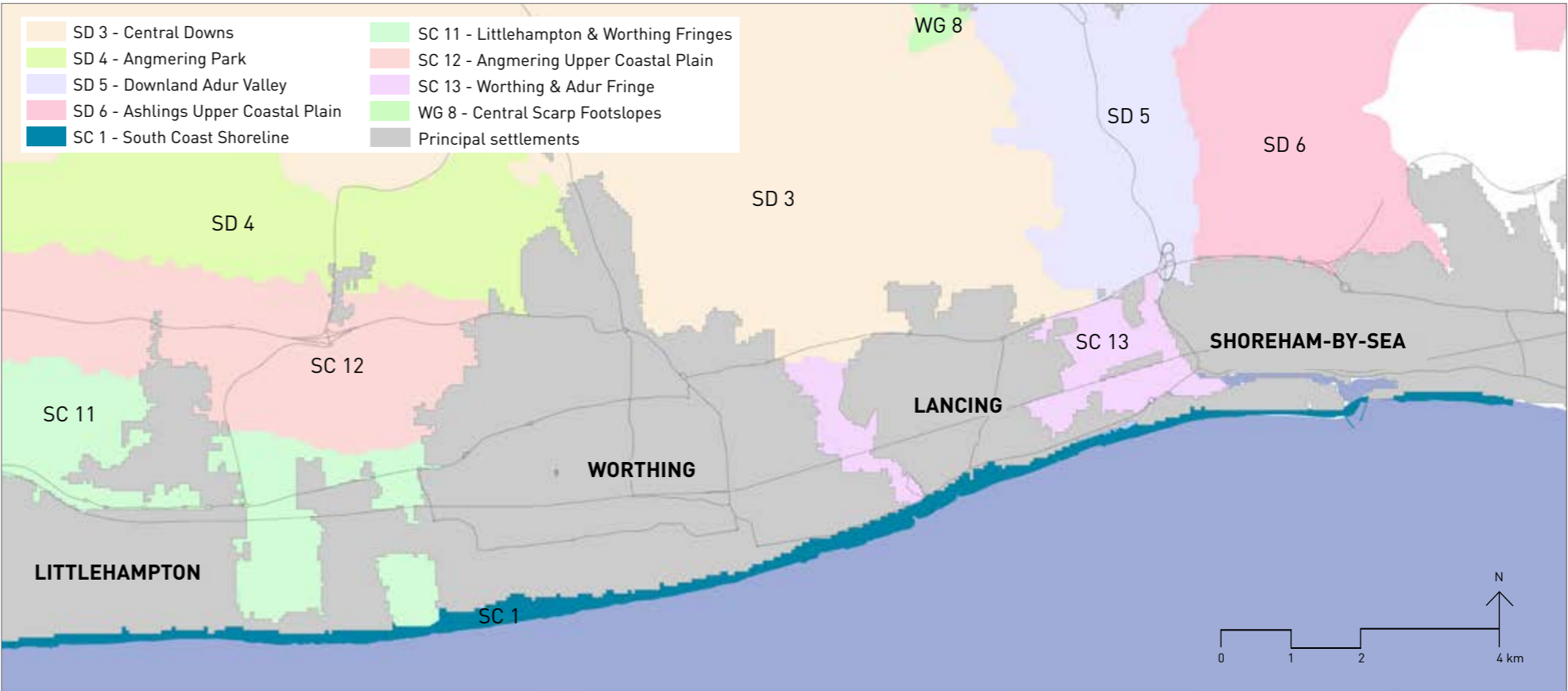
Figure 2

National Character Areas



Figure 3

West Sussex Landscape Character Assessment



- A Strategy for the West Sussex Landscape¹⁰.

These two landscape classifications are shown on Figures 2 and 3. The study area falls wholly within the South Coast Plain National Character Area and within the SC13 - Worthing and Adur Fringes LCA part of the West Sussex Landscape Classification.

The Adur landscape nests within these larger scale classifications and the Adur Landscape Character Assessment focuses on the identification of landscape character areas at a local scale. The SDNP Landscape Character Assessment¹¹ is also a relevant influence, although it does not extend to the landscapes which form the setting of the SDNP within the study area.

1.3 Landscape context

Figure 4 shows patterns of topography and drainage at the district scale. Adur has a simple landscape context: the northern part of the district is dominated by the elevated rolling open chalklands of the South Downs and the southern part is a flat, relatively urbanised coastal plain. The River Adur drains south from the Downs to the coast within a broad valley. The river meanders as it reaches the coastal plain and the tidal part of the river is fringed by mudflats, saltmarsh and tidal creeks. This part of the coastal plain is bordered by shingle beaches and (between Lancing and Shoreham-by-Sea) a saline lagoon.

Figures 5a and 5b show the underlying geology of the area. The dominant strata is chalk bedrock, with hard nodular chalk formations on the elevated chalk dipslope and slightly softer chalk rocks, interspersed with marl on the lower slopes bordering the coastal plain. Figure 5b shows the extensive deposits of clays, sands and gravels on the coastal plain and the alluvium which underlies the Adur floodplain. Figure 5b also shows small areas of 'made ground' where the natural topography has been altered by artificial landforms. However, the map is misleading as there is a more extensive area of made ground to the east of Lancing, where the land on the margins of Shoreham Airport has been subject to extensive tipping of aggregates.

Figure 6 shows the distribution of environmental designations across Adur District, including biodiversity and heritage sites which are designated for their regional, national and international importance.

The most important biodiversity habitats, which are designated for their national and regional importance, are:

Adur Estuary Site of Special Scientific Interest (SSSI) - Intertidal

¹⁰ A Strategy for the West Sussex Landscape, West Sussex County Council, 2006

¹¹ www.southdowns.gov.uk/landscape-design-conservation/south-downs-landscape-character-assessment/

Figure 4

Landscape context

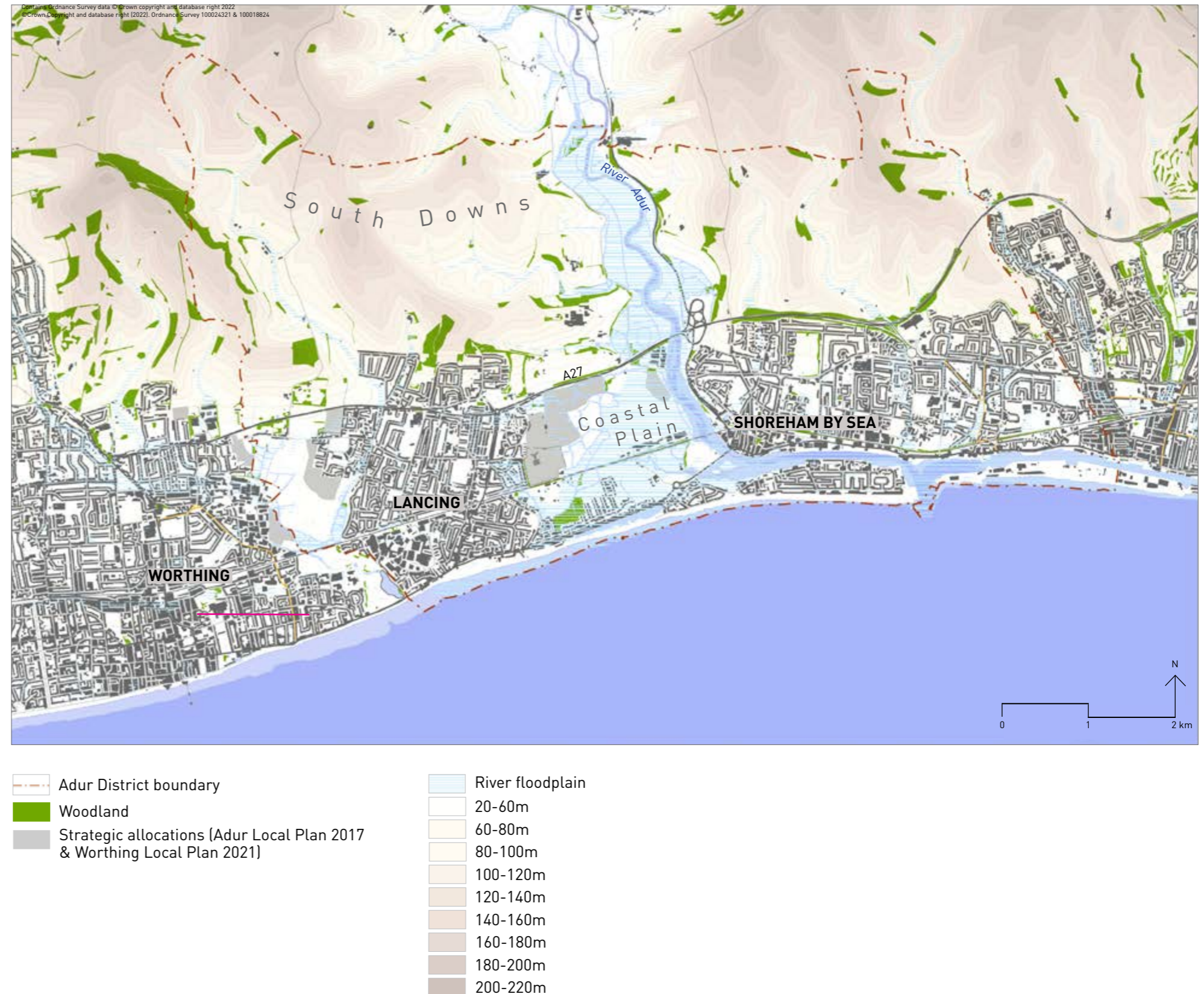
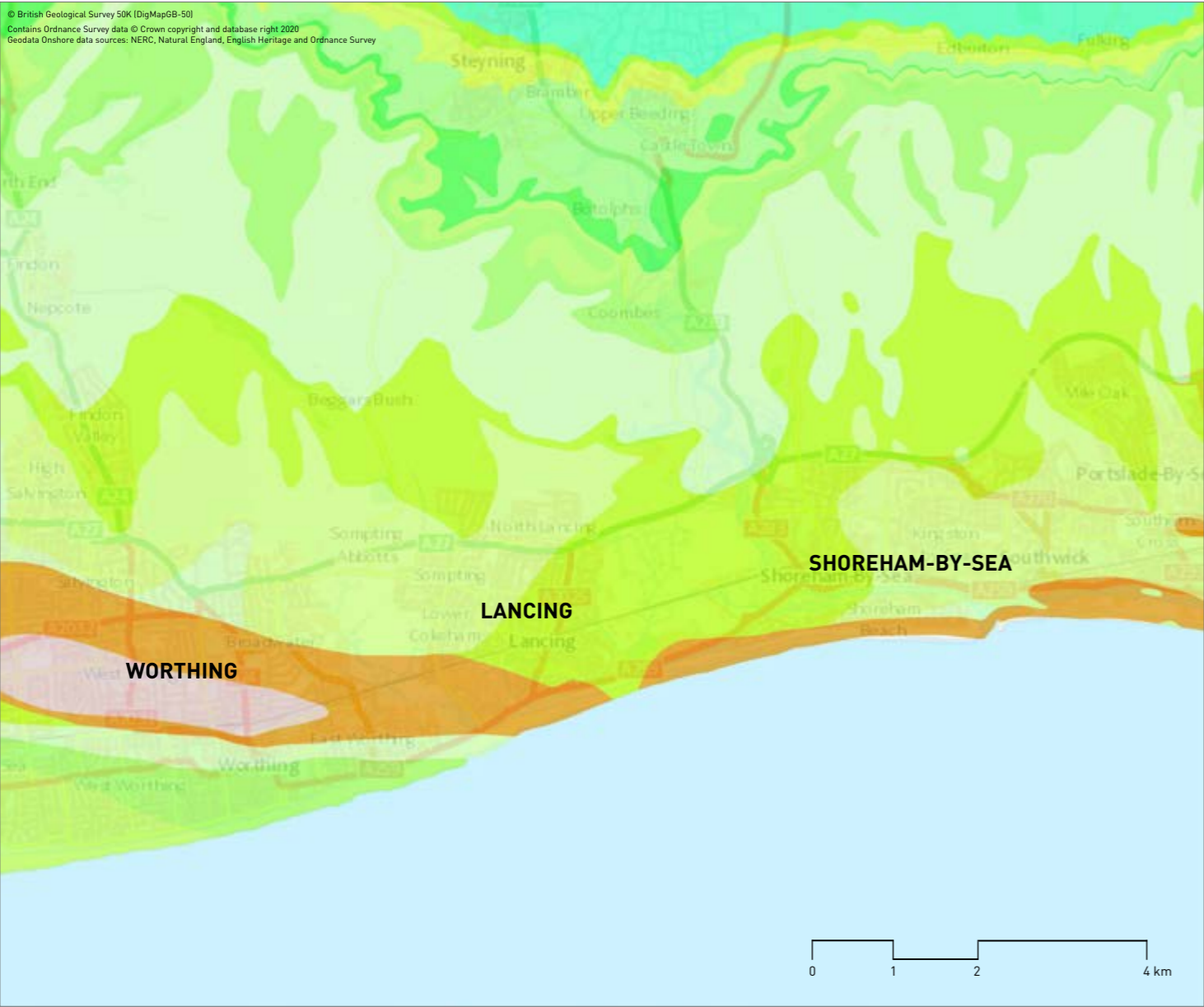


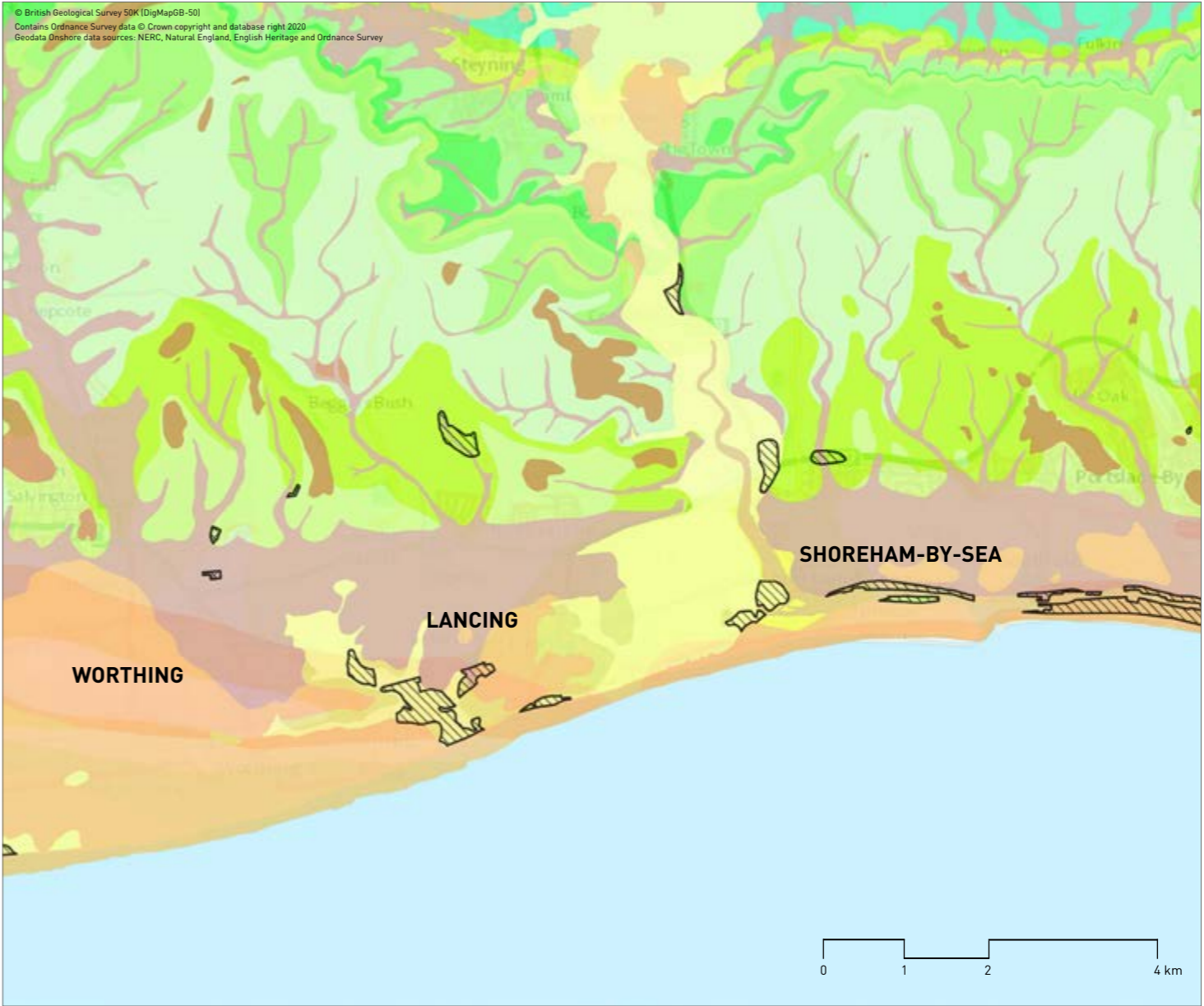
Figure 5a
Geology (bedrock)



Bedrock geology (1:50,000 scale)

- London Clay Formation - clay, silt and sand
- Lambeth Group - clay, silt and sand
- Gault Formation - mudstone
- Lewes Nodular Chalk Formation - chalk (hard, nodular)
- New Pit Chalk Formation - chalk (hard, nodular)
- Newhaven Chalk - chalk (hard, nodular)
- Holywell Nodular Chalk Formation - chalk (hard, nodular)
- Spetisbury Chalk Member - chalk (soft white, flint seams)
- Tarrant Chalk Member - chalk (soft white, flint seams)
- West Melbury Marly Chalk - chalk (grey-white firm, bands of marl)
- Zig-Zag Chalk Formation - chalk (grey-white firm, bands of marl)

Figure 5b
Geology (bedrock + superficial deposits)



Superficial deposits (1:50,000 scale)

- Alluvium - clay, silt, sand and peat
- Head - clay, silt, sand and gravel
- River Terrace Deposits - sand and gravel
- Raised Beach Deposits - sand and gravel
- Beach and Tidal Flat Deposits (undifferentiated) - clay, silt and sand
- Tidal Flat Deposits - clay, silt, sand and gravel
- Clay-With-Flints Formation - clay, silt, sand and gravel

Artificial ground (1:50,000 scale)

- Made ground (undivided) - artificial deposit

saltmarsh and mudflat habitat which supports wading birds (notably ringed plover) and valuable estuarine plant communities.

Cissbury Ring SSSI - unimproved chalk grassland habitat bordered by belts of scrub.

Shoreham Beach Local Nature Reserve (LNR) - a vegetated shingle beach which is an internationally rare habitat containing plants such as Yellow Horned Poppy, Sea Kale and Curled Dock.

Widewater Lagoon LNR - a brackish water lagoon which is landlocked by a man-made shingle beach.

Lancing Ring LNR - site is important for its chalk grassland, a rare and diverse habitat which supports adders, lizards, and newts (in the dewpond); Early Purple Orchids are found in the reserve’s woodlands.

Mill Hill LNR - Unimproved species rich chalk grassland, scrub, mature scrub and secondary woodland. One of the best butterfly sites in Sussex.

Lancing Ring Local Wildlife Site (LWS) - chalk grassland, scrub and semi-natural woodland.

Mill Hill LWS - chalk grassland and scrub

Lower Cokeham LWS - reedbed and ditches

Shoreham Beach LWS - shingle beach.

Figure 6 also shows the distribution of historic settlements with designated conservation areas at Sompting Village, North Lancing, Shoreham-by-Sea and Old Shoreham, sites that are designated as scheduled monuments and listed buildings. Heritage assets are clustered in and near to these historic settlements. The cultural heritage of Shoreham Airport is particularly relevant in the context of the landscape between the urban areas of Lancing and Shoreham.

The influence of all designated biodiversity and heritage assets is described within the detailed LCA descriptions (Section 2).

1.4 Landscape classification

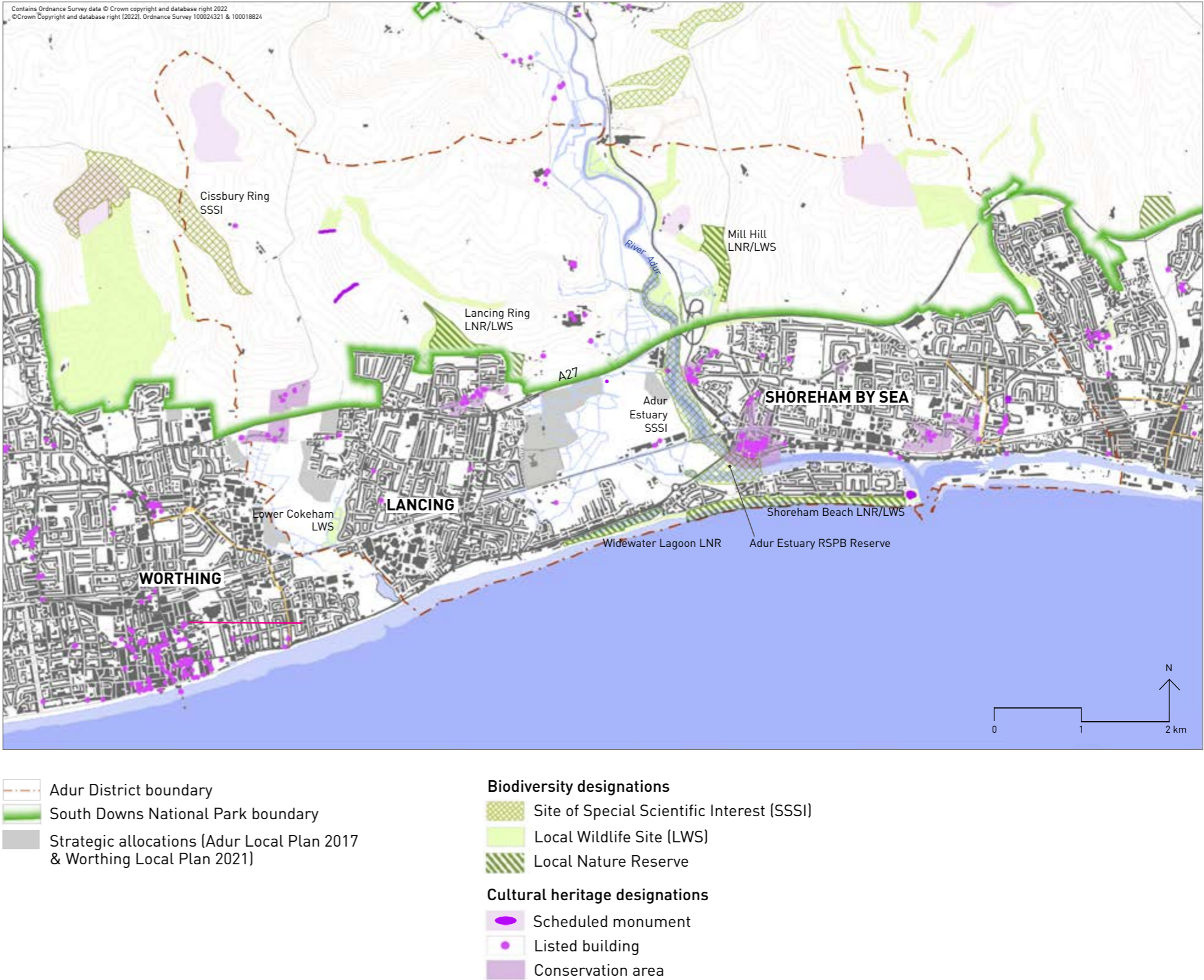
The Figure 7 shows the landscape character areas within the study area. This classification is finely grained and reflects the way that local landscapes are perceived ‘on the ground’ within a relatively urbanised landscape context.

There has been some rationalisation of the landscape classification presented in previous studies to reflect changes in land use and the strategic allocations at New Monks Farm, West Sompting and Shoreham Airport.

1.5 Structure of this report

The remainder of this report (Section 2) describes the character of landscapes within the study area, with sub-sections for each local LCA. These descriptions are informed by relevant information in the

Figure 6
Environmental designations



three annexes:

- **Annex A** presents relevant landscape assessment sheets from the West Sussex Landscape Strategy to provide a wider context for the Adur Landscape Character Assessment. It includes summary descriptions of the Coastal Plain landscapes within the study area for this assessment, as well as descriptions of adjacent landscapes on the Sussex Downs and along the coast.
- **Annex B** provides a visibility assessment of selected important viewpoints, including key views across the study area from the SDNP. It provides an analysis of the visibility of landscapes within the study area from each of these viewpoints. It informs the visual sensitivity of multiple local LCAs. Annex B has been updated in October 2023 with updated photography for views 7 -14. An additional view has also been added, namely View 15 from the A259 looking north over LCA 10. A further update is planned for Views 1 - 6.
- **Annex C** analyses the landscape structure of the study area in terms of the way the landscapes are experienced. It also provides an analysis of the landscape settings of the urban areas of Worthing and Sompting and Lancing and Shoreham.

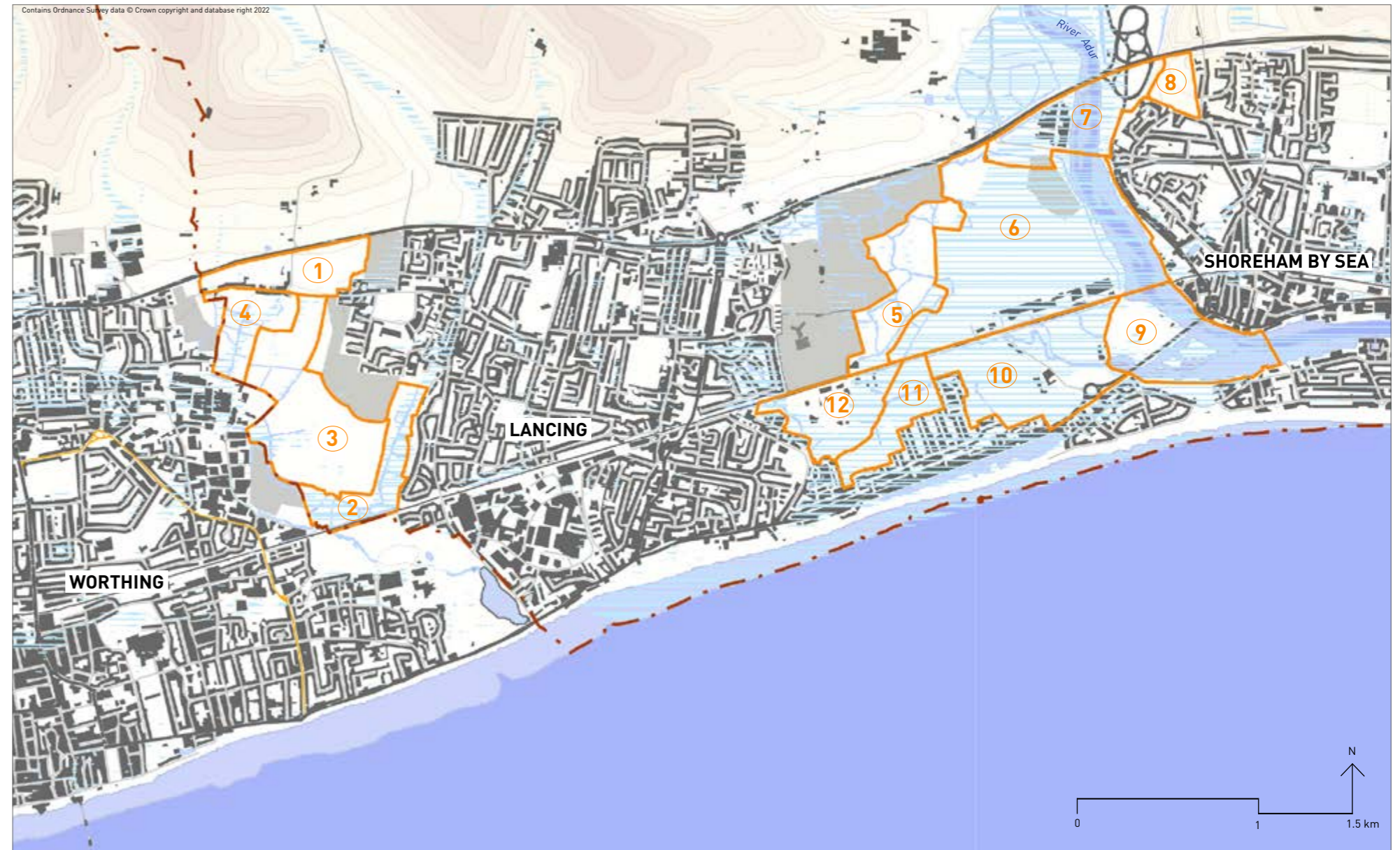
1.6 Representing landscape change

Landscapes are in a constant state of flux and this report has been prepared at a time when strategic allocations in the Adur Local Plan (2017) and Worthing Local Plan (2021) are partially implemented. The resulting constraints on the representation of these allocated built developments are:

- **Regional scale maps** - strategic allocations and developed land that is not depicted on the Ordnance Survey base are shown as a grey tone.
- **Aerial photographs** - strategic allocations are shown as an illustrative sketch, which is based on layouts that have planning approval. An indicative layout for a large scale commercial development (based on an approved scheme) is shown on land in the northern part of the New Monks Farm allocation.
- **Photographs** - strategic allocations (in the Adur Local Plan 2017) were not yet implemented (or were under construction) during the preparation of this study.

Figure 7

Local Landscape Character Areas



- Adur District boundary
- Local Landscape Character Areas (LCA)
- Strategic allocations (Adur Local Plan 2017 & Worthing Local Plan 2021)

- LCA 1 - Sompting Villgae
- LCA 2 - Lower Cokeham Fen
- LCA 3 - Loose Lane Fields
- LCA 4 - Sompting Village Pastures
- LCA 5 - Saltworks
- LCA 6 - Shoreham Airport
- LCA 7 - Adur Gateway
- LCA 8 - Mill Hill Slopes
- LCA 9 - Lower Adur Marshes
- LCA 10 - New Salts Farm
- LCA 11 - West Beach Fringe
- LCA 12 - Old Salts Farm

2 Landscape Character

2.1 Landscape between Worthing and Sompting

It is interesting to compare the historic map in Figure 9 with the present-day field pattern in the western part of the study area, as shown in Figure 8. There is remarkably little difference. However, the wider landscape context has been transformed with the development of Worthing to the west and Lancing to the east. Worthing does not even appear on this viewport, but the village of Broadwater is now part of Worthing and is on the north west margins of the study area. To the east, the villages of Upper Cokeham, Lower Cokeham, North Lancing and South Lancing have been absorbed within the urban area of Lancing. The village of Sompting remains in the centre of the land between the two urban areas, but the settlement has been bisected by the A27.

The long straight lanes/tracks leading up onto the Downs (Dankton Lane and Lambley Lane) and down to the coastal marshes (Loose Lane) are clearly shown on the 1879 map. Teville Stream arises from a group of springs near Lyons Farm (now Sainsburys at the Broadwater Retail Park) and winds across the farmland. This stream is now little more than a loose network of drainage ditches, which fills during wetter weather, but its course is marked by ribbons of trees and scrub which soften views to the housing

and industrial estates on the eastern margins of Worthing.

Figure 8 shows the variations in landscape character across the western part of the study area. There is a transition from the small pastures and orchards on the fringes of Sompting village to the large scale arable fields in the centre of this area and the relatively wet landscapes of Lower Cokeham Fen on the western fringes of Lancing.

The boundaries of the LCAs reflect local field patterns and the way this landscape is perceived from local roads and the related limited network of public rights of way. The exposed landscape of open arable fields creates a strong sense of space and separation between the urban areas of Worthing and Sompting - one arable field extends across the entire width of the landscape that separates the two urban areas.

A combination of stone walls, hedgerows and roadside tree planting typically restricts views from the A27 and from West Street, but there are long views across this farmland from public rights of way within the SDNP on the elevated chalk downs to the north.

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 urban area of NW Sompting to the east.



Figure 8

Landscape between Worthing and Sompting - Local landscape character areas



Figure 9

1879 OS Map (six inch) - Sompting

LCA 1 - Sompting Village

Key characteristics

- Hedgerows, stone walls, hedgerow trees and trees create a relatively enclosed landscape within and on the edges of Sompting village.
- More open landscape of small pastures, enclosed by a combination of hedgerows and wire fencing, on gently sloping land between Sompting Village and NW Sompting
- St Mary's Church (Grade I listed) and the buildings of Sompting Abbotts School (Grade II listed) are local landmarks, visible above the trees in wider views from the surrounding area.
- High flint stone walls are a distinctive feature eg surrounding the former nursery (a public open space) to the west of the NW Sompting urban area).

Landscape sensitivity

The historic centre of the village is designated as the Sompting Conservation Area and is sensitive to change from small scale built development. Within the village, the small scale field pattern and particularly the remnant orchards are particularly sensitive.

The relatively narrow area of undeveloped farmland which provides visual separation between Sompting Village and NW Sompting is vulnerable to development and the trees, hedgerows and walls that define the landscape edges of this area are particularly vulnerable to change.

Views north west to the Church of St Mary (a grade I listed building) in the part of Sompting Village that is to the north of the A27) are sensitive to change e.g. The view along the historic diagonal straight public right of way between the villages.

The high flint stone walls enclosing the old nursery public open space and the existing mature woodlands in this area make a valuable contribution to the distinctive character and time depth of this area.

Landscape quality and condition

The West Sompting strategic allocation will transform the character and quality of the urban-rural interface in this area. The layout of this residential area incorporates a new community orchard and extensive tree and hedgerow planting to integrate the new housing within a matrix of small paddocks, existing woodland and hedgerows. This change will be implemented gradually, as the built development is completed and the planting matures.

The changes will enhance the quality of the existing landscape, which is in relatively poor condition, with a variety of sheds and temporary



Figure 10

LCA 1 - Sompting Village



fencing subdividing horse paddocks and supplementing degraded hedgerows. The area suffers from heavy traffic, which is intrusive within the narrow roads and lanes.

Contribution to settlement landscape settings

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 landscape in the western part of the study area with the Downs to the north and (in long distance views) with the coast to the south.



LCA 2 - Lower Cokeham Fen

Key characteristics

- A distinctive corridor of wetland habitats bordered by small pastures
- 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 arable fields (LCA 3)
- 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.

Landscape sensitivity

The wetland habitats (reedbed and tall fen) are protected as part of the Cokeham Brooks Local Wildlife Site (LWS) but are vulnerable to changes in surrounding landscapes, which could affect the water table, and indeed to climate change.

The streams and ditches that form a concentrated network in this area are designated chalk streams (low certainty) and merit conservation as a priority habitat. They are vulnerable to pollution via agricultural effluent.

The small scale, enclosed rural character of the damp meadows surrounding the fen is also vulnerable to change, particularly in the southern part of LCA 2, where there is a patchwork of irregular pastures bordering the railway embankment.

The visibility analysis (see Annex B) demonstrates that parts of LCA 2 are visible (as a wooded fringe) in views from most of the elevated viewpoints on the Downs to the north.

Landscape quality and condition

Lower Cokeham Fen is an important semi-natural habitat which is actively managed to encourage the growth of reeds and provide more structural diversity. The site forms part of the Sompting Brooks Trail, an urban chalk stream restoration project managed by the Ouse and Adur Rivers Trust to realign the course of the Broadwater Brook to enhance its ecological potential. An extensive area will be accessible



Figure 11

LCA 2 - Lower Cokeham Fen

to the public, with a river trail, seating areas and a wildlife viewing hide.

Contribution to settlement landscape settings

Lower Cokeham Fen is a distinctive landscape at the interface between the urban edge of Lower Cokeham and the farmland to the west of the Sompting-Lancing urban area. It creates an enclosed, deeply rural character on the margins of the open 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, with public access across the centre of the farmland that separates the urban areas of Lancing and Worthing.

The relatively well treed, natural habitat within LCA 2 forms a valuable 'green edge' that structures the way this landscape is perceived in views from the principal gateway approaches via roads and the railway and from publicly accessible footpaths and viewpoints (Figure C3).



LCA 3 - Loose Lane Fields

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
- 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

Landscape sensitivity

The open, expansive scale of the arable fields in the centre of the LCA, is sensitive to change as this characteristic allows long views and



View north from Loose Lane towards NW edge of Sompting and the Downs

Photograph shows land that is subject to development (as part of a strategic allocation in the Adur Local Plan 2017)

enhances the perceived scale of the farmland that lies between the two urban areas in views southwards from the Downs. The visibility analysis (see Annex B) demonstrates that LCA 3 is the most visible of all the LCAs in the western part of the study area; the majority of the LCA is visible in views from viewpoints, 1, 2, 3, 4, 5 and 6, which include popular recreational viewpoints such as Cissbury Ring.

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), is sensitive to change

The network of minor tributary streams and ditches on the southern



Tree clumps on Loose Lane

Photograph shows land that is subject to development (as part of a strategic allocation in the Adur Local Plan 2017)

Figure 12

LCA 3 - Loose Lane Fields



and western fringes of the LCA, which are designated chalk streams (low certainty) and merit conservation as a priority habitat. These minor waterways are vulnerable to pollution via agricultural effluent. Loose Lane is a historic route connecting the settlements on the fringes of the Downs with a farmstead on the coastal grasslands. The route is now isolated but has a strong identity and its historic alignment has a degree of time depth.

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.

An overhead power line that runs diagonally across the open arable fields in the centre of the LCA is prominent.

The West Sompting strategic allocation on the western edge of Sompting will transform the character and quality of the urban-rural interface in this area. The layout of this planned residential area incorporates extensive new tree and hedgerow planting to integrate the new housing within a relatively sheltered and semi-enclosed built edge. This change will be implemented gradually, as the built development is completed and the planting matures; it will enhance the existing poor quality built edge in which housing abuts the arable fields, with only a security fence as a boundary.

Contribution to settlement landscape settings

The extensive arable landscape makes an important contribution to the overall landscape settings of the Sompting-Lancing and Worthing urban areas.

The extensive open fields on either side of Loose Lane provide a sense of space, 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. These fields give the impression that the farmland separating Sompting-Lancing and Worthing is expansive.

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 on Loose Lane are local landmarks, which



Photograph shows land that is subject to development (as part of a strategic allocation in the Adur Local Plan 2017)

mark out the space and help to provide a sense of scale (see Figure C3 in Annex C).

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.

LCA 4 - Sompting Village Pastures

Key characteristics

- Patchwork of small pastures, orchards and paddocks, which retains an historic small scale field pattern, on southern 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.

Landscape sensitivity

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 to the south and east (LCA 3) and on the Downs to the north.

The streams and ditches in this area are designated chalk streams (low certainty) and merit conservation as a priority habitat. They are vulnerable to pollution via agricultural effluent.

The visibility analysis (see Annex B) demonstrates that the southern part of LCA 4 is visible in views from viewpoints, 1, 3, 4, 5 and 6, which include popular recreational viewpoints such as Cissbury Ring.

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 settlement landscape settings

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,



Figure 13

LCA 4 - Sompting Village Pastures



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.



2.2 Landscape between Lancing and Shoreham

The gateway view across the eastern part of the study area, from the A27 bridge over the River Adur, is a unique, dramatic vista. The river meanders loosely across a wide floodplain, flanked by the open green turf of Shoreham Airport and backed by the rising folds of the South Downs. The over-scaled nave of Lancing College Chapel is silhouetted against the sky on the edge of the Adur valley at the point where the river cuts through the Downs.

Rolling back 100 years, this landscape between the foot of the chalk downlands and the south coast was a disjointed, oddly scaled network of fields, dykes and marsh, broken by the broad, winding River Adur. Figure 15 is part of the 1879 Ordnance Survey map which shows the villages of Old Shoreham and Lancing sited along the spring-line, close to the foot of the downs and the historic port of Shoreham-by-Sea, which developed at the natural harbour at the mouth of the River Adur.

A rush of built development associated with the advent of the railways and the popularity of the south coast

holiday resorts transformed this landscape from the 1880s, but the key structuring landscape elements of chalk downland, river and angular fields remain distinctive components of local landscape character. They are also important aspects of the landscape settings of Lancing and Shoreham-by-Sea.

Figure 14 shows the variations in present-day landscape character across this eastern part of the study area. The principal divisions between LCAs are generated by the River Adur, the railway line, the pattern of built development and major land uses such as Shoreham Airport and the Brighton and Hove Albion Football Academy. Historic patterns of land ownership, structured by physical boundaries of drainage and soil type, are still apparent.

There is a broad transition between the relatively small-scale landscape of farms, smallholdings and scrub to the south of the railway and the busy riverside/harbour zone towards the mouth of the Adur in the south west. North of the railway, this area is dominated by the open grassland of Shoreham Airport, with a change at the western edge of the airport to the landscape of the country park associated with the New Monks Farm strategic allocation for development on the edge of Lancing.



Figure 14

Landscape between Lancing and Shoreham - Local landscape character areas



Figure 15

1879 OS Map (six inch) - Lancing

LCA 5 - Saltworks

Key characteristics

- This LCA will become a new country park alongside and adjacent to the extensive New Monks Farm development to the west, with recreational routes, play areas, parking and extensive tree planting. Its landscape character is in transition and will evolve as the new planting matures
- The area's undulating, relatively elevated 'moonscape' landform results from extensive tipping of recycled aggregates and screens some local views - the original field pattern has been removed as a result of the extensive tipping operations and will be re-configured as part of the development of the country park.
- 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 on the western fringes of Lancing
- 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.

Landscape sensitivity

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. These tributary streams are designated chalk streams (low certainty) and merit conservation as a priority habitat. Land within LCA 5 is identified by Natural England as Restorable Habitat in the National Habitat Network Map. This means that it is considered suitable for habitat restoration and has potential to connect existing Priority Habitats such as wetland and (former) floodplain pasture to provide effective habitat networks.

The long views northwards to the Sussex Downs are not vulnerable to change but views eastwards across the flat, open landscape of Shoreham Airfield are vulnerable to new development. The visibility analysis in Annex B demonstrates that the southern part of LCA 5 is the most visible in views from sensitive viewpoints including particularly Viewpoint 4 (the Nore), viewpoint 8 (Hoe Court), viewpoint 10 (Mill Hill and viewpoint 11 (Adur embankment). The eastern part of LCA 5, at the interface between the country park and the airport, is also visible in views from Lancing Ring.

Landscape quality and condition

Transitional landscape, subject to change due to the implementation of the new country park adjacent to the New Monks Farm development.



View east from Mash Barn Lane towards Shoreham Airport
Photograph shows land that is subject to development (as part of a strategic allocation in the Adur Local Plan 2017)

Figure 16

LCA 5 - Saltworks

The majority of field boundaries and trees have been removed and the area is occasionally mown to keep the grass under control. The remnant winding water courses and drains flow within relatively narrow corridors of riparian vegetation.

However, the landscape will be transformed with the implementation of the proposed new country park; the landform will be reconfigured to form a series of low mounds connected by pathways, and the new built edge (of the New Monks Farm development to the west) will be softened by extensive new tree planting.

Contribution to settlement landscape settings

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 eastern part of the study area. 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 LCA, beyond the western edge of the airfield;
- Lancing's landscape setting is characterised by the 'moonscape' of the Saltworks LCA, with longer views westwards and north westwards 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.



LCA 6 - Shoreham Airport

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
- 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.

Landscape sensitivity

The long 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 eastern part of the study area. The visibility analysis in Annex B demonstrates that the southern and eastern parts of LCA 6 are the most visible, from viewpoints 4 (The Nore), 8 (Hoe Court), and 9 (Lancing College Chapel). However all of LCA 6 is visible in views from Lancing Ring (viewpoint 7), Mill Hill (viewpoint 10) and the Adur River embankment (viewpoint 11). The central/northern part of LCA 6 is also the focus of the gateway views from the Shoreham Tollbridge and the A27 Adur Bridge. This prominent open space is vulnerable to built development and/or infrastructure that would change its undeveloped, open, green character.

The undeveloped landscapes on the margins of the airfield are particularly sensitive to change as they contribute to its characteristic



Figure 17

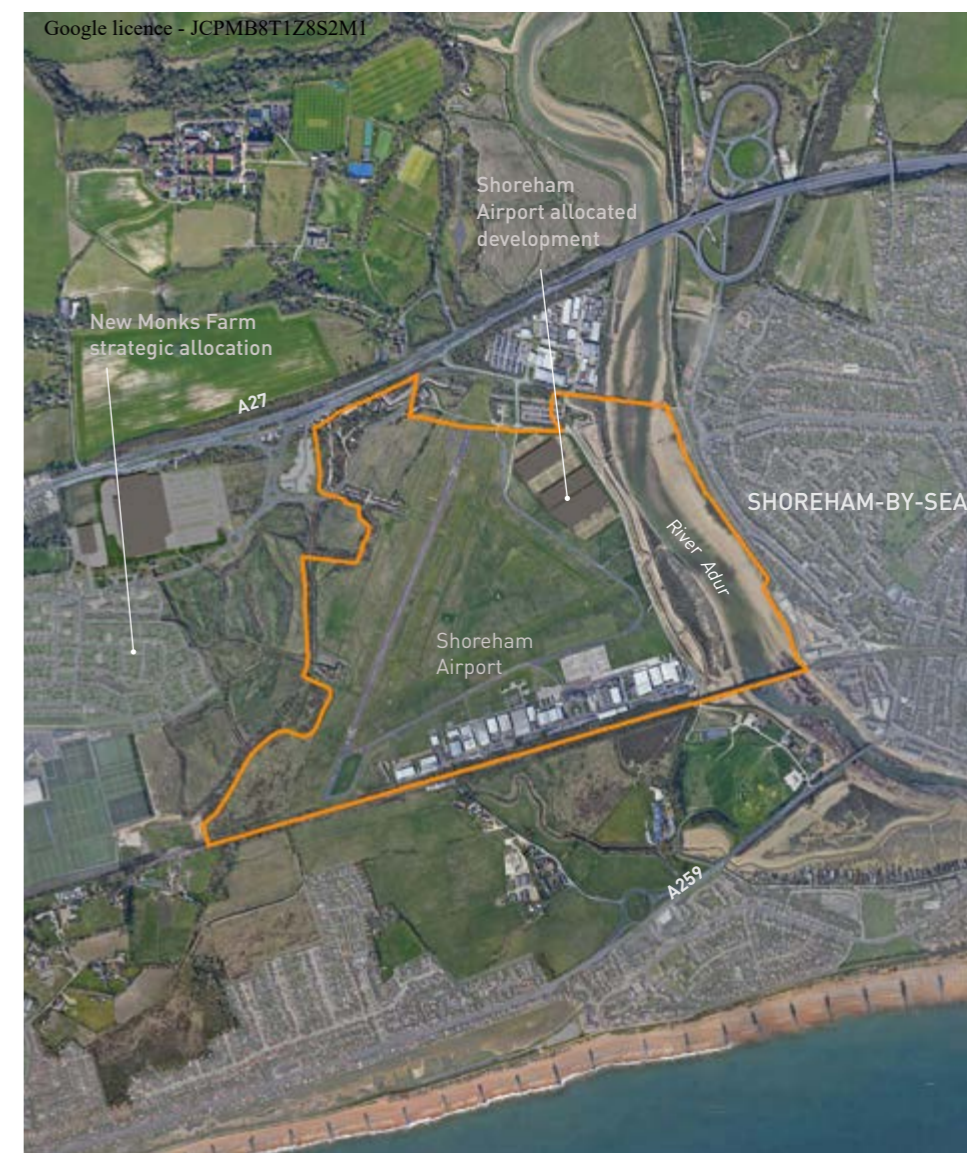
LCA 6 - Shoreham Airport

sense of space, openness and 'greenness'; importantly, they maximise the perceived continuity of the airfield so that it connects east-west (the new country park with the river) and north-south (the airfield with the Old/New Salts Farm fields). The north-south connection is tenuous as it is already severed by the railway and (in part) by the existing airport buildings, but it is valuable because it contributes to the perceived connection between the Downs and the sea and the setting of the SDNP (e.g viewpoint 7).

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 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.

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.

Land along the western and southern margins of Shoreham Airfield is identified by Natural England as Restorable Habitat in the National Habitat Network Map. This means that it is considered suitable for habitat restoration and has potential to connect existing Priority





Photograph shows land that is subject to development (as part of a strategic allocation in the Adur Local Plan 2017)

Habitats such as wetland and (former) floodplain pasture to provide effective habitat networks.

The whole of LCA 6 is also valued as the setting for a group of historic buildings and structures associated with Shoreham Airfield, which has been in use for over 100 years. The 1930s Terminal building is a Grade II* Listed Building; the adjacent Municipal Hangar is also listed and classified as Grade II. 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.

The historic Shoreham Tollbridge, to the north east of the airfield, is a Grade II* listed building.

Landscape quality and condition

The mudflats component of the Adur Estuary SSSI are classified by Natural England as 'unfavourable-declining' condition, possibly as a result of increasing levels of trampling and disturbance due to recreation activities (both on and off the water). 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 settlement landscape settings

The extensive open green turf of the airfield makes a strong contribution to the impression of open, extensive greenspace in the eastern part of the study area, 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 and contributing to the immediate landscape setting of Shoreham. The airfield is noted in the Old Shoreham Conservation Area Appraisal (2021) as 'Open space Important to the setting of the Old Shoreham Conservation Area'.

The flatness and openness of the airfield allows long views westwards 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. It also enables long views northwards to the rolling slopes of the Downs and to the landmark of Lancing Chapel on the edge of the Adur Valley. When the country park adjacent to the New Monks Farm development is complete, there will also be long views eastwards across the airfield from the elevated land on the western margins of the airfield (in LCA 5)



Shoreham Airport Terminal (Grade II* listed building)

LCA 7 - Adur Gateway

Key characteristics

- Gateway to the South Downs from Shoreham, with views to the rolling chalklands to the north, across the airfield to the south west 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 the flood defence embankments. 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.

Landscape sensitivity

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 area of land between the east bank of the river Adur and the A283 Steyning Road north-west of St Nicolas Church is noted in the Old Shoreham Conservation Area Appraisal (2021) as an 'Area of open space that is important to the setting of the conservation area'. *It provides a green landscape buffer which is important to the appreciation of Old Shoreham as an historic rural settlement* (paragraph 6.14).

The visibility analysis in Annex B demonstrates that all of LCA 7 is visible from the sensitive elevated Lancing Ring views (viewpoint 7). The western part of the LCA is visible from Mill Hill (viewpoint 10)



View north east to Mill Hill and Old Shoreham from the west bank of the River Adur

Figure 18

LCA 7 - Adur Gateway

and the eastern part forms the foreground in northward views from the Shoreham Tollbridge (viewpoint 13).

The strikingly beautiful landscape of the River Adur is the principal landscape feature in the eastern part of the study area. 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. As the only undeveloped part of the Adur floodplain within the study area, the narrow riverside pasture on the east bank of the River Adur which contributes to the landscape setting of Old Shoreham and the River Adur is a highly sensitive landscape which is vulnerable to change.

The River Adur wetlands are designated as SSSI (national importance) and are highly vulnerable to change. The intertidal mudflats and saltmarshes that fringe the water channels are important nursery sites for several fish species, and provide valuable 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.

Within the River Adur corridor, the balance of wetland habitats (mudflat : saltmarsh) is vulnerable to changes that may result from





View north-east from Shoreham Tollbridge towards Mill Hill showing the distinctive relationship between the complex of historic buildings at Old Shoreham and the River Adur

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.

New tree and shrub planting along the tidal flood defence embankment will, in time, create a more enclosed, wooded river frontage along the west bank of the river.

The Mill Hill Local Wildlife Site (LWS) includes the steep wooded slopes of Mill Hill to the north west of Old Shoreham. This LWS extends northwards to the Mill Hill Local Nature Reserve and is designated for its chalk grassland and scrub habitat, as well as for broadleaf woodland. These areas are also classified in the national Priority Habitat Inventory as deciduous woodland and high quality semi-improved grassland. Land on the eastern fringes of the Adur Estuary north of Old Shoreham is identified by Natural England as Restorable Habitat and/or Network Enhancement Zone 1 in the National Habitat Network Map. This means that it is considered suitable for habitat restoration and/or re-creation and has potential to connect existing Priority Habitats such as woodland and chalk grassland to provide effective habitat networks.

Landscape quality and condition

The Adur Estuary SSSI is classified by Natural England as 'unfavourable-declining' condition (2021) as a result of fragmentation and degradation of saltmarsh habitat and lack of inter-tidal habitat transition zones. It is thought that the implementation of tidal defence works and increasing levels of trampling and disturbance due to recreation activities (both on and off the water) may have contributed to this decline. 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 settlement landscape settings

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 landscape settings of St Nicolas, Shoreham, a Grade I listed building and the Shoreham Tollbridge, a Grade II* listed building. It is noted in the Old Shoreham Conservation Area Appraisal (2021) as 'Open space Important to the setting of the Old Shoreham Conservation Area'.

The area is the foreground to views of the settlement (and Conservation Area) of Old Shoreham from the Shoreham Tollbridge.

LCA 8 - Mill Hill Slopes

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 study area].
- 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.

Landscape sensitivity

The Mill Hill slopes are visible in views northwards from the Adur River embankment (viewpoint 11) and the close views northwards from the Shoreham Tollbridge (viewpoint 13). LCA 8 is also visible in the elevated long views eastwards from Lancing Ring (viewpoint 7). 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.

The Mill Hill Local Wildlife Site (LWS) includes the steep wooded slopes of Mill Hill to the north west of Old Shoreham and the land within the steep cutting of the A27. This LWS extends northwards to the Mill Hill Local Nature Reserve and is designated for its chalk grassland and scrub habitat, as well as for broadleaf woodland. These areas are also classified in the national Priority Habitat Inventory as deciduous woodland and high quality semi-improved grassland. Land on the open Mill Hill slopes that is used for intensive grazing is identified by Natural England as Network Enhancement Zone 1 in the National Habitat Network Map. This means that it is considered suitable for habitat re-creation and has potential to connect existing Priority Habitats such as woodland and chalk grassland to provide effective habitat networks.



Figure 19

LCA 8 - Mill Hill Slopes

Landscape quality and condition

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

Contribution to settlement landscape settings

This open grassy slope is perceived as the lower flank of Mill Hill at the only point where an undeveloped part of the Sussex Downs extends across the A27 and down into the settlement of Old Shoreham. This field makes an important contribution to the landscape setting of Shoreham and to the overall sense of undeveloped green space in the eastern part of the study area. 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.



LCA 9 - Lower Adur Marshes

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 fenced model car racing track, play area and car park, sheltered by a broad belt of trees - 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 towers of the Ropetackle Arts Centre, the Ropetackle North development 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.

Landscape sensitivity

The intertidal habitats and wetland landscape of the Lower Adur form a valuable landscape which is designated as SSSI and highly vulnerable to change. The intertidal habitat to the south of the River Adur, between the A259 and the Adur Ferry Bridge, is also a RSPB Reserve (RSPB Adur Estuary). 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.

Within the River Adur corridor, the balance of wetland habitats



Houseboats



Moorings and railway bridge

Figure 20

LCA 9 - Lower Adur Marshes

(mudflat:saltmarsh) 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.

This part of the Adur Estuary forms the foreground to views from the Adur Ferry Bridge (viewpoint 14) and from riverside walks along the flood defence embankments.

Landscape quality and condition

The Adur Estuary SSSI is classified by Natural England as 'unfavourable-declining' condition as a result of fragmentation and degradation of saltmarsh habitat and lack of inter-tidal habitat transition zones. It is thought that the implementation of tidal defence works and increasing levels of trampling and disturbance due to recreation activities (both on and off the water) may have contributed to this decline. The River Adur is classified as 'moderate' status for water quality under the Water Framework Directive.

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 have a fairly 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 settlement landscape settings

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 paths.

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.

There are striking views along the estuary from the Adur Ferry Bridge and the Shoreham Beach area. Overall, 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.



LCA 10 - New Salts Farm

Key characteristics

- Flat, relatively open farmland with a mixture of arable and pasture fields subdivided by wooden/wire fences and scrubby hedgerows
- Exposed, relatively natural 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 Sussex 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. The domed roof line of 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

Landscape sensitivity

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 views southward from the popular South Downs open access land at Lancing Ring (eg viewpoint 7) show the importance of the fields at New Salts Farm in 'lengthening' the view to green space beyond the railway line and so enhancing the perception that the undeveloped landscape extends from the Downs almost to the sea. LCA 10 is also visible in views from the public right of way at Hoe Court Farm (viewpoint 8)

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.



Figure 21

LCA 10 - New Salts Farm

Land within the New Salts Farm LCA is identified by Natural England as Restorable Habitat in the National Habitat Network Map. This means that it is considered suitable for habitat restoration and has potential to connect existing Priority Habitats such as woodland, wetland and species-rich grassland to provide effective habitat networks.





Landscape quality and condition

The character and condition of this area is in transition as a 28 hectare area (in LCAs 10 and 11) is to be managed for nature conservation and enhancement, with public access.

The textured, relatively natural character of the existing scrubby farmland will be conserved and the network of wetland and farmland habitats will be managed to enhance biodiversity and provide opportunities for community engagement.

Contribution to settlement landscape settings

The fields on either side of New Salts Farm Road provide a strategically important open greenspace which maintains a sense of separation between the 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 eastern part of the study area, particularly in southward views from Lancing Ring, in which the undeveloped 'green' open landscape appears to extend almost to the sea, and in northward views from the A259, in which the New Salts Farm farmland 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 study area where there are direct views across open green fields from the A259, which runs along the southern fringes of the area. The historic terminal building of Shoreham Airport is a local landmarks in these views.



LCA 11 - West Beach Fringe

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 an organic, natural mosaic of patchy scrub, reedy wetland scrapes, woodland and groups of trees, which contrasts with the more ordered pattern of farmland to the east and the airfield to the north.
- Woodland on the fringes of the West Beach estate and groups of mature trees/scrub cumulatively create a distinctly wooded character 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 West Beach estate to the south and east.
- No 'official' public access; roads that 'dead-end' at edge of the fields and woodlands within the LCA provide opportunities for views across the area

Landscape sensitivity

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 the farmland and open airfield elsewhere in the eastern part of the study area and is visible from the sensitive elevated Mill Hill Nature Reserve (viewpoint 10) and from elevated public rights of way on the slopes of the Downs (eg viewpoint 8).

Land within the West Beach Fringe LCA is identified by Natural England as Restorable Habitat in the National Habitat Network Map. This means that it is considered suitable for habitat restoration and has potential to connect existing Priority Habitats such as woodland, wetland and species-rich grassland to provide effective habitat networks.

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.

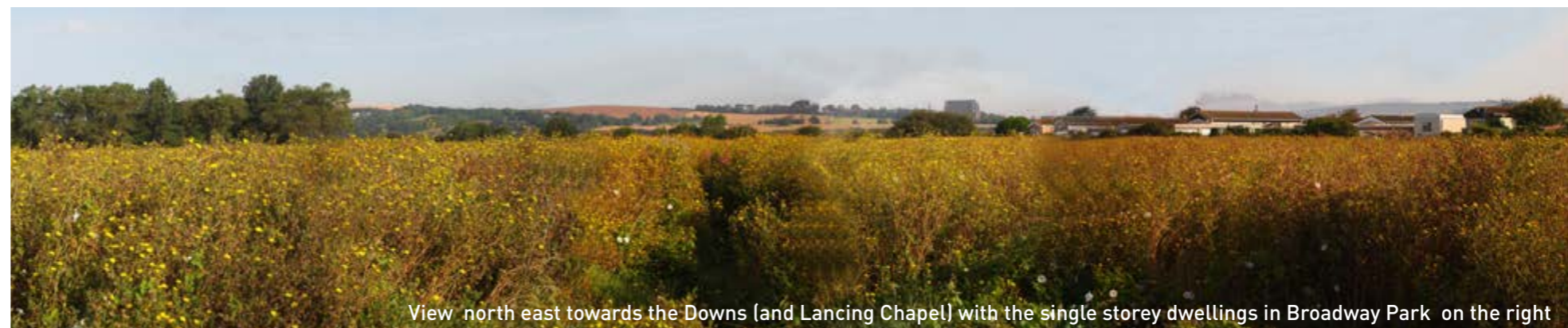


Figure 22

LCA 11 - West Beach Fringe

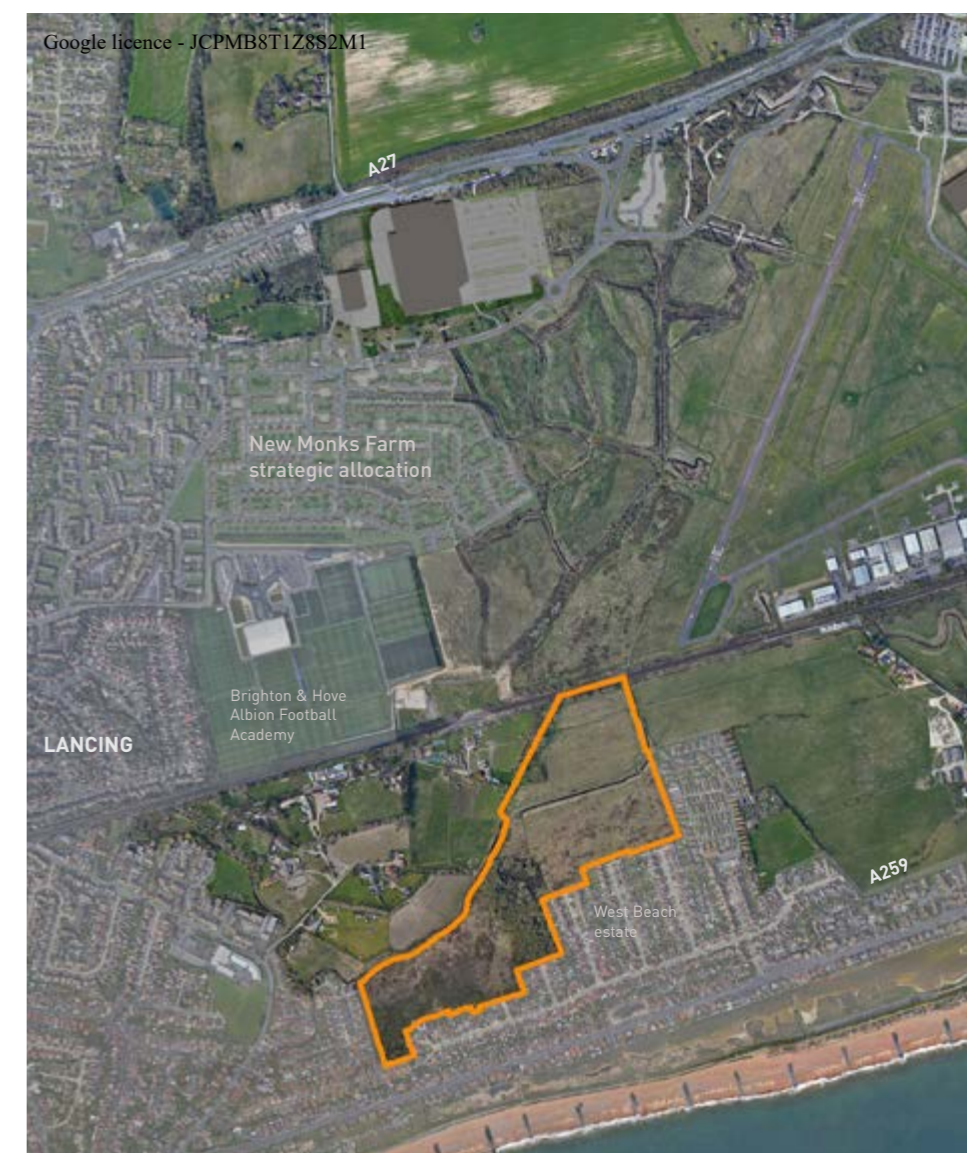
Landscape quality and condition

The east part of LCA 11 is open fields; the west part is an area of regenerating scrub and woodland. The whole area has an unkempt character.

The character and condition of the eastern part of LCA 11 is in transition as a 28 hectare area (in LCAs 10 and 11) is to be managed for nature conservation and enhancement, with public access. Within this nature conservation area, the textured, relatively natural character of the existing scrubby farmland and woodland will be conserved and the network of wetland, woodland and farmland habitats will be managed to enhance biodiversity and provide opportunities for community engagement.

Contribution to settlement landscape settings

This landscape has an odd relationship with the adjacent West Beach estate. There is no 'official' public access, but there are views from the ends of streets dead-ending onto the fields across the eastern part of the LCA to the wider landscape context of the Downs to the north. This area is a backland, which makes minimal contribution to the amenity of the West Beach estate. However the LCA appears to be well wooded in views southwards from the Downs and in views southwards from trains on the railway line between Lancing and Shoreham-by-Sea. This well treed character, and its contrast with the open farmland and airfield landscapes to the east, contributes to the distinctive landscape setting of Lancing.



LCA 12 - Old Salts Farm

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 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 11) 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

Landscape sensitivity

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 area (viewed in combination with the woodland within LCA 11) contributes a distinctive contrast in character to the open farmland and airfield landscapes to the east, which is sensitive to change.

Land within the Old Salts Farm LCA is identified by Natural England as Restorable Habitat in the National Habitat Network Map. This means that it is considered suitable for habitat restoration and has potential to connect existing Priority Habitats such as woodland, wetland and species-rich grassland to provide effective habitat networks.

This area is visible at close quarters in views from the train and in longer views from the Mill Hill Nature Reserve (viewpoint 10) and public rights of way on the slopes of the downs (eg viewpoint 8).



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



Figure 23

LCA 12 - Old Salts Farm

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 settlement landscape settings

The scattered groups of trees, hedgerows and buildings seem to coalesce when seen in long views from the north and east (including from Mill Hill, Viewpoint 10 and the railway line to the north) and the relatively dense vegetation in this LCA and the adjacent West Beach Fringe (LCA 11) contrast with other more open landscapes, creating a natural backdrop to views and integrating built development. Overall, LCA 12 makes a moderately strong contribution to the landscape setting of Lancing.



ANNEX A

West Sussex Landscape Strategy - relevant landscape character assessment sheets

The Overall Character of the Coastal Plain

The South Coast Plain is predominantly a flat and open landscape which provides a diverse range of habitats, including the wide curved bays of shingle beaches, sand dunes, sinuous coastal inlets and creeks, tidal mudflats, salt marsh, grazing marsh and natural harbours. The fertile soils in this character area have given rise to a dense pattern of large productive arable fields, market gardening and a predominance of glasshouses set around expanding settlements which enjoy the benign climate. The landscape is exposed in places to sea winds and floods and arable land is defined by poplar shelter belts, low hedgerows and rife and ditch drainage systems. Although woodland is not a dominant feature in the landscape there is localised remnant semi-natural broadleaved woodland as well as windswept oak trees and scrub. Large Elm trees which were once common features in the landscape have now been lost to Dutch Elm Disease. To the east the area becomes increasingly dominated by sprawling seaside towns and leisure developments and as the line of the Downs narrows the coastal strip rural/urban fringe issues have an increasing impact. Looking north from the Coastal Plain there are long views to the sweeping slopes of the South Downs balanced by long panoramic views from the hill tops and slopes of the Downs over the flat Coastal Plain and out to sea.



Windswept oaks along the coastal inlets



Panoramic view from the South Downs looking south over the flat and sweeping Coastal Plain to the sea



Worthing Pier has been a landmark in Worthing since it first opened in 1862



East Head – sand dune and salt marsh habitats. The estuary is an internationally important area for birds

Key Landscape Characteristics

Protect, conserve and enhance:

- The tranquil and open character of the landscape
- Qualities of the fine long views from the slopes of the Downs to the coast and vice versa
- Undeveloped sections of coastline to maintain gaps and links to the sea
- The intimate and remote quality of coastal inlets and natural harbours
- Woodlands and copses
- The character of tidal creeks, mudflats, shingle beaches, vegetated shingle, dunes, grazing marshes
- The hedgerow framework, restoring where necessary, and retaining oak standards and other hedgerow trees
- Re-establish large trees to replace the Elm trees lost due to Dutch elm disease and storms
- Reedbeds, streams and deep drainage ditches (rifes)
- Mill sites and mill ponds, recreation lakes, ponds and coastal lagoons
- Wooden and rock groynes and breakwaters
- The network and character of narrow winding lanes and minor roads
- Designed landscapes associated with large country houses and their settings
- Narrow field entrances and traditional gates

Historic Landscape

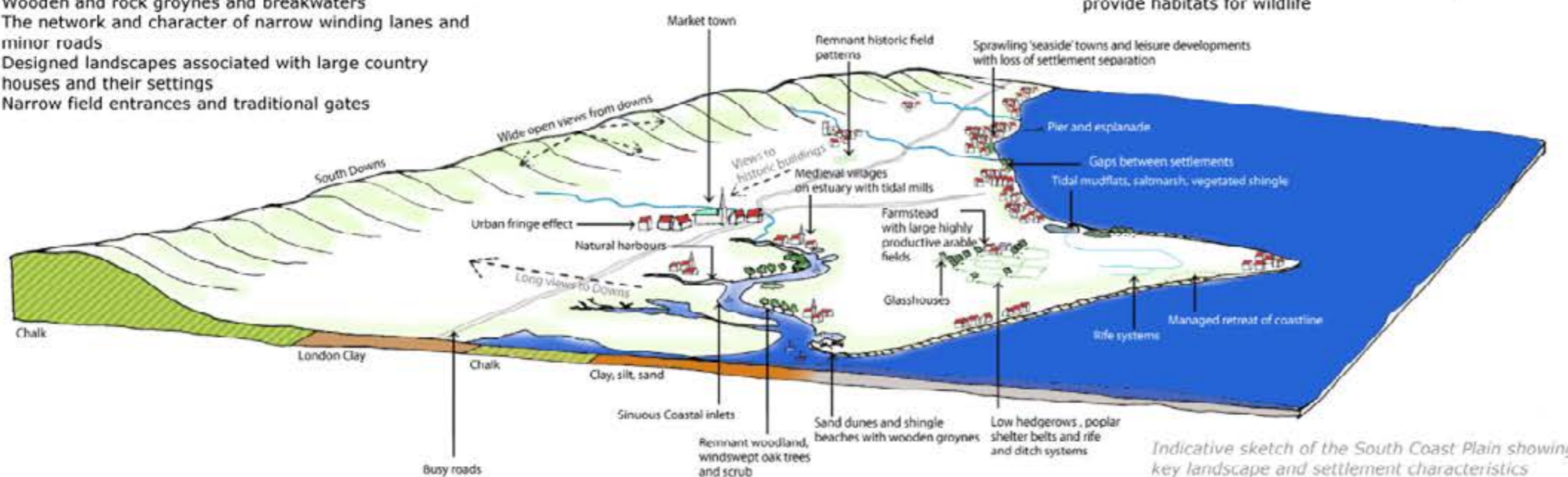
Protect, conserve and enhance:

- Historic character of shoreline
- Raised beaches
- Veteran trees
- Harbourside field patterns
- Remains of the Chichester to Arundel Canal
- Oyster beds, earthworks, old sea defences, quays, boatyards and harbours
- Timber groynes and beach huts
- Wartime defences
- Windmills, watermills and piers
- Victorian seaside relics
- Views of historic landmarks including Arundel Castle and Chichester Cathedral (the only Cathedral visible from the sea)
- Prehistoric - Roman settlement

Biodiversity and Geodiversity

Protect, conserve and enhance the nature conservation value of:

- Undeveloped coastline - high ecological importance
- Vegetated shingle and sand dune habitats, many of national importance - as at Chichester Harbour
- Mud flats
- Coastal lagoons
- Areas of unimproved coastal grazing marsh - including salt marsh, acid grassland and rushy pasture
- Seasonally flooded pasture
- Broadleaved semi-natural woodland
- Oak woodland
- Reedbeds and deep drainage ditches (rifes)
- Coastal scrub
- Maritime cliff and slope
- Harbours of geomorphological significance e.g. Pagham Harbour
- The unique characteristics of historic buildings that provide habitats for wildlife



Indicative sketch of the South Coast Plain showing key landscape and settlement characteristics

THE WEST SUSSEX LANDSCAPE Character Guidelines

Local Distinctiveness The South Coast Plain Character Area



Local Distinctiveness is the essence of what makes a place special to us. It is what makes somewhere unique, a combination of the cultural landscape, wildlife, archaeology, history, geology, topography, traditions, buildings, materials, and crafts.

It is important to consider local distinctiveness within plans, policies and developments incorporating distinctive qualities and reflecting the county's sense of place.



Coastal towns in relation to landscape and settlement elements

'The Cultural Landscape is held together by the commonplace and the rare, the ordinary and the spectacular' (Common Ground)

Key Settlement Characteristics

Overall existing pattern

The South Coast Plain's wealth of resources has made it an attractive area for settlement and this has produced a settlement pattern that can be traced back to the prehistoric period. The fertile soils, temperate climate and seaside location has always offered high agricultural yields, fishing, transport, trading opportunities and, more recently, varied leisure opportunities. During the early medieval period there developed an historic settlement pattern of dispersed large isolated farms and large manorial complexes, associated with areas of woodland and coppice and an evolving agricultural landscape from large open field systems to medieval field enclosure to large modern field patterns. Compact hamlets and early medieval market villages were predominantly sited along trading routes, the coastline and coastal inlets.

The Attraction of the Seaside

From the 19th century the highly prized restorative powers of sea bathing and fresh sea air attracted many visitors, particularly from London. Several phases of development evolved former fishing villages into successful seaside resorts, such as Worthing and Bognor. Some of this development occurred in a piecemeal fashion and some through more conscious planning and composition. During the 19th and 20th centuries rows of terraced housing, late Georgian and regency buildings, crescent developments, squares and piers sprung up alongside the cobble/sandy beaches. Today the area still attracts many visitors particularly in the summer months.

Maintain, protect and enhance where possible:

- The existing pattern of dispersed farmsteads and associated agricultural land and woodland
- The sense of remoteness of small coastal and coastal inlet settlements
- The scale, vernacular style, massing and materials of rural and village buildings
- Existing country houses and their settings while avoiding further erosion of the rural character, use and pattern of the landscape
- Conservation areas, listed buildings and their settings
- The sympathetic integration of larger settlements into the landscape, allowing open views out where the existing pattern allows
- Green gaps between the coastal towns and villages
- Rural character of the local road network through sensitive and appropriate design and signage



Quiet and intimate landscapes retain a sense of remoteness



Green open space on Littlehampton seafront

Typical patterns of settlement are described below
[Note that the patterns are not exhaustive and further research should be carried out in relation to each site]

Towns

Location: predominantly along the coast; on trading routes
Distribution: extensive, common and sprawling

Origin: former medieval market towns and fishing villages or early modern development with accelerated development in the early to late 20th century

Circulation pattern: both linear and nucleated occur
Pattern: a complex pattern created by centuries of gradual development. Rows of terraces; early examples face away from the sea; architectural compositions including crescents and squares

Open spaces: varied and suburban in style - private gardens, parks, occasional piers, esplanades, boating lakes and lidos, bowling greens, pitch and putt; the beach

Edge character: seaside towns are bounded by public open space with access to the beach and sea occasionally with esplanades. Soft edges formed by gardens, becoming progressively natural away from settlements



Vegetated shingle and coastal lagoon by coastal settlement



'World's longest bench', Littlehampton

Villages and Hamlets

Location: predominantly along the coast, coastal inlets, the base of the Downs and along estuaries, often next to natural harbours

Distribution: dispersed and common

Origin: early medieval/medieval

Circulation pattern: both linear and nucleated occur

Pattern: hierarchy of buildings with church or farm as the largest.

Open spaces: private gardens, occasional large verges and small greens sometimes with a pond; occasional cricket grounds

Edge character: soft edges formed by gardens, usually complex and indented lacking long straight lines

Farmsteads

Location: in close proximity to the fertile and drained soils

Distribution: widespread and common

Origin: some early medieval large farmsteads, early post medieval and 19th century

Pattern: mainly village based farmsteads (often now converted to dwellings), with loose courtyard plans, some large manorial complexes

Materials: thatch, clay tiles, Welsh slate, timber framing, barns clad in weatherboarding (rare)

Relationship to landscape: blank face of shed and barns to roads, associated hedgerows, shelter belts and large fields

Dwellings

Character: small plots normally with a mix of detached, semi-detached and some terraces. Frontage continuous but often irregular in the centre of large settlements and broken into semi-detached and detached elsewhere. Front gardens are small except in large villages where there are none
Relationship to road: facing the front of the plot occasionally with some side on

Size: normally two storey small scale cottages

Walls: multi/red brick sometimes with flared grey headers to create checkerboard pattern, timber framing (typically in the west), flint with occasional galleting, isolated examples of beach cobbles, hung tile less evident, sandstone (rare)

Roof: thatch, clay tiles, Welsh slate

Enclosure: hedges - typically hawthorn, yew, beech, hornbeam, box, privet, mixed native hedge; picket fences, hardwood post and rail, chestnut paling, flint and brick walls

Historic Landscape Character Analysis (HLCA): The Age of the South Coast Plain Landscape



Map from the HLCA showing the age/period that the existing landscape has originated from



Map of the same area showing the existing historic land use type



Aerial photograph of corresponding area



The HLCA can be used to interpret how the landscape has changed due to human intervention over many historical periods. In the South Coast Plain isolated examples of medieval landscape exist but are rare; the landscape has changed significantly.

These maps of the Bosham area are for illustrative purposes only, for further information on the HLCA: www.westsussex.gov.uk/character

Palette and Materials — Please note this guidance does not aim to inhibit innovative design or sustainable solutions



Thatch and flint cottage with hedge



Cobble cottages with brick wall



Flint cottage with slate roof



Multi/red brick with grey headers



Shingles on church roof



Multi/red brick cottage



Victorian seaside development



Laid hedge



Salt tolerant Tamarisk hedge by the coast



Flint wall with half round brick coping



Sea wall at Bognor with seaside motifs



Hazel wattle hurdles



Chestnut paling



Hardwood post and rail fencing



Domestic picket fence



Estate railing



Limestone (Dorset Purbeck) paving in larger settlement



New Cobble bus shelter in village. Timber shelters are also common



Rural angled kerb



The beach café at Littlehampton, modern use of form and materials



Edwardian seaside vernacular

Further information: West Sussex County Council – West Sussex Character Project www.westsussex.gov.uk/character; Natural England – National Character Areas www.naturalengland.org.uk; Chichester Harbour AONB www.conservancy.co.uk; English Heritage – Historic Landscape Character www.english-heritage.org.uk; Sussex Archaeological Society www.sussexpast.co.uk; Sussex Biodiversity Record Centre <http://sxbrc.org.uk>; Common Ground www.commonground.org.uk; Email: environment.heritage@westsussex.gov.uk

Overall Character

This long narrow Character Area extends between West Wittering and Shoreham and comprises the majority of the West Sussex coastline. It is a distinctive low, open and exposed landscape which has an overriding visual and physical association with the sea. Its wide and gently curved bays are further defined by the protruding shingle headland of Selsey Bill, and the chalk headland of Beachy Head in neighbouring East Sussex. This is a dynamic character area whose key characteristics are linked by coastal evolution, weather and tides. The character varies considerably according to weather condition and seasons.

Key Characteristics

- To the east of Selsey Bill, mainly shingle banks with bands of sand and mud exposed at low tide.
- To the west of Selsey Bill, mainly sandy beaches, dry sand dunes and grassland habitats.
- Influence of extensive linear urban coastal resort development. To the east, almost continuous conurbation of Bognor Regis, Littlehampton, Worthing and Shoreham. To the west, notably villages of West Wittering, East Wittering and Bracklesham. Separated by distinctive village of Selsey at Selsey Bill.
- Low sweeping coastline. Open, exposed foreshore.
- Dominance of the sea. Noise of waves, wind and birds.
- Dynamic seascape of constantly changing weather, light and tidal conditions.
- Movement of shingle and sand along the coast, linked to coastal evolution and geomorphology.
- Relatively narrow undeveloped sections of coastline behind beaches. Bounded by low growing scant vegetation and small areas of wind-sculpted scrub and trees. Often providing separation of urban areas. Areas of both high ecological and landscape importance.
- Shingle and sand dune habitats of national importance, notably at West Wittering, Shoreham and Climping.
- Reed beds, streams and deep drainage ditches known as rifles.
- Frequent wooden and rock groynes and breakwaters.
- Distinctive historic piers at Littlehampton, Bognor Regis and Worthing.
- Fleets of small fishing boats beached along the shoreline.
- Caravan parks and other built holiday accommodation facilities.
- Yachting, surfing, windsurfing and commercial boat traffic are frequent in seaward views.
- Diving areas off Bracklesham Bay



THE WEST SUSSEX LANDSCAPE Land Management Guidelines

Sheet SCI

South Coast Shoreline

South Coast Plain

The area covered by the Sheet is derived from:

West Wittering to Shoreham Coast (Area A1) Landscape Character Area as defined in the unpublished **West Sussex Landscape Character Assessment** (November 2003). It also includes Wittering Coast (Area F2) of the **Chichester Harbour AONB Landscape Character Assessment** (June 2005).



Historic Features

- Cakeham Tower, Church Norton Mound and St. Wilfrid's Chapel.
- Remains of Atherington deserted medieval village are visible at very low tide.
- Selsey windmill.
- Timber groynes and beach huts.
- Traditional inshore fishing boats.
- Piers at Bognor Regis and Worthing point to the former grandeur of seaside resorts and their 19th century architecture.
- Wartime pillboxes, barracks, anti-aircraft batteries and anti-tank blocks dot the area.

Biodiversity

- A few undisturbed sand dune and shingle habitats remain. Most of the surviving examples are designated as Sites of Special Scientific Interest (SSSI) and Sites of Nature Conservation Importance (SNCI), such as at West Wittering beach, Climping and Shoreham beach.
- Dry sand dunes and grassland habitats.
- Tidal lagoons such as Widewater lagoon – a distinctive saline lagoon near Lancing.
- Small areas of unimproved coastal grazing marsh, including saltmarsh, acid grassland and rushy pasture.
- Reed beds and deep drainage ditches (rifes).
- Coastal scrub including large areas of Tamarisk and limited groups of trees.
- Areas of undeveloped coastline are of high ecological importance.

Change - Key Issues

- High levels of formal and informal coastal recreational pressure with large seasonal crowds.
- Highly visible intrusion from urban, industrial and caravan development.
- Likely longer term rise in sea level and increased storm frequency threatening the stability and permanency of the coastline and leading to the loss of coastal habitats.
- Managed re-alignment of the coastline may be particularly influential in the future, providing opportunities for creation of new coastal habitats.
- Loss of distinctive coastal habitats through reclamation and dredging, development, coastal defences and recreation.
- Coastal habitats are fragmented, however, there is good survival of some characteristic coastal habitats particularly at Shoreham.
- Coastal geomorphology linked to weather, seasons, coastal processes and tides.
- Replacement of timber groynes with rock groynes and rock islands.

Landscape and Visual Sensitivities

Coastal development disrupts visual unity and fragments habitats. The landscape has a high sensitivity to change due to its openness and high intervisibility created by the wide curving bays. Key sensitivities are to:

- Erosion of coastal habitats due to visitor pressure and natural processes.
- Unsympathetic urban development.
- Loss of open views.
- Rise in sea level.
- Recreational development such as car parks and caravan sites.
- Car borne summer holiday traffic reducing tranquillity.
- Potential for dramatic landscape and ecological change due to dynamic movement along the coast, which also affect harbour entrances of both Pagham and Chichester.



Worthing Pier



West Wittering Beach Huts

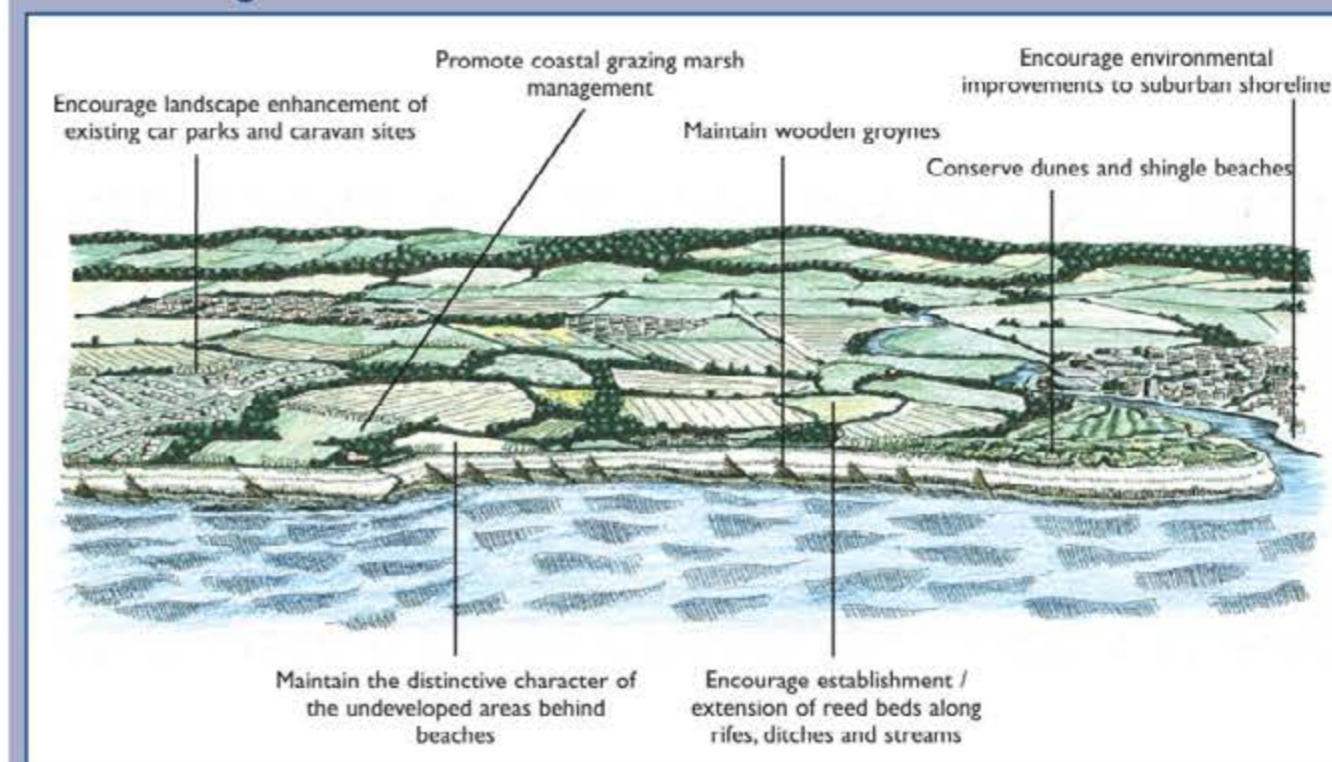


Fishing Boats - Worthing



Sand dunes - West Wittering

Land Management Guidelines



Conserve the open, distinctive coastal character of the area and maintain tranquillity.

- Ensure any new development does not result in adverse impact on open character and characteristic views.
- Maintain the distinctive character and identity of the undeveloped coastal grazing marsh and other open green areas behind beaches.
- Maintain the historic character of the shoreline including the fishing boats, beach huts, wooden groynes and piers, and other sea defences including those from wartime.
- Conserve and enhance the natural landscape features of the coast including shingle beaches and banks, saline lagoons, dunes, coastal scrub and trees, rifes and ditches through sympathetic management.
- Conserve and enhance the vegetated shingle habitat.
- Promote coastal grazing marsh management.
- Assess options for coastal management in a comprehensive way, reflecting the dynamic and interdependent processes of erosion and deposition. Where practical, favour "softer" coastal management solutions such as coastal re-alignment, or ensure sympathetic design of any engineered defences.
- Encourage environmental improvements to the suburban shoreline.
- Encourage landscape enhancements of existing car parks and caravan sites especially with the use of small copses, hedgerows and coastal scrub planting.
- All new planting to be of coastal tolerant plants which are adapted to the maritime winds and seaside conditions. Particular care needs to be taken in species selection in sensitive coastal habitats.
- Establish new areas of dense scrub and tree groups through the creation of sheltered areas using sympathetic measures such as low stone walls and earth mounds and nurse species for wind protection.
- Protect the remaining open spaces behind beaches by implementation of strategic gap policies supported by landscape character assessment.
- Promote and extend conservation of sand dunes by protecting and managing existing vegetation and where necessary planting marram grass to encourage stabilisation, using brushwood fences to reduce wind erosion, and controlling visitors especially on areas with special ecological interest.

The Guidelines should be read in conjunction with:

- County-wide Landscape Guidelines set out in *A Strategy for the West Sussex Landscape* (November 2005) published by West Sussex County Council.
- Selsey Bill to Beachy Head Shoreline Management Plan, (under review).

Overall Character

The urban fringes associated with sprawling coastal resorts are particularly obvious to the east of the County with sporadic urban development in many areas. Rows of large light reflective glass houses, equestrian facilities, horse paddocks and industrial buildings are strong suburban elements. Littlehampton and Worthing Fringes and Worthing and Adur Fringes form two groups to the east and west of Worthing, separating the coastal resorts of Littlehampton, Worthing, Lancing and Shoreham.

Key Characteristics

- Low lying flat open landscape.
- Dominant urban fringe with major conurbations of Littlehampton, Worthing, Lancing and Shoreham. Settlement edges often sharply contrast with adjacent open countryside.
- Frequent urban fringe influences of horse paddocks, light industry, airport, and recreational open space.
- Narrow gaps of open land at Kingston, Ferring, Sompting, and Lancing provide views to the sea and separation between the urban areas.
- Medium scale arable farming and market gardening, with clusters of greenhouses.
- River estuary at Shoreham with numerous houseboats moored along its reaches.
- Meandering rife and straight drainage ditches.
- A low density of native hedgerows and hedgerow trees, interspersed with shelterbelts, single species hedges or individual standards planted using tall trees such as Poplar, Monterey Pine and Tulip trees.
- Clusters of windblown trees.
- Nucleated villages such as at Poling and Sompting Abbots scattered across the area. Mixed building materials of flint, brick, half timber and stone.
- Occasional farmsteads along roads, and on dead-end tracks.
- Long views to the Downs.
- Busy minor and major roads.
- Industry in the countryside.
- South Coast railway line links the areas.



THE WEST SUSSEX LANDSCAPE Land Management Guidelines

Sheet SC11/SC13

Littlehampton and Worthing Fringes/Worthing and Adur Fringes

South Coast Plain

The area covered by the Sheet is derived from:

Chichester to Shoreham Coastal Plain (C1) Landscape Character Area as defined in the unpublished **West Sussex Landscape Character Assessment** (November 2003).



SC11/SC13

Historic Features

- Few visible prehistoric monuments apart from crop marks, some Roman/Prehistoric remains around Sompting.
- Flint working at Goring by Sea.
- Medieval church at Poling.
- Site of a Roman-British Villa at Angmering, Scheduled Ancient Monument (SAM).
- The Black Ditch, a significant former waterway.
- Large regular fields, mostly the product of Parliamentary enclosure.
- Adur Floodplain was used for salt production in medieval times.
- Shoreham Airport has a collection of historic features, including World War II installations and Shoreham airfield Dome Trainer which is a SAM. The airport is Britain's oldest licensed airport with 1930's Art Deco Terminal Building, Visitor Centre and Archive.

Biodiversity

- Semi-natural habitats are scarce due to intensive arable agriculture and market gardening.
- Small area of unimproved grassland at Sompting Meadows.
- Hedgerow pattern is fragmented with the occasional isolated small wood or copse, such as The Plantation at Ferring.
- Occasional species-rich meadows along rife, e.g. Kingston Manor meadows, Runcton and Ferring Rife, Site of Nature Conservation Importance, (SNCI).
- Wetland reed bed and tall fen habitat at Lower Cokeham, near Lancing (SNCI).
- Occasional village ponds and greens provide local havens for wildlife.
- Salt marsh and mud flats of estuary at Shoreham, Site of Special Scientific Interest, (SSSI).
- Ditch systems.

Change - Key Issues

- Extension of coastal conurbation.
- Recreational pressures from urban population.
- Loss of mature elm trees in the 1970's and 1980's due to Dutch elm disease.
- Loss of tree and hedgerow cover from agricultural intensification since World War II.
- Conversion of agricultural buildings to light industrial uses.
- Farm diversification and garden centres leading to introduction of signs and fencing.
- Introduction of large scale glasshouses with distribution sheds.

Landscape and Visual Sensitivities

Key sensitivities are:

- Urban development pressures, especially in the gaps between settlements.
- Closing of open views between settlements.
- Industrialisation of agricultural areas due to changes in farm practices.
- Major existing road improvements and the possibility of new ones.
- Derelict glasshouses and farmland.
- New field divisions and changes to field boundary types from farm diversification and horseculture.
- Loss of tree and hedgerow cover due to wind, salt desiccation and drought.
- Planting of hedge and tree boundaries with unsympathetic exotic species such as Leyland Cypress.



Arable and market gardening with views to the sea - Ecclesdown



Horse paddocks - Hangleton



Valley floor - Shoreham

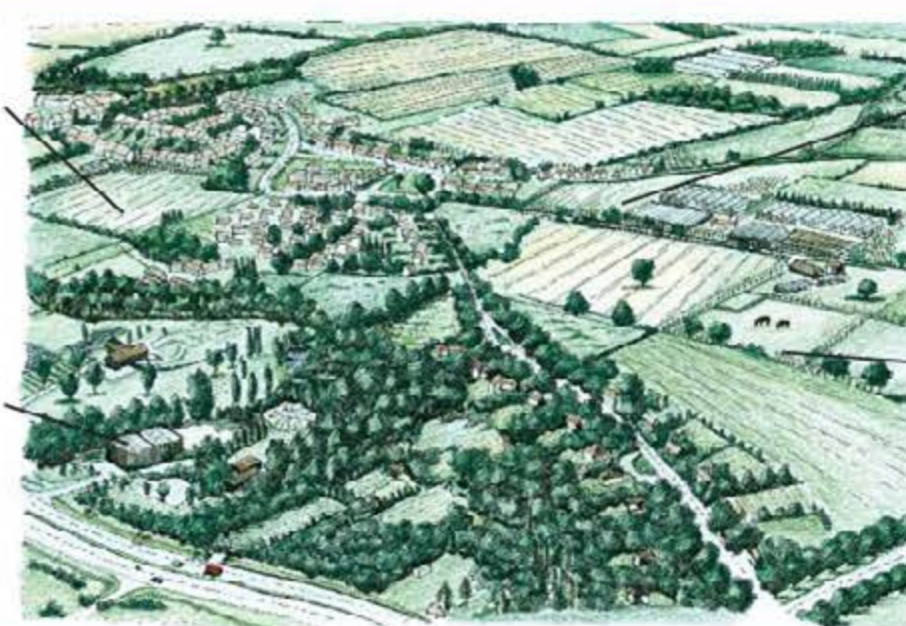


Mudflats and houseboats at Shoreham

Land Management Guidelines

Filter views of urban edges through planting of woodland, tree and shrub belts and groups

Carry out colour and design studies for industrial and large farm buildings



Conserve and link existing hedgerows and trees with new planting

Restore field boundaries through shelterbelt planting, especially around horse paddocks

Restore and strengthen the landscape of the gaps between settlements.

- Strengthen the landscape framework and filter views of the urban edge through planting of woodland, tree and shrub belts and groups. Use these to screen and unify disparate suburban elements especially along roadside verges, village edges and around glasshouses.
- Establish landscape management plans for urban edges.
- Maintain and strengthen existing field boundaries such as hedgerows and shelterbelts. Conserve and link existing hedgerows and trees with new planting.
- All new planting to be of coastal tolerant plants which are adapted to the maritime winds.
- Establish new areas of planting through the creation of sheltered areas using sympathetic measures, such as low stone walls and earth mounds, and nurse species for wind protection.
- Create a new large scale tree and hedgerow framework to complement the open, intensively farmed landscape, whilst maintaining important views.
- Restore field boundaries through shelterbelt planting, especially around horse paddocks.
- Maintain and enhance the landscape and biodiversity of rife and other existing wetland habitats such as salt marsh, mud flats and water meadows.
- Encourage and promote land management schemes to increase species rich grassland areas.
- Carry out colour and design studies for industrial and large farm buildings.
- Encourage landscape enhancements around villages and on their approaches.
- Conserve, manage and enhance existing village ponds.
- Encourage the creation of new suburban woodlands, preferably with community involvement, for recreation and to link up with existing woodlands.
- Encourage bold tree planting adjacent to roads to enhance both the visual and wildlife value of these areas.
- Encourage conservation and community involvement in urban spaces and village greens.

The Guidelines should be read in conjunction with:

- County-wide Landscape Guidelines set out in *A Strategy for the West Sussex Landscape* (November 2005) published by West Sussex County Council.

Overall Character

This large character area in the south of the county extends from the Arun Valley in the west to the Adur valley in the east. It is a distinctive landscape of exposed rolling chalk hills with a steep north facing escarpment and softer dip slope to the south.

Key Characteristics

- Elevated chalk hills.
- Smooth, gently rolling landform, cut by trough-shaped dry valleys, sometimes branching.
- Dramatic, steep, mostly open escarpment, deeply indented by rounded coombes.
- Open, expansive landscape mostly with few trees and hedgerows.
- Areas of woodland mostly limited to narrow belts along the edge of the scarp slope.
- Spectacular panoramic views over the Low Weald to the north.
- Arable farming predominates in large, rectilinear fields.
- Surviving fragmented and isolated blocks of species-rich chalk grassland on steeper slopes and on the escarpment.
- Distinctive historic landscape features including hill forts, barrows, cross dykes, ancient chalk tracks, field systems, windmills and dew ponds.
- Isolated yet prominent farmsteads and barns.
- Strong sense of remoteness and solitude in some areas.

THE WEST SUSSEX LANDSCAPE Land Management Guidelines

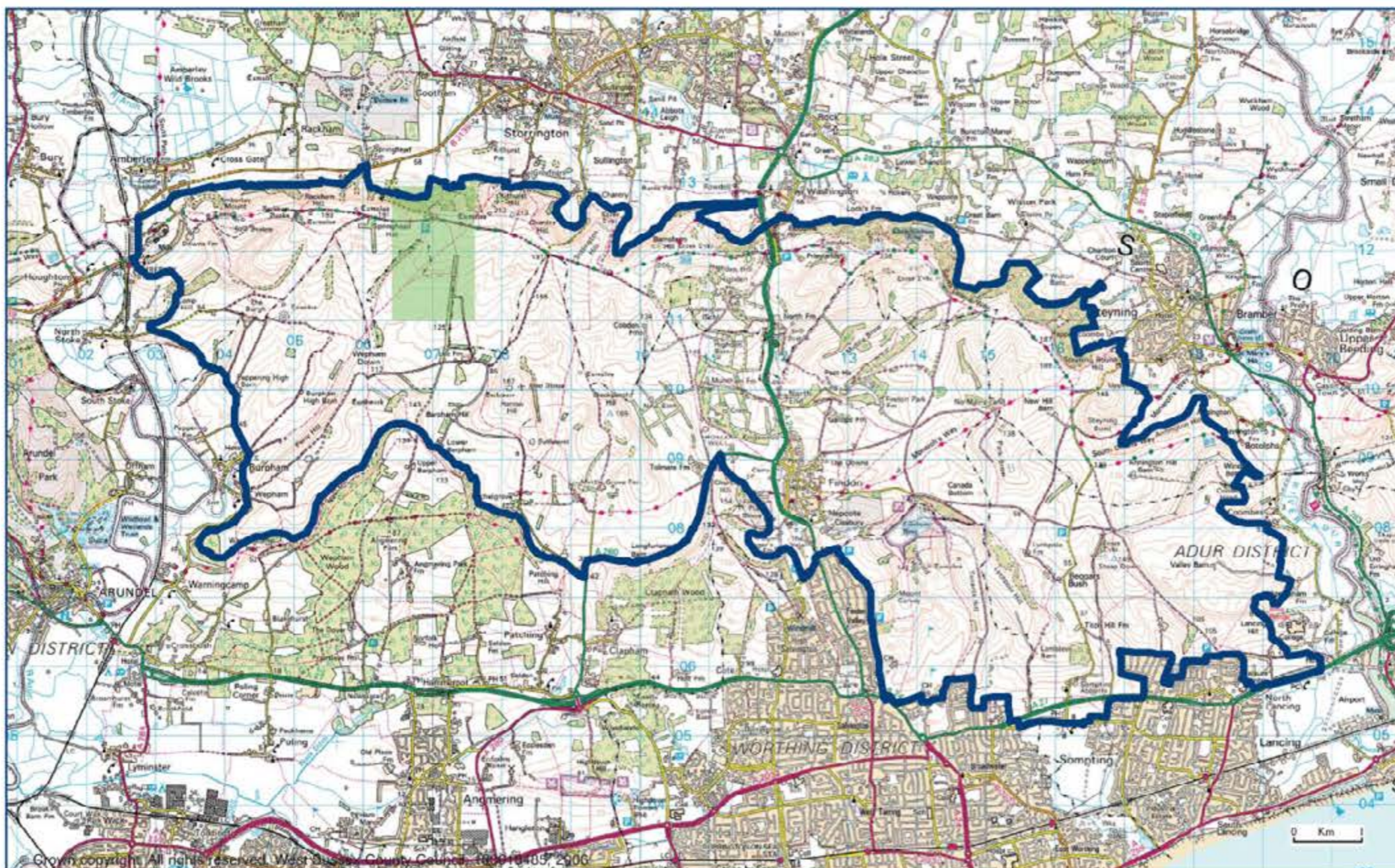
Sheet SD3

Central Downs

South Downs

The area covered by the Sheet is derived from:

Eastern Downs (FI) Landscape Character Area as defined in the unpublished **West Sussex Landscape Character Assessment** (November 2003).



Historic Features

- Bronze Age burial mounds.
- Hill forts at Cissbury and Chanctonbury Ring.
- Field systems, cultivation terraces and earthworks.
- Cross ridge dykes.
- Ancient routes and track ways e.g. South Downs Way.
- Flint mines such as at Harrow Hill.
- Deserted medieval village sites at Upper and Lower Barpham.
- Parliamentary enclosure fields.

Biodiversity

- Remnant species-rich chalk grassland and scattered scrub. The more significant sites are designated as Sites of Special Scientific Interest (SSSI) or Sites of Nature Conservation Importance (SNCI).
- Large areas of intensive arable fields with reduced biodiversity.
- Narrow belts of deciduous woodland along the scarp slope with some blocks of ancient woodland.
- Unimproved grassland.
- Chalk pits and quarries at Washington and Amberley.

Change - Key Issues

- Continuing loss of biodiversity as a result of intensive arable agriculture.
- Introduction of new crops.
- Expansion of scrub on chalk grassland associated with the decline of sheep grazing.
- Soil erosion from increased autumn ploughing on steep slopes.
- Expansion of horse grazing with associated overgrazed paddocks, post and wire field boundaries, jumps, ménages etc.
- Increasing traffic noise impacts from major road routes across the Downs, eroding tranquillity.
- Recreational pressures near the urban edge, e.g. golf courses, four wheel driving, busy recreational sites or "honey pots."
- Large agricultural buildings.
- Impact on the landscape of exposed pylons and telecommunications masts.

Landscape and Visual Sensitivities

Condition is good, although chalk grassland has become fragmented. The landscape has a high sensitivity to change due to its open and elevated form. It is particularly sensitive to development along the skyline. Key sensitivities are:

- Development on chalk causing chalk scars.
- High sensitivity to impact of encroaching urban development both on the urban edge of Worthing and Lancing to the south and in the Low Weald to the north.
- Views from the Downs both north and south are highly sensitive to visually prominent development.
- High sensitivity to development on skyline, for example, masts and pylons.
- Species rich downland grassland becoming fragmented and reduced to remnants.
- Archaeological remains which are vulnerable to damage and loss.
- Road improvements.



View from Cissbury Ring towards Findon



Arable farming

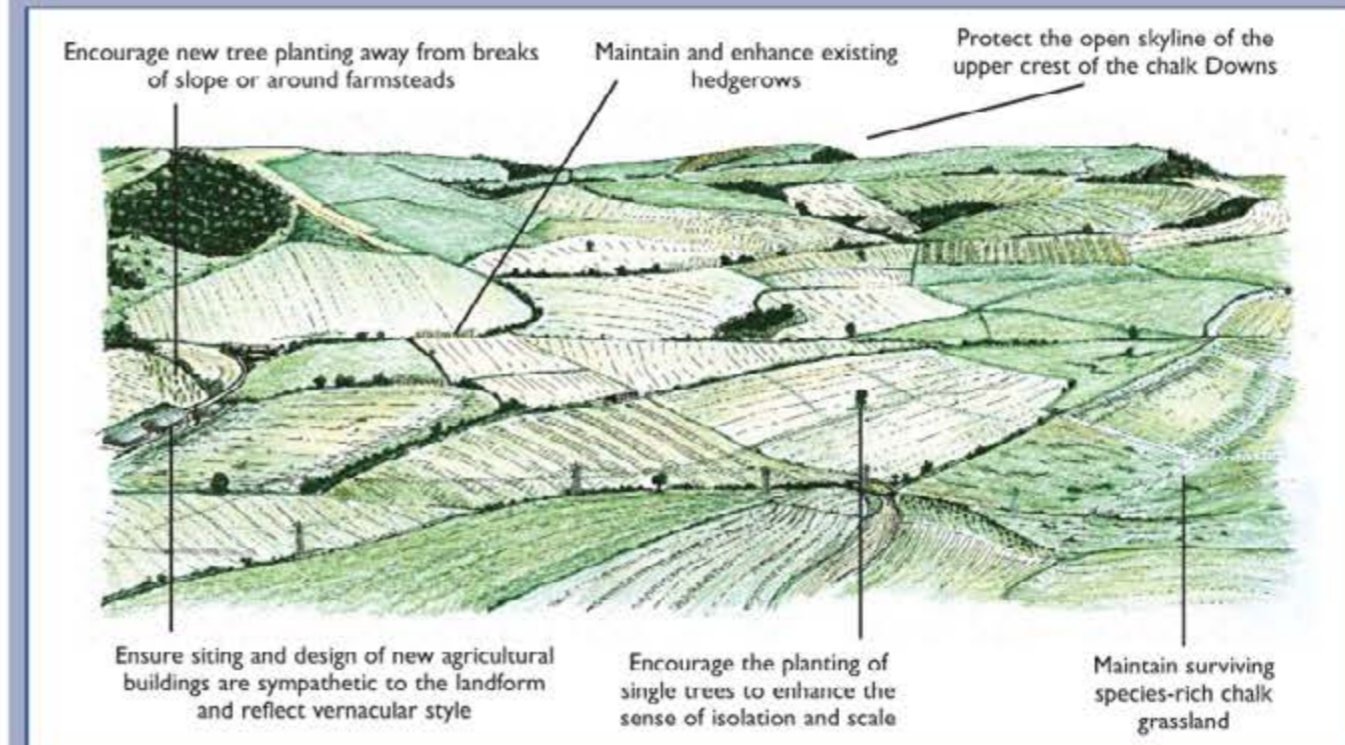


Isolated farmsteads



Open landscape with narrow belts of woodland

Land Management Guidelines



Conserve and enhance the predominantly open and largely tranquil character of the area and its wide views.

- Maintain the strong historic character of the area, including typical features such as archaeological monuments and their settings, ancient chalk tracks, windmills and dew ponds.
- Maintain surviving species-rich chalk grassland and target restoration of chalk grassland on the upper slopes of the downs and around recreation sites, using the Environmental Sensitive Stewardship Scheme where appropriate.
- Encourage landscape enhancements of the existing urban edge between Worthing and Shoreham.
- Protect the open skyline of the upper crest of the Chalk Downs.
- Maintain and enhance existing hedgerows. The planting of new ones should be limited to the more sheltered minor valleys and restoration of the historic hedgerow pattern.
- Restore and manage visually important tree clumps and belts where this does not conflict with historic and nature conservation features.
- Encourage the planting of single trees to enhance a sense of isolation and scale.
- Encourage new tree planting away from breaks of slope forming special hilltop features or around farmsteads following contours.
- Encourage landscape enhancement schemes for existing car park, "honey pot" recreation sites.
- Conserve and enhance the setting of historic farmsteads and barns.
- Ensure the siting and design of new agricultural buildings is sympathetic to the landform and reflects the vernacular style.
- Conserve and enhance the experience of the South Downs Way long distance path and other rights of way.
- Conserve existing narrow chalkland roads.

The Guidelines should be read in conjunction with:

- County-wide Landscape Guidelines set out in *A Strategy for the West Sussex Landscape* (November 2005) published by West Sussex County Council.
- Objectives and actions contained in the *Interim South Downs Management Plan* (March 2004) published by the Sussex Downs Conservation Board.

Overall Character

The River Adur rises deep in the Low Weald, extending from Shipley at its northernmost point, to the sea at Shoreham. This Character Area covers the section from Upper Beeding to Old Shoreham, where the Adur cuts through the South Downs. The steep downland sweeps in ever gentler slopes to the valley floor, and the river meanders across a broad floodplain. The valley is a mixture of arable farmland and chalk grassland with small hamlets and farmsteads, interspersed with a number of intrusive elements such as busy roads, disused cement works and pylons.

Key Characteristics

- Wide open flat bottomed valley, with gently meandering river.
- Wide sloping chalk valley sides with steep tops.
- Main river tidal, with salt marsh and mud flats. Mostly canalised, and contained by levees.
- River levees carrying recreational routes adjacent to river on both sides.
- Wet floodplain meadows, streams and water channels.
- Some significant areas of arable farmland on the valley floor and lower slopes.
- Relatively open character, with a denser network of hedgerows and small woodlands on the tributaries.
- Downland turf and invading scrub on the valley sides.
- Small lanes and brick bridges.
- Impressive views across the valley including striking views of Lancing College.
- Visual intrusion from the disused cement works and chalk quarries, major roads and pylons.
- Bounded on the south by the complex of flyovers where the A27 trunk road and the A283 intersect.
- Small hamlets and farmsteads on lower sides using varied materials including flint, brick and tile hanging.
- Two disused railways, now major recreational routes, and also crossed by the South Downs Way.

THE WEST SUSSEX LANDSCAPE Land Management Guidelines

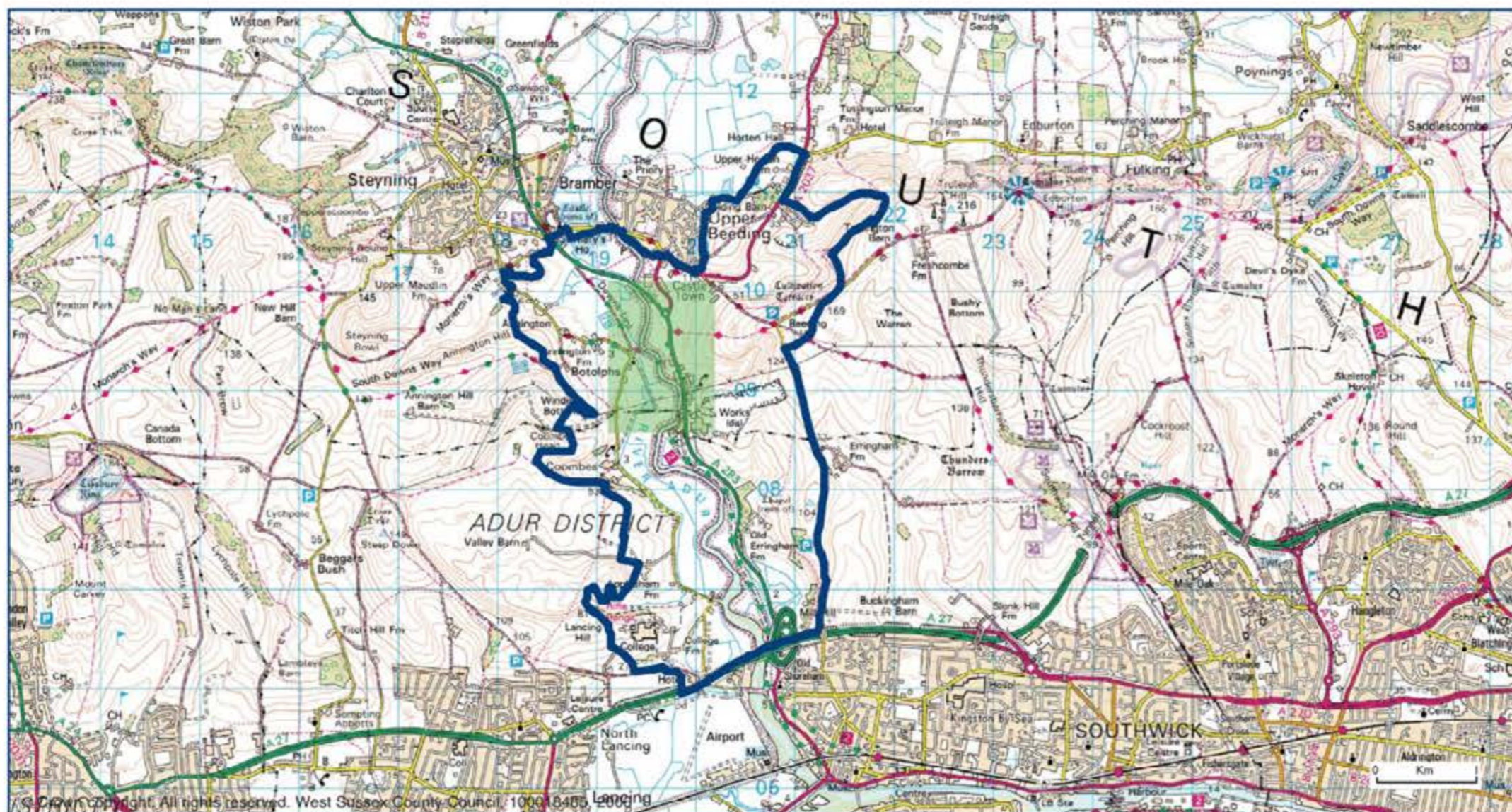
Sheet SD5

Downland Adur Valley

South Downs

The area covered by the Sheet is derived from:

Adur Valley (03) Landscape Character Area as defined in the unpublished **West Sussex Landscape Character Assessment** (November 2003).



Historic Features

- Pattern of small, irregular fields enclosed in medieval times.
- Medieval settlement at Botolphs and Coombes, with associated churches, houses and farmsteads along Coombes Road. Many of the farmsteads are listed buildings.
- Saltern mounds (left over from salt-making) on valley bottom from prehistoric period onwards.
- Cultivation terraces at Beeding Hill.
- Lancing College and Chapel.
- South Downs Way.
- Remnants of the cement industry.
- Shrunken medieval settlement at Old Erringham and Cross Dyke on Beeding Hill; both are Scheduled Ancient Monuments (SAM).

Biodiversity

- Rich marginal vegetation along river course and ditches in places, providing cover for nesting birds. Good concentration of protected and rare species which are recorded.
- Mill Hill Local Nature Reserve, Site of Nature Conservation Importance (SNCI).
- Adur Estuary and Beeding to Newtimber Hill are sites of national importance, designated as Sites of Special Scientific Interest (SSSI).
- Freshwater marsh and reed beds, chalk springs and fragments of river meadow.
- Salt marsh and mud flats where river becomes tidal.
- Alder and willow wet woodland.
- Hedgerows and relatively few small woodlands, including one small area of ancient woodland.
- Localised areas of unimproved and chalk grassland.
- Notable Road Verges along Steyning Road.

Change - Key Issues

- Conversion of floodplain meadows and pasture to improved grassland.
- Highly visible pylon lines.
- Severe visual impact of major roads, for instance the A27 intersection near Lancing College.
- Minor road improvements affecting rural lanes.
- Possible re-use of cement works and quarry sites.
- Engineering works on the river course.
- Abandonment of pasture to scrub invasion.

Landscape and Visual Sensitivities

Key sensitivities are:

- Loss of open views both along and across the valley floor.
- Changes to the rural character of the valley, meandering quality of river and open floodplain.
- Maintenance of important views including those of settlements and landmarks, especially Lancing College.
- Changes to historic pattern of small irregular fields, and isolated farm settlements.
- Changes to the drainage affecting the pattern of marsh, reed beds, wet woodlands and floodplain meadows.
- Loss of chalk grassland due to lack of grazing.
- New development particularly associated with the re-use of the cement works and quarry site.



Tidal river with mud flats - Shoreham



Arable farmland on the valley floor and lower slopes from Coombes Road

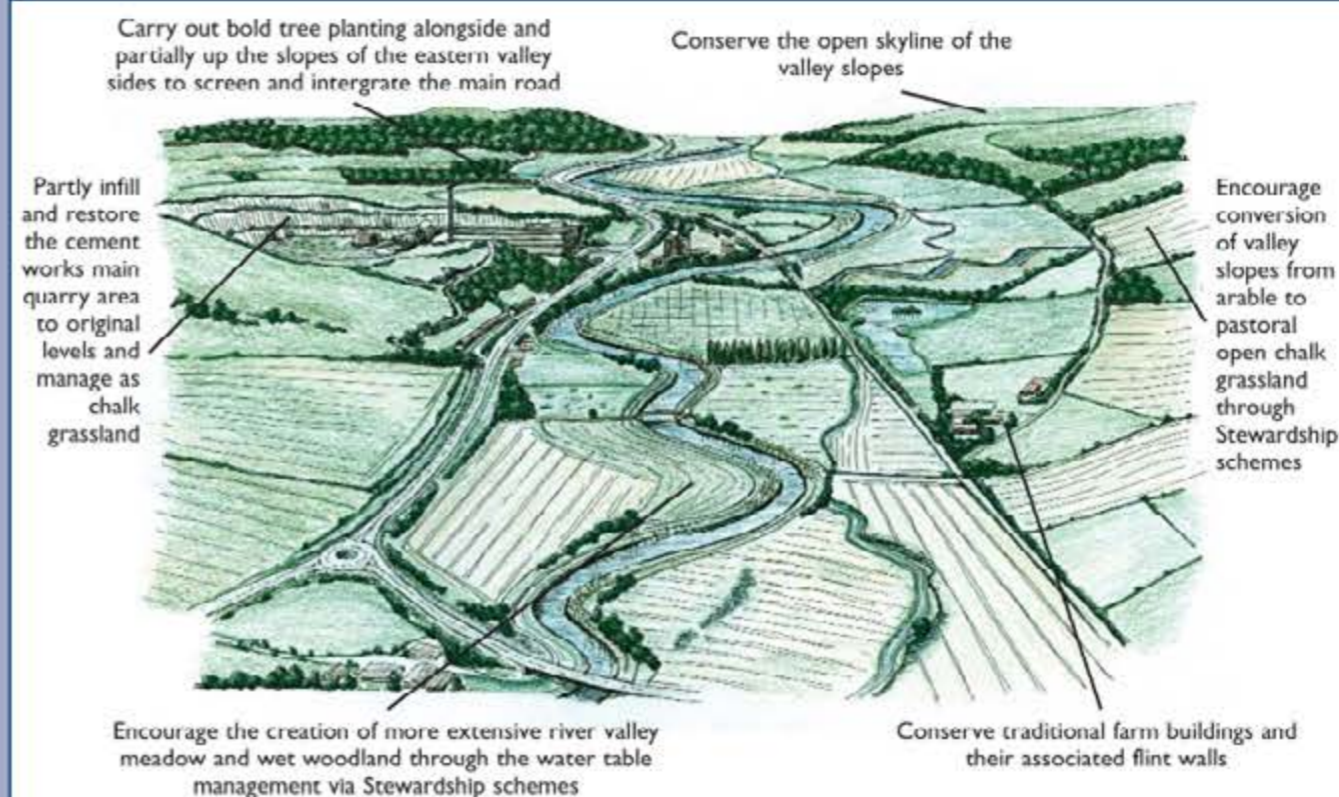


View across the valley from Mill Hill



Views across the tidal River Adur to Shoreham cement works

Land Management Guidelines



Conserve the open character of the floodplain and open skylines of the valley slopes.

- Conserve existing areas of chalk downland. Encourage conversion of the valley slopes from arable to pastoral open chalk grassland and attempt to link them on the upper slopes through Stewardship schemes.
- Discourage use of fencing where aligned straight up the valley slopes, especially where they separate contrasting land uses.
- Conserve, manage and improve existing hedgerows particularly where the local landscape is degraded and visually intrusive elements dominate. Consider replanting hedgerows where they have been lost, especially at the edges of footpaths and on lower valley slopes.
- Encourage small scale tree planting at the foot of coombes (dry valleys) and around settlements and farms.
- Conserve and manage the small irregular field patterns on the valley floor and drainage ditches between pastures.
- Encourage the creation of more extensive river valley meadow and wet woodland through water table management via Stewardship schemes.
- Encourage removing, realigning or under grounding the pylons. Avoid planting near pylons so as not to exaggerate their scale.
- Investigate ways of assimilating the A27 flyover more satisfactorily into the landscape.
- Carry out bold tree planting alongside and partially up the slopes of the eastern valley sides to screen and integrate the main road.
- Partly infill and restore the cement works main quarry area to original levels and manage as chalk grassland, retaining some of the quarry elements as features for future historical reference. Ensure this takes account of the proposals set out in the Horsham District and Adur Local Development Plans.
- Conserve and frame key views to Lancing College from the valley floor.
- Conserve traditional farm buildings and their associated flint walls.
- Conserve and enhance the special character of small local lanes on the western side of the valley. Notable Road Verges are also located on the eastern side of the valley along Steyning Road.
- Maintain and enhance the recreational network of footpaths and bridleways along and across the valley.

The Guidelines should be read in conjunction with:

- County-wide Landscape Guidelines set out in *A Strategy for the West Sussex Landscape* (November 2005) published by West Sussex County Council.
- Objectives and actions contained in the *Interim South Downs Management Plan* (March 2004) published by the Sussex Downs Conservation Board.

Overall Character

The open, eastern 'glorious South Downs', defined to the north by a steep escarpment (scarp) facing the Weald. An elemental landscape despite intensive cultivation and the closeness of large urban areas.

Key Characteristics

- Elevated, open rolling landform of hills, dry valleys and a steep escarpment (scarp) across uniform chalk upland scenery close to the sea, within the Sussex Downs Area of Outstanding Natural Beauty (AONB).
- Panoramic views across the Weald to the Surrey Hills and the North Downs.
- Southern boundary of the area is fringed by the major coastal towns of Brighton, Hove and Shoreham-by-Sea.
- Predominance of open arable and grassland cultivation with irregular, smaller pastures, woodland patches and hedgerows in the chalk valleys and coombes, on parts of the scarp, and along the scarp foot.
- Remnant species-rich grassland.
- Isolated farms and farm buildings on the high downland and sparse settlement elsewhere, clustered in the valleys, in hamlets and farmsteads.
- Ridge line was line of a major ancient routeway, today the South Downs Way.
- Many landmarks and distinctive prehistoric and historic landscape features.
- Chalk quarries and pits, telecommunications masts, pylon lines, golf courses, and intensive recreational use centred on Devil's Dyke.
- Crossed by the A23 Trunk Road, the A27 Trunk Road (Brighton By-pass) to the south, and by a modest network of high lanes, some of them busy with traffic.
- Much localised traffic noise from roads within and on the edges of the downland.
- London to Brighton Railway Line crosses the area via Clayton Tunnel.
- Traditional rural buildings built of local flint and brick with weatherboarded barns.

THE WEST SUSSEX LANDSCAPE Land Management Guidelines

Sheet SD6

Eastern Downs

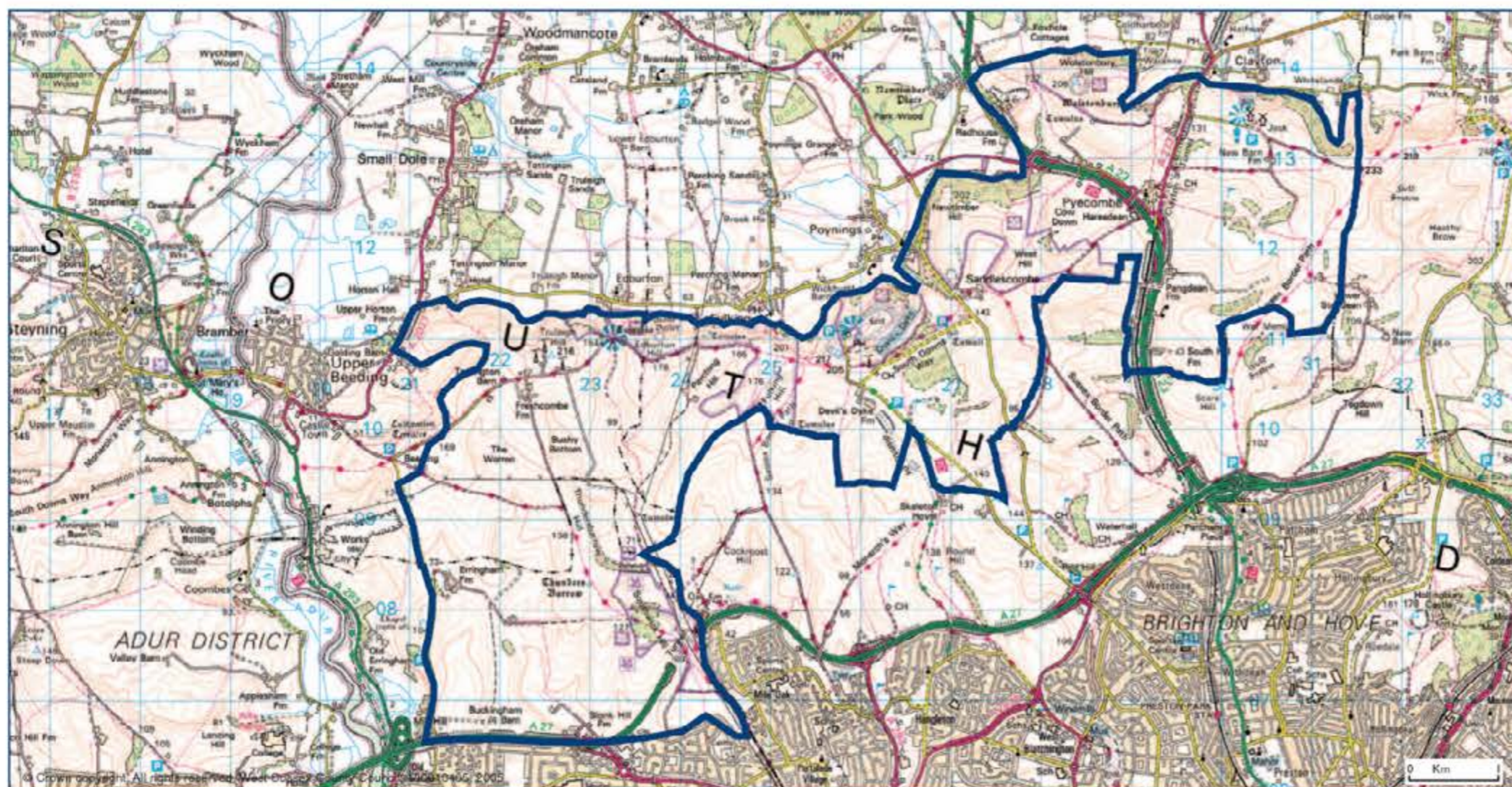
South Downs

The area covered by the Sheet includes:

The Devil's Dyke and Clayton Downs (Area 1) and Fulking to Clayton Scarp (Area 2) Landscape Character Areas in Mid Sussex District.

*The Beeding Downs (Area A1) and the Beeding to Edburton Scarp (Area B1) Landscape Character Areas defined in the unpublished **Horsham District Landscape Character Assessment** (October 2003).*

The Mill Hill and Southwick Downs Landscape Character Area (yet to be included in a District Assessment) in Adur District.



Historic Features

- Post-medieval and modern landscape of mixed field sizes.
- Prehistoric and Bronze Age cross-ridged dykes.
- Bronze Age barrows and bowl barrows.
- Iron Age hillforts at Devil's Dyke and Wolstonbury Hill.
- Site of Roman road, earthworks and terrace way.
- Evidence of Roman and Romano-British settlements.
- Saxon cemetery, field systems and cultivation terraces.
- Medieval earthworks and motte and bailey castle site.
- Perching Deserted Medieval Village and lynchet.
- Post-medieval windmill sites and Jack and Jill Windmills.

Biodiversity

- Remnants of nationally important species-rich grassland confined to the scarp, other steep slopes and valley sides.
- Small woodlands and scrub areas.
- Dew ponds.

Change - Key Issues

- Species-rich downland grassland now confined to remnants on steep slopes, the significant loss of this habitat due to intensive arable and grass production and scrub encroachment.
- Greater recognition of the value of restoring sheep grazing to maintain increased areas of downland grassland.
- Visual impact of encroaching urban development, new roads and modern farm buildings.
- Continuing pressures for development on the southern downland fringes.
- Impact on the landscape of exposed pylons and telecommunications masts.
- Increasing pressures for a wide variety of recreational activities.
- Increasing pervasiveness of traffic movement and noise within and close to the downs.
- Damage to (and loss of) archaeological remains.
- Gradual suburbanisation of the landscape, loss of locally distinctive building styles and materials, and the widespread use of modern fencing.

Landscape and Visual Sensitivities

- Highly distinctive landscape of national importance much valued for its open, scenic qualities, cultural associations and recreational potential.
- High sensitivity to the impact of encroaching urban development, modern farm buildings, masts and pylons and new roads, reinforcing the cumulative visual impact of buildings and other structures.
- Views from the downs are highly sensitive to visually prominent development both on the urban edge to the south and in the Weald to the north.
- Species-rich downland grassland has been reduced to remnants.
- Numerous important archaeological remains are vulnerable to damage and loss.



Eastern Downs dip slope from Devil's Dyke



Scarp slope from Devil's Dyke

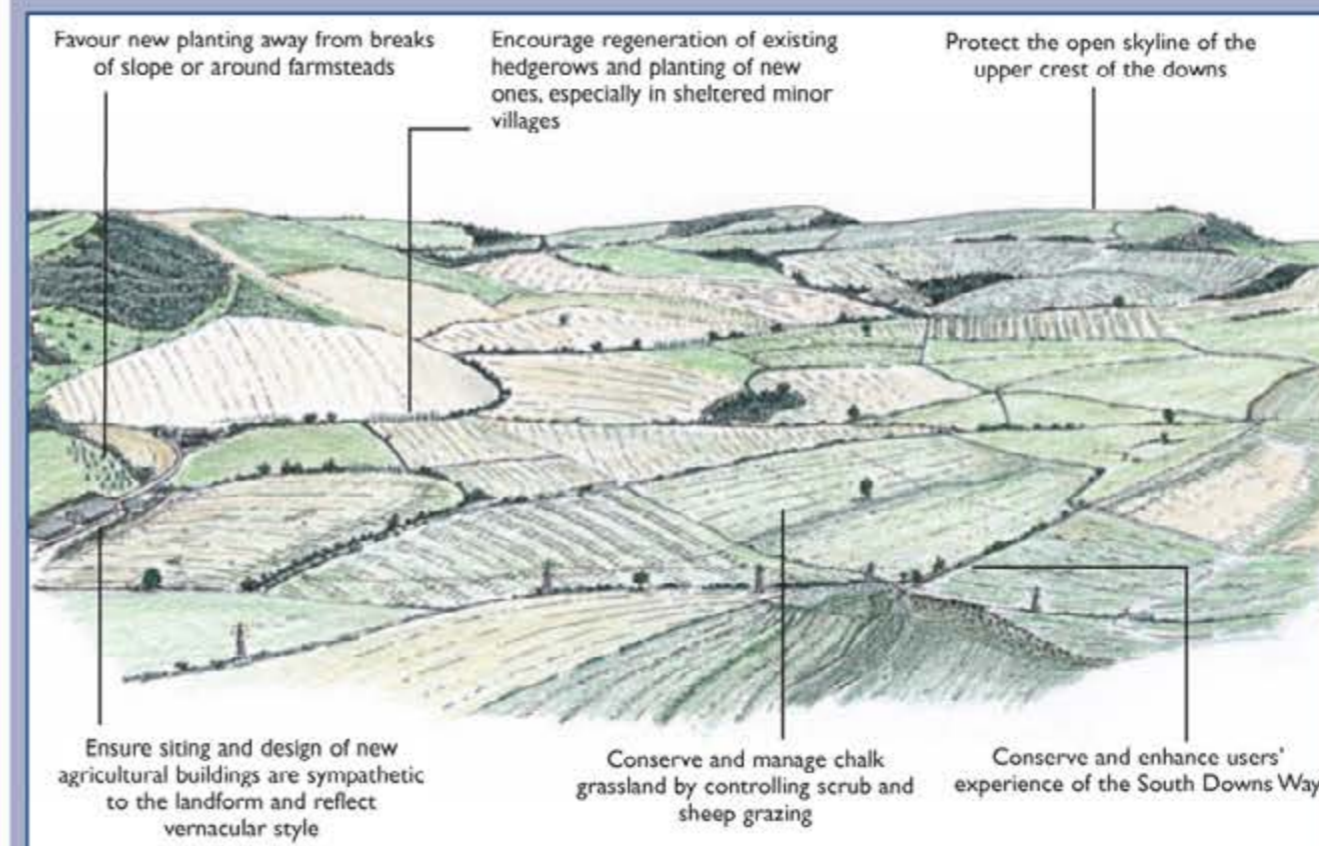


Edburton Hill



Jack and Jill Windmills

Land Management Guidelines



Conserve and enhance the open, elemental qualities of the downland landscape and its historic legacy, encourage landscape restoration and woodland management, and ensure that new development is well-integrated within the landscape.

- Conserve and enhance the essence of the open downland and scarp landscapes through scrub clearance and grazing.
- Ensure that any new development has a minimum impact on views from the downs and is integrated within the landscape.
- Pay particular attention to the siting of telecommunications masts.
- Maintain and manage surviving species-rich chalk grassland and plan for the restoration of extensive new areas.
- Protect and enhance the historic legacy of the area including important archaeological remains and ancient routeways.
- Maintain, restore and manage woodland and hedgerow landscapes, and visually important tree clumps and belts where this does not conflict with conservation of the historic and natural environment.
- Carry out landscape improvements to the rural urban fringe to the south in accordance with a long-term plan to be agreed by all partners.
- Maintain and manage dew ponds for their landscape diversity and nature conservation value.
- Protect the character of rural lanes and manage road verges to enhance their nature conservation value.
- Resist creating areas of horse paddocks, riding schools and stabling in open downland.
- Reduce the visual impact of recreational activities including golf courses, car parks, horse stabling and grazing, and enhance the landscape at Truleigh Hill and around the recreational facilities at Devil's Dyke.
- Conserve and enhance the setting of historic farmsteads and barns.
- Minimise the effects of adverse incremental change by seeking new development of high quality that sits well within the landscape and reflects local distinctiveness.

The Guidelines should be read in conjunction with:

- County-wide Landscape Guidelines set out in *A Strategy for the West Sussex Landscape* (November 2005) published by West Sussex County Council.
- Objectives and actions contained in the *Interim South Downs Management Plan* (March 2004) published by the Sussex Downs Conservation Board.

ANNEX B

Viewpoint analysis - important and sensitive views in Adur District

Viewpoint analysis

Visual sensitivity

The 15 viewpoints assessed in this analysis have been selected because they represent the most important views of the landscapes within the study area. These are views that have relatively high sensitivity receptors (in relation to the factors considered when assessing visual sensitivity in the landscape and visual impact assessment¹).

Sensitivity depends on the susceptibility of the viewer to change and the value attached to views. The susceptibility of different visual receptors to changes in views and visual amenity is a function of the nature of the viewpoint and the expectations and occupation of the viewer. Visual receptors that are most susceptible to change are likely to include:

- people engaged in outdoor recreation, including users of public footpaths, recreational routes and popular open access land whose attention is typically focused on the views and the visual amenity they experience at particular locations;
- visitors to heritage assets, or to other attractions, where views of the surroundings are an important contributor to the experience;
- communities where views contribute to the landscape setting enjoyed by residents of the area.

Judgements about visual sensitivity should also take account of the value attached to particular views, for example in relation to heritage assets or through planning designations, including protected landscapes and cultural / historic associations.

All the viewpoints in the visibility assessment are selected because they are likely to be used by visual receptors with a relatively high sensitivity to changes in views. There is also an emphasis on demonstrating how the landscapes of the study area are perceived from the protected landscapes of the South Downs National Park (SDNP).

For the purposes of this analysis, visual receptor sensitivity is referred to as 'viewpoint sensitivity' and is categorised as low, medium or high depending on the balance of the above sensitivity criteria. However, it is important to note that all these viewpoints have relatively high sensitivity. Generally, views from roads (with the exception of the view from the A259) and the important sequential views from trains on the railway line across the study area have not been assessed, although they are also important in the wider landscape context.

¹ Guidelines for Landscape and Visual Impact Assessment, 3rd Edition (GLVIA3), Landscape Institute and Institute of Environmental Management & Assessment, 2013

The SDNP Landscape Character Assessment notes that the distinctive Open Downland landscapes of the Sussex Downs (Landscape Character Type A) *are especially sensitive to development change beyond the park boundary given the proximity to and views over development on the coastal plain*². A view characterisation and analysis study for the SDNP notes the importance of the views southwards from the high chalk downs, across the coastal plain and out to the sea³. Management guidance for conserving the special qualities of the SDNP within these views states *Maintain the undeveloped character of the downs within the National Park which contrasts with the developed coastal plain, and ensure that development outside the National Park does not block, or adversely affect the quality of, views towards the sea* (Paragraph 3.27). This guidance applies particularly to viewpoints 1-11.

Visibility analysis per viewpoint

The following sections provide an analysis of the visibility of the study area landscapes from each of the 15 viewpoints. Their location is shown on Figure B1. A photograph of the view is accompanied by a plan showing the approximate area of visibility from the view.

The photography is generally in accordance with guidance provided in the Landscape Institute's Visual Representation of Development Proposals Technical Guidance Note⁴ which in turn follows the broad principles set out in GLVIA3¹.

The photographs used are Type 1 Annotated Viewpoint Photographs. These are reproduced at a size intended to aid clear understanding of the view and context. A Full Frame Sensor camera with 50mm lens was used and the photographs are presented as panoramic images to capture the extent of the views. Guidance suggests that panoramic images be presented as cylindrical panoramas of up to 90° HFoV at A1 width with an image size of 820mm x 250mm. This sizing equates to around 96% image 'enlargement'. Where additional HFoV is required to capture a wide panorama, an additional 90° HFoV can be added. In this case all views are based on 135° and 180° HFoV and rather than split into separate views the sheet size has been extended so that the entire view can be seen on one page.

Foreshortening of views makes it extremely difficult to plot with

² <https://www.southdowns.gov.uk/landscape-design-conservation/south-downs-landscape-character-assessment/south-downs-landscape-character-assessment-2020/>

³ South Downs National Park: View Characterisation and Analysis, Land Use Consultants, 2015

⁴ Visual Representation of Development Proposals Technical Guidance Note 06/19, Landscape Institute, 2019

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 study area; the visibility of adjacent urban areas and land within the SDNP 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.

The areas of visibility are combined in Figures B8 (page 51) and B17 (page 70), which illustrate the variation in visibility of areas within the study area. Areas with the darkest orange tone are visible from more of these sensitive viewpoints than areas with a lighter tone.

Representing landscape change

Landscapes are in a constant state of flux and this report has been prepared at a time when strategic allocations in the Adur Local Plan (2017) and Worthing Local Plan (2021) are partially implemented. The resulting constraints on the representation of these allocated built developments are:

- **Regional scale maps** - strategic allocations and developed land that is not depicted on the Ordnance Survey base are shown as a grey tone.
- **Aerial photographs** - strategic allocations are shown as an illustrative sketch, which is based on layouts that have planning approval. An indicative layout for a large scale commercial development is shown on land in the northern part of New Monks Park.
- **Photographs** - strategic allocations (in the Adur Local Plan 2017) and the Brighton and Hove Football Academy were not yet implemented (or were under construction) during the preparation of this study and so do not appear on photographs in this report because the construction works associated with the New Monks Farm development were visually intrusive and distracting.

Note that the visibility analysis for viewpoints 1-15 is indicative in the vicinity of the strategic allocations because the exact extent of visibility cannot be verified before these developments are complete.

Figure B1

Selected viewpoints

Visibility Analysis: Landscape between Worthing and Sompting

Viewpoint 1 - 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 SDNP.

An extensive area of the study area between Worthing and Sompting is visible, albeit in a distant view. The east Loose Lane Fileds and Cokeham Fen LCAs appear as a wooded fringe in this distant view. The overlapping layers of vegetation at and beyond the railway give the impression that this gap leads right to the sea.



Photograph shows land that is subject to development (as part of a strategic allocation in the Adur Local Plan 2017)



- South Downs National Park
- Principal built-up areas
- Viewpoint location (High sensitivity viewpoint)

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



Figure B2

Viewpoint 1 - Cissbury Ring

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 SDNP, but is relatively distant from the study area. The fields and hedgerows in the western part of the study area and on the edge of Worthing are clearly visible.



Photograph shows land that is subject to development (as part of a strategic allocation in the Adur Local Plan 2017)



- South Downs National Park
- Principal built-up areas
- Viewpoint location

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



Figure B4

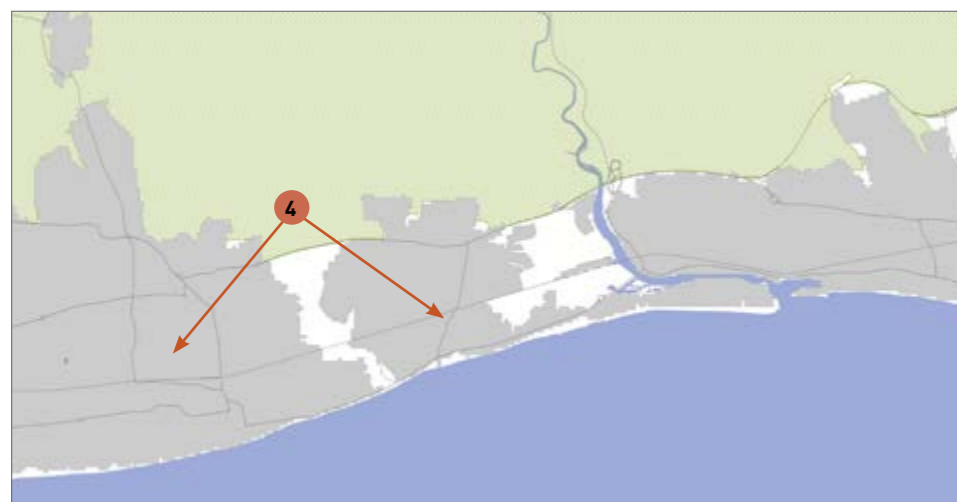
Viewpoint 3 - Tennant Hill

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 western part of the study area. There are extensive views from this footpath across the whole of the farmland that lies between Worthing and Sompting. Sompting Church is a focus in the foreground and the view shows the transition from the open arable fields in LCA 3 to the more enclosed, small scale pastures in the western part of LCA 2 and in LCA 4.

Viewpoint 4 has medium sensitivity. It provides an exceptionally clear view of the western study area from a public right of way within the SDNP, but the route is less well used than other routes on the edge of the Downs.

The two isolated clumps of trees 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.



- South Downs National Park
- Principal built-up areas
- Viewpoint location

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



Photograph shows land that is subject to development (as part of a strategic allocation in the Adur Local Plan 2017)

Figure B5

Viewpoint 4 - The Nore



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 study area, but is from a public right of way within the SDNP which is easily accessible from the car park on Titch Hill.

The housing on the western fringes of Sompting and the open fields in the centre of LCA 3 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).



- South Downs National Park
- Principal built-up areas
- Viewpoint location

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



Photograph shows land that is subject to development (as part of a strategic allocation in the Adur Local Plan 2017)

Figure B6

Viewpoint 5 - Steep Down



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 western study area from an exceptionally well used and accessible route within the SDNP.

The housing in the foreground is the western part of North Lancing and the landscape between Worthing and Sompting (the western part of the study area) is in the distance, beyond the western extension of Sompting.



Photograph shows land that is subject to development (as part of a strategic allocation in the Adur Local Plan 2017)

Figure B7



- South Downs National Park
- Principal built-up areas
- Viewpoint location

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

Viewpoint 6 - West of Lancing Ring



Figure B8

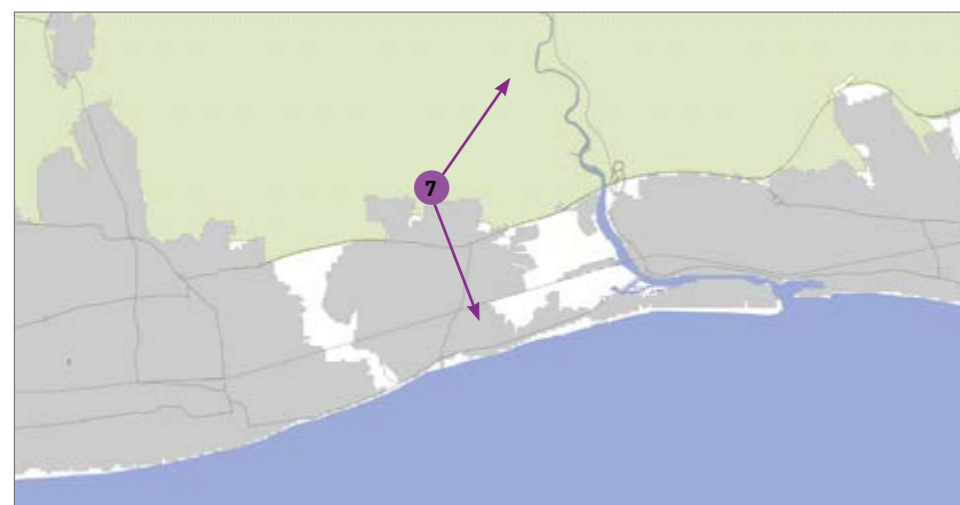
Visibility analysis: Landscape between Worthing and Sompting

Visibility Analysis: Landscape between Lancing and Shoreham

Viewpoint 7 - Lancing Ring

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

Viewpoint 7 has high sensitivity. It provides a relatively close view of the study area from an exceptionally well used open access land within the SDNP. The A27 River Adur bridge is visible on the middle 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.



- South Downs National Park
- Principal built-up areas
- Viewpoint location (High sensitivity viewpoint)

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



Photograph shows land that is subject to development (as part of a strategic allocation in the Adur Local Plan 2017)

Figure B9

Viewpoint 7 - Lancing Ring



Google licence - JCPMB8T12852M1



Viewpoint 7 - Lancing Ring

Camera/Lens	: Canon EOS 6D / 50mm f/8 USM	Date	: 23.08.2023	Correct printed image size	: 1230 x 250 mm
Horizontal field of view	: 135 degrees	Time	: 15:47	Enlargement factor	: 96% @ A1
Camera height	: 1.55 m	Direction of view	: Looking southeast		
Projection	: Cylindrical	Paper size	: 1261 x 297 (1.5 A1 landscape length x A4 portrait width)		

Viewpoint 8 - 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 8 has medium-high sensitivity. It provides a relatively close view of the eastern part of the study area from an exceptionally well used and accessible route within the SDNP.

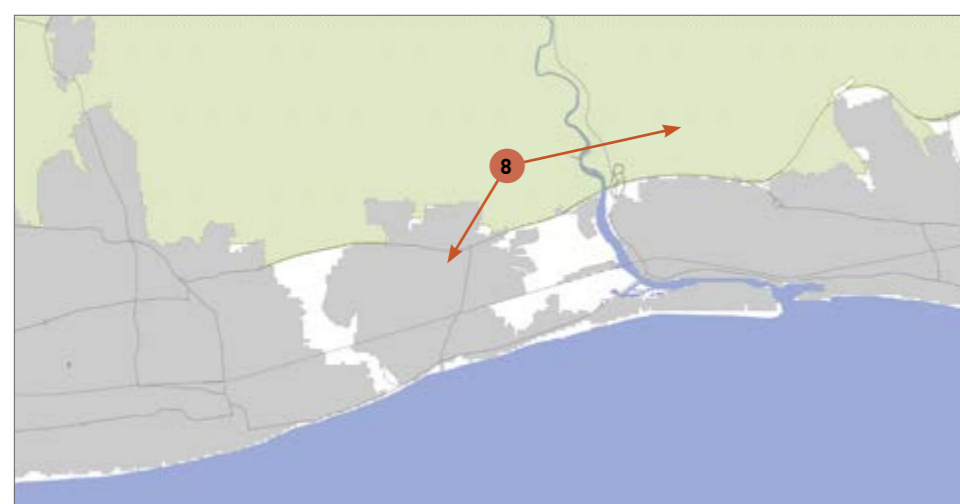
The buildings of Shoreham Airport, including the historic (listed) terminal building) are clearly visible from this viewpoint, along with the fields (adjacent to New Salts Farm to the south of the railway/airport) and an extensive area of LCA 5.



Photograph shows land that is subject to development (as part of a strategic allocation in the Adur Local Plan 2017)

Figure B10

Viewpoint 8 - Hoe Court Farm



- South Downs National Park
- Principal built-up areas
- 8 Viewpoint location

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





Viewpoint 8 - Hoe Court Farm

Camera/Lens	: Canon EOS 6D / 50mm f/8 USM	Date	: 23.08.2023	Correct printed image size	: 1230 x 250 mm
Horizontal field of view	: 135 degrees	Time	: 16:40	Enlargement factor	: 96% @ A1
Camera height	: 1.55 m	Direction of view	: Looking southeast		
Projection	: Cylindrical	Paper size	: 1261 x 297 (1.5 A1 landscape length x A4 portrait width)		

Viewpoint 9 - 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 SDNP.

It should be noted that the original photograph used in the initial report dated 2022 was taken from Lancing Chapel. Refer to dashed viewpoint on Figure B11. However, when the photography was updated in August 2023 permission was not granted to photograph from the Chapel. As result the viewpoint was moved to the bridle path south of the college as shown on figure B11.

Viewpoint 9 has high sensitivity. It provides a relatively close view of the study area from one of the most popular tourist destinations (and landmarks) in the area, which is also a Grade 1 listed building within the SDNP.

The focus of the view is the River Adur, and the railway bridge across the river together with 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.



- South Downs National Park
- Principal built-up areas
- Viewpoint location (High sensitivity viewpoint)
- Landscape Character Areas
- Areas visible from viewpoint
- Areas visible from high sensitivity viewpoint
- Direction of view



Photograph shows land that is subject to development (as part of a strategic allocation in the Adur Local Plan 2017)

Figure B11

Viewpoint 9 - Lancing College Chapel





Viewpoint 9 - Bridle path south of Lancing College Chapel

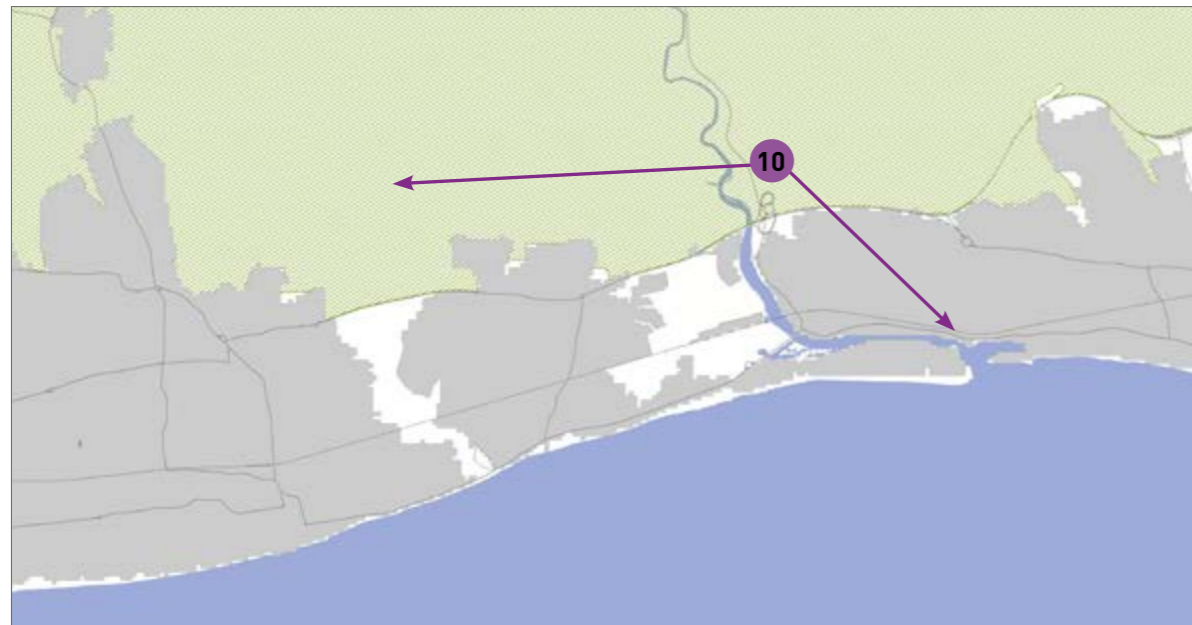
Camera/Lens	: Canon EOS 6D / 50mm f/8 USM	Date	: 23.08.2023	Correct printed image size	: 1230 x 250 mm
Horizontal field of view	: 135 degrees	Time	: 14:57	Enlargement factor	: 96% @ A1
Camera height	: 1.55 m	Direction of view	: Looking southeast		
Projection	: Cylindrical	Paper size	: 1261 x 297 (1.5 A1 landscape length x A4 portrait width)		

Viewpoint 10 - Mill Hill Nature Reserve

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

Viewpoint 10 has high sensitivity. It provides a relatively close view of the study area from an exceptionally well used area and accessible area of open access land on the edge of an urban area within the SDNP.

This is an extensive, open view from an elevated viewpoint. The northern part of the landscape between Lancing and Shoreham 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 Lancing in the distance and to the buildings of Shoreham Airport in the south. The sensitivity of this specific panorama is noted in the SDNP Landscape Character Assessment for LCA G3.



- South Downs National Park
- Principal built-up areas
- Viewpoint location (High sensitivity viewpoint)

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



Photograph shows land that is subject to development (as part of a strategic allocation in the Adur Local Plan 2017).

Figure B12

Viewpoint 10 - Mill Hill Nature Reserve





Viewpoint 10 - Mill Hill Nature Reserve

Camera/Lens	: Canon EOS 6D / 50mm f/8 USM	Date	: 23.08.2023	Correct printed image size	: 1230 x 250 mm
Horizontal field of view	: 135 degrees	Time	: 12:48	Enlargement factor	: 96% @ A1
Camera height	: 1.55 m	Direction of view	: Looking south		
Projection	: Cylindrical	Paper size	: 1261 x 297 (1.5 A1 landscape length x A4 portrait width)		

Viewpoint 11 - Adur River Embankment

A panoramic view looking north and north westwards from the footpath along the flood embankment of the River Adur.

An extensive part of the study area 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 Adur Recreation Ground (just to the south of the viewpoint) and the potential to walk northwards along the embankment, across the Old Tollbridge to Shoreham and out to the SDNP along the 'Downs Link' long distance footpath

Viewpoint 11 has high sensitivity. It provides a close, clear view of the landscape between Lancing and Shoreham from an exceptionally well used and accessible recreational route (leading to the SDNP) on the edge of an urban area.

The Shoreham Airport buildings are on the far left of the photograph and the airfield is to the left of the path in 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.



- South Downs National Park
- Principal built-up areas
- Viewpoint location (High sensitivity viewpoint)
- Landscape Character Areas
- Areas visible from viewpoint
- Areas visible from high sensitivity viewpoint
- Direction of view



Photograph shows land that is subject to development (as part of a strategic allocation in the Adur Local Plan 2017)

Figure B13

Viewpoint 11 - Adur River Embankment



Google licence - JCPMB8T12852M1



Viewpoint 11 - Adur River Embankment

Camera/Lens	: Canon EOS 6D / 50mm f/8 USM	Date	: 23.08.2023	Correct printed image size	: 1230 x 250 mm
Horizontal field of view	: 135 degrees	Time	: 10:55	Enlargement factor	: 96% @ A1
Camera height	: 1.55 m	Direction of view	: Looking northwest		
Projection	: Cylindrical	Paper size	: 1261 x 297 (1.5 A1 landscape length x A4 portrait width)		

Viewpoint 12 - 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 airfield of Shoreham Airport.

Viewpoint 12 has high sensitivity. It is from a listed structure within the Old Shoreham Conservation Area and 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 to the north of the West Beach estate (LCA 11). The gable ends of the housing on the edge of Lancing are visible in the distance, demonstrating that the view extends (east-west) right across the landscape between Lancing and Shoreham.



- South Downs National Park
- Principal built-up areas
- Viewpoint location (High sensitivity viewpoint)

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



Photograph shows land that is subject to development (as part of a strategic allocation in the Adur Local Plan 2017)

Figure B14

Viewpoint 12 - Shoreham Tollbridge (to SW)





Viewpoint 12 - Shoreham Tollbridge (to SW)

Camera/Lens	: Canon EOS 6D / 50mm f/8 USM	Date	: 23.08.2023	Correct printed image size	: 1230 x 250 mm
Horizontal field of view	: 135 degrees	Time	: 11:46	Enlargement factor	: 96% @ A1
Camera height	: 1.55 m	Direction of view	: Looking southwest		
Projection	: Cylindrical	Paper size	: 1261 x 297 (1.5 A1 landscape length x A4 portrait width)		

Viewpoint 13 - 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 13 has high sensitivity. It is from a listed structure within the Old Shoreham Conservation Area and 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 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 (LCA 8) 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.



- South Downs National Park
- Principal built-up areas
- Viewpoint location (High sensitivity viewpoint)

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



Preview of panorama

Figure B15

Viewpoint 13 - Shoreham Tollbridge (to NE)



Google licence - JCPMB8T1Z8S2M1

SHOREHAM-BY-SEA

LANCING

Google licence - JCPMB8T1Z8S2M1



Viewpoint 13 - Shoreham Tollbridge (to NE)

Camera/Lens	: Canon EOS 6D / 50mm f/8 USM	Date	: 23.08.2023	Correct printed image size	: 1230 x 250 mm
Horizontal field of view	: 135 degrees	Time	: 11:38	Enlargement factor	: 96% @ A1
Camera height	: 1.55 m	Direction of view	: Looking northeast		
Projection	: Cylindrical	Paper size	: 1261 x 297 (1.5 A1 landscape length x A4 portrait width)		

Viewpoint 14 - Adur Ferry Bridge (to W)

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

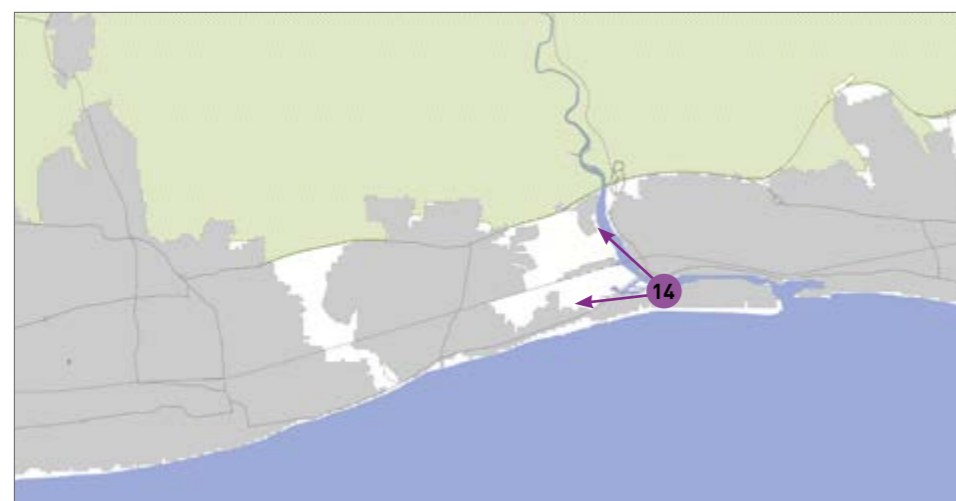
Viewpoint 14 has high sensitivity. It is from a well used public footbridge linking urban neighbourhoods and is a popular visitor destination.

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.



Figure B16

Viewpoint 14 - Adur Ferry Bridge (to W)



- South Downs National Park
- Principal built-up areas
- Viewpoint location (High sensitivity viewpoint)

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





Viewpoint 14 - Adur Ferry Bridge (to W)

Camera/Lens	: Canon EOS 6D / 50mm f/8 USM	Date	: 23.08.2023	Correct printed image size	: 1230 x 250 mm
Horizontal field of view	: 135 degrees	Time	: 09:34	Enlargement factor	: 96% @ A1
Camera height	: 1.55 m	Direction of view	: Looking northwest		
Projection	: Cylindrical	Paper size	: 1261 x 297 (1.5 A1 landscape length x A4 portrait width)		

Viewpoint 15 - A259 roundabout

From the northern footpath of the A259 west of Saltings Roundabout looking northwards in which the New Salts Farm farmland forms the foreground to views to the Downs.

Viewpoint 15 has medium-high sensitivity. Although this view is from the relatively busy A259 it is one of few locations in which the undeveloped 'green' open landscape appears to extend almost to the sea.

In this extensive 135° panoramic view one can see Shoreham to the east and the built edge of Lancing to the west. In the middle ground is the cluster of farm buildings on New Salts Farm Road. Beyond are the Downs, and New Salts Farm farmland forms the foreground to these views to the Downs. It is these striking visual connections between the undeveloped open grassland of the New Salts Farm site and the surrounding open grasslands of Shoreham Airfield, the new country park to the east of the New Monks Park development and the open pastures to the east of New Salts Farm Road that cumulatively have particularly scenic value because they are perceived as an extensive, interconnected greenspace within the context of this relatively built up south coastal plain landscape.



- South Downs National Park
- Principal built-up areas
- Viewpoint location (Medium-high sensitivity viewpoint)

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



Figure B17

Viewpoint 15 - A259 roundabout

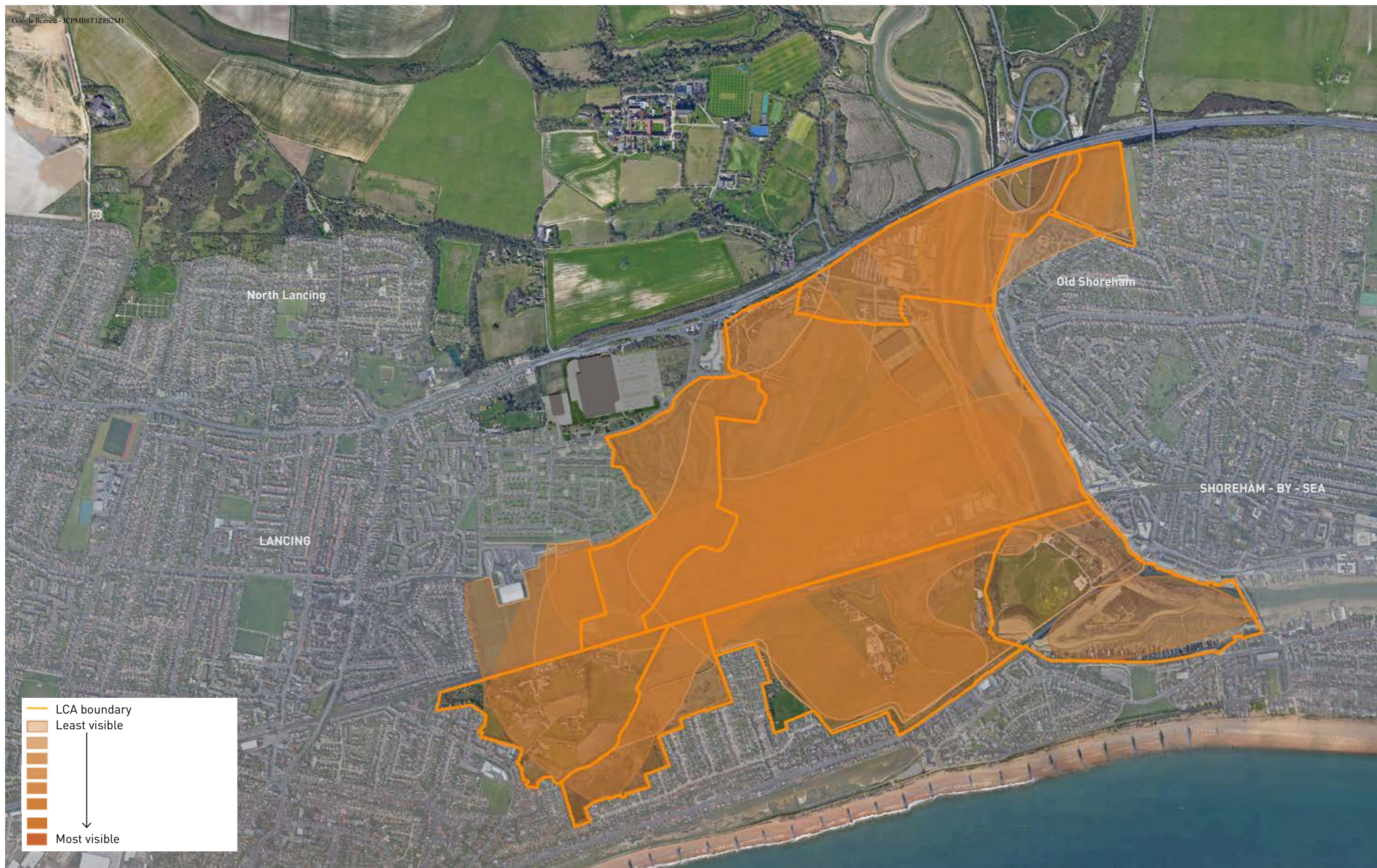




Viewpoint 15 - A259 roundabout

Camera/Lens	: Canon EOS 6D / 50mm f/8 USM	Date	: 23.08.2023	Correct printed image size	: 1640 x 250 mm
Horizontal field of view	: 180 degrees	Time	: 08:15	Enlargement factor	: 96% @ A1
Camera height	: 1.55 m	Direction of view	: Looking northwest		
Projection	: Cylindrical	Paper size	: 1682 x 297 [2 A1 landscape length x A4 portrait height]		

Figure B17

Visibility analysis: Landscape between Lancing and Shoreham

ANNEX C

Settlement landscape settings

Analysis of the landscapes between Worthing & Sompting and Lancing & Shoreham which contribute to the settings of these urban areas

Settlement landscape settings - landscape analysis

Landscape between Worthing and Sompting

The undeveloped landscape in the western part of the study area forms part of the landscape setting for the principal settlements of Worthing to the west and the urban area that comprises Sompting to the north-east and Lancing to the south-east. It is also the setting for the small village of Sompting in the centre of this area, which is bisected by the A27.

Figure C3 (and its component Figures C1 and C2) highlights the key landscape features, landmarks, and views which are distinctive within the western part of the study area. It also shows the principal 'landscape edges', which structure the way we perceive the landscape in views from the principal gateway approaches via roads and the railway and from publicly accessible footpaths and viewpoints.

The large, open arable fields surrounding Loose Lane make an important contribution to the sense of space and scale in the centre of the landscape between Worthing and Sompting. These fields give the impression that the farmland that lies between the two urban areas is expansive, particularly as they are fringed by hedgerows and hedgerow trees which partially screen the surrounding urban edges. The layering effect of hedgerows and trees increases towards the village of Sompting to the north, where the historic field pattern of small paddocks and orchard is partially intact.

There are relatively few upstanding landmarks, not least because views from local roads are contained by roadside vegetation, but the church tower of St Marys Church is a local landmark in views from the edge of Sompting and from the A27 (eastbound).

Other key views are from the elevated footpaths and open access land within the SDNP from which there are long, views across the landscape between Worthing and Sompting, the railway line, which crosses the southern part of this area, and the small sections of footpath to the east and west of Sompting Village. The long, open views from the railway and from the summit of The Nore, which is a short, steep walk up the slope of the downs from Sompting village church (in the northern part of the village, north of the A27) are particularly important.

The small group of mature trees along Loose Lane, in the centre of the open arable fields is a local landmark and means of orientation in views from the chalk downs to the north.

The visual analysis that is set out in Annex B shows that the central arable fields and the southern parts of the landscape between Worthing and Sompting are the most visible in the sensitive elevated views from the SDNP. These are from Cissbury Ring (view 1), Hill

Figure C1

Worthing - Sompting - perceived edges and spaces



- District Council boundary
- Urban area
- Landform edges
- Water edges
- Green edges
- Built edges
- Prominent open spaces

Figure C2

Worthing - Sompting - visual clues



- District Council boundary
- Urban area
- Landform edges
- Water edges
- Green edges
- Built edges
- Prominent open spaces
- Prominent landmarks, visible in long views across the Gap
- Local landmarks
- Accessible routes from which there are defining views (road, rail and public rights of way)



Figure C3
Worthing-Sompting - landscape analysis

Figure C4

Worthing-Sompting landscape settings of Worthing, Sompting and Sompting Village

Barn Golf Course (view 2), Tennant Hill (view 3), The Nore (View 4), Steep Down (view 5) and the footpath to the west of Lancing Ring (view 6).

Figure C4 shows how the 'landscape edges' (described in Figure C1) define the landscape setting for Sompting/Lancing, Worthing and Sompting Village. These landscape edges 'contain' the views across the farmland to the edges of these three settlements.

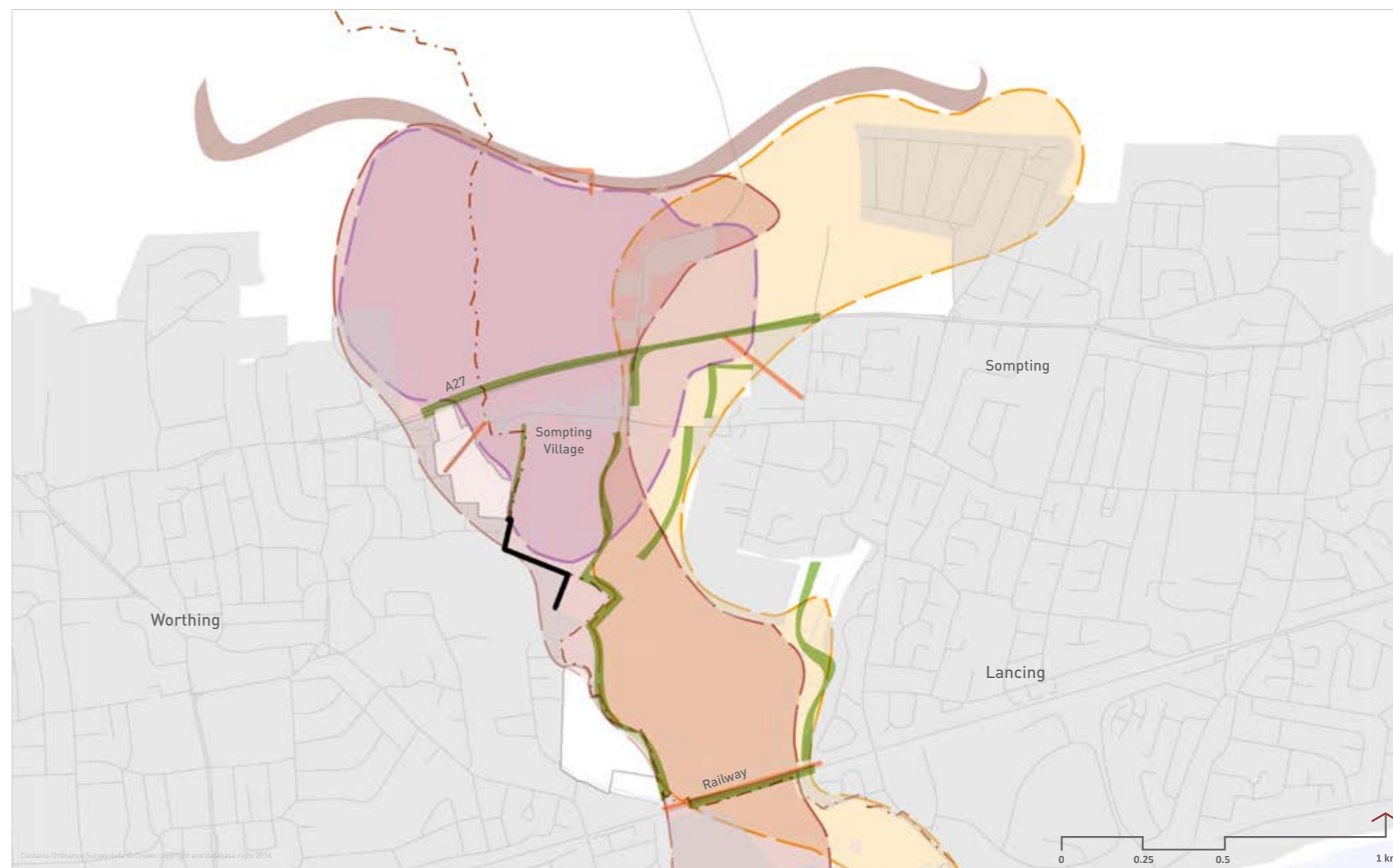
The skyline of the chalk downs is the 'landform edge' and a backdrop to northward views, often with the distinctive tower of St Marys Church as a landmark on the lower slopes of the Downs. At a local scale, the margins of these landscape settings are defined by the belts of trees and hedgerows that enclose the fields on the fringes of Worthing, Lancing and Sompting Village. Some parts of Broadwater and the built up part of Sompting are defined by houses and (on the edge of the East Worthing industrial estate) by industry.

Figure C4 loosely defines the landscape settings of Lancing and Shoreham, based on the broad zones of visual influence of accessible local views and the character of the landscape edges.

Figure C4 shows that the landscape setting of Sompting/Lancing extends northwards to the chalk downlands at Steep Down and The Nore and westwards to the fringes of Sompting Village. It includes the whole of the 'prominent open space' formed by the open arable farmland surrounding Loose Lane. The landscape setting of Broadwater/Worthing extends northwards to the downs at Tennants Hill and the Nore. It includes parts of Sompting Village and the arable fields which are shown as 'prominent open space' on Figure C3. The landscape setting of Sompting Village includes the backdrop of the down and the historic pastures and orchards to the south of the village. It extends westwards to the fringes of Broadwater.

There are extensive overlaps between the landscape settings of Worthing, Sompting Village and Sompting/Lancing, which demonstrate the valuable role these landscapes have in contributing to the landscape settings of three settlements.

While the undeveloped land between Worthing and Sompting clearly does provide a critically important visual break between these settlements, the overlaps between the landscape settings of the three settlements suggests that this western part of the study area is already critically narrow. There is a risk that further development, in addition to that allocated in the Adur Local Plan (2017) would contribute to the coalescence of Worthing, Sompting Village and the urban area of Sompting/Worthing.



- Broad landscape setting of Lancing/Sompting
- Broad landscape setting of Worthing
- Broad landscape setting of Sompting Village
- District Council boundary
- Urban area
- Landform edges
- Water edges
- Green edges
- Built edges
- Accessible routes from which there are defining views (road, rail and public rights of way)

Landscape between Lancing and Shoreham

Figure C7 (and its component Figures C5 and C6) shows the key landscape features, landmarks, and views which are distinctive within the eastern part of the study area. It also shows the ‘landscape edges’ which structure the way we perceive the landscape in views from the principal gateway approaches via roads and the railway and from publicly accessible footpaths and viewpoints.

This analysis shows the importance of the River Adur as a key landscape feature within the undeveloped land that separates the urban areas of Lancing and Shoreham. The majority of the publicly accessible viewpoints are from the bridges across or paths alongside the river and the sinuous river corridor provides a striking and distinctive focus for local views.

The skyline of the chalk downs is the ‘landform edge’ and a backdrop to northward views across this area. The banks of the River Adur are ‘water edges’ that snake across the far eastern part of the study area. At a local scale, the margins of this landscape between Lancing and Shoreham are defined by the ‘built edges’ of roads, bridges and urban development and/or the ‘green edges’ of tree belts.

The views along the River Adur and Shoreham Airfield from the A27 road bridge contribute to the landscape settings of Shoreham and Lancing because they are part of a dramatic sequence of views from the Downs to the Adur valley and coastal plain. The road bridge is at the point where the view suddenly opens up from the rolling, relatively enclosed landscape of the South Downs to reveal the meandering tidal waters of the River Adur, the town of Shoreham to the south east and the flat green sweep of Shoreham Airport. Lancing College Chapel is a striking landmark on the flank of the chalkland valley slopes. Although these views are from a road, they are relevant considerations within a landscape and visual impact appraisal because they are from a scenic route within the SDNP and because they contribute to a landscape setting of the National Park (and the settlements of Shoreham and Lancing) that is enjoyed by local residents and visitors to the area.

The viewpoint analysis (Annex B) shows the important views within this eastern part of the study area. Other key views are from the elevated footpaths and open access land within the SDNP, the railway line, which slices across the centre of this area, and the A259 near New Salts Farm. It is notable that there are very few opportunities for views across this landscape from local roads as views from the A27, A283 and A259 are typically constrained by built development (which provides a permanent screen) and/or vegetation (which may change with the seasons and could be removed). Within this context,

Figure C5

Lancing-Shoreham - perceived edges and spaces



- Urban area
- Landform edges
- Water edges
- Green edges
- Built edges
- Prominent open spaces

Figure C6

Lancing-Shoreham - visual clues



- Urban area
- Landform edges
- Water edges
- Green edges
- Built edges
- Prominent open spaces
- Prominent landmarks, visible in long views across the Gap
- Local landmarks
- Accessible routes from which there are defining views (road, rail and public rights of way)

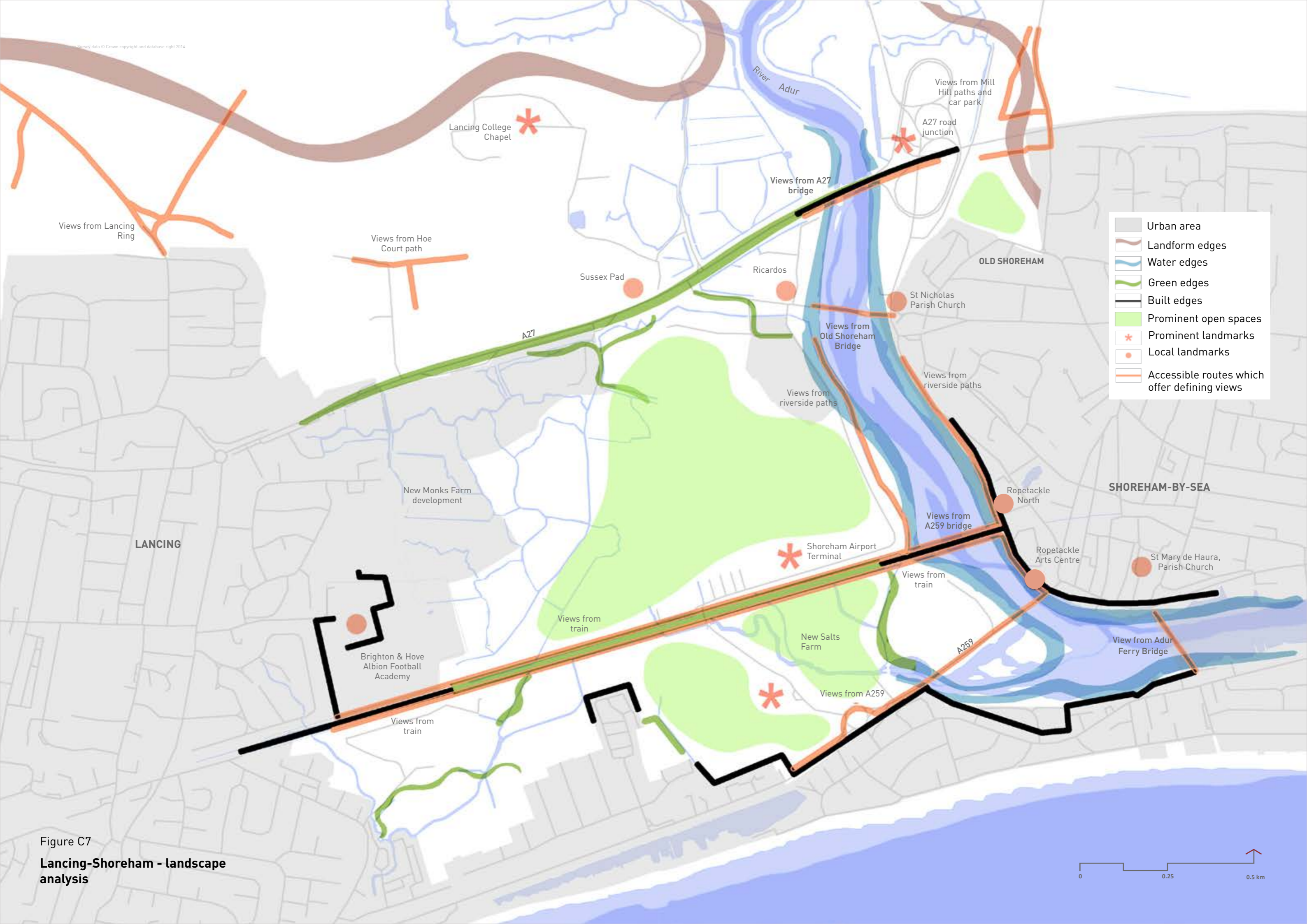


Figure C7
Lancing-Shoreham - landscape
analysis

Figure C8

Lancing-Shoreham - landscape settings for Lancing and Shoreham

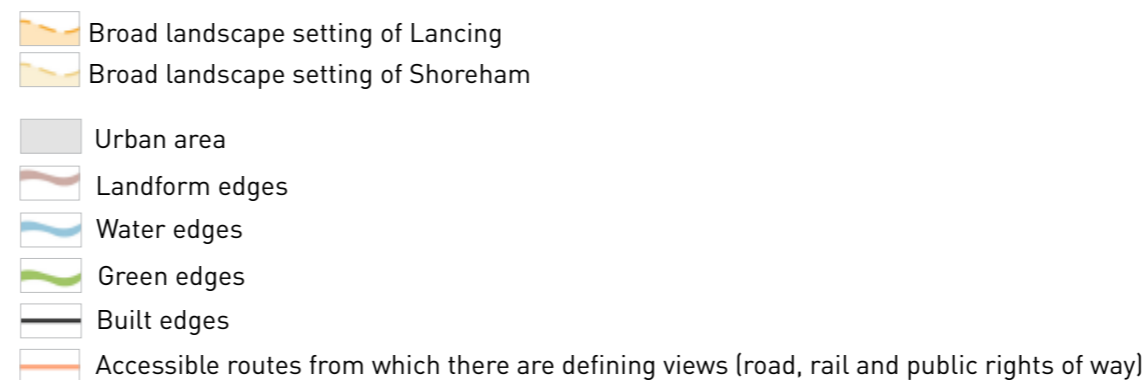
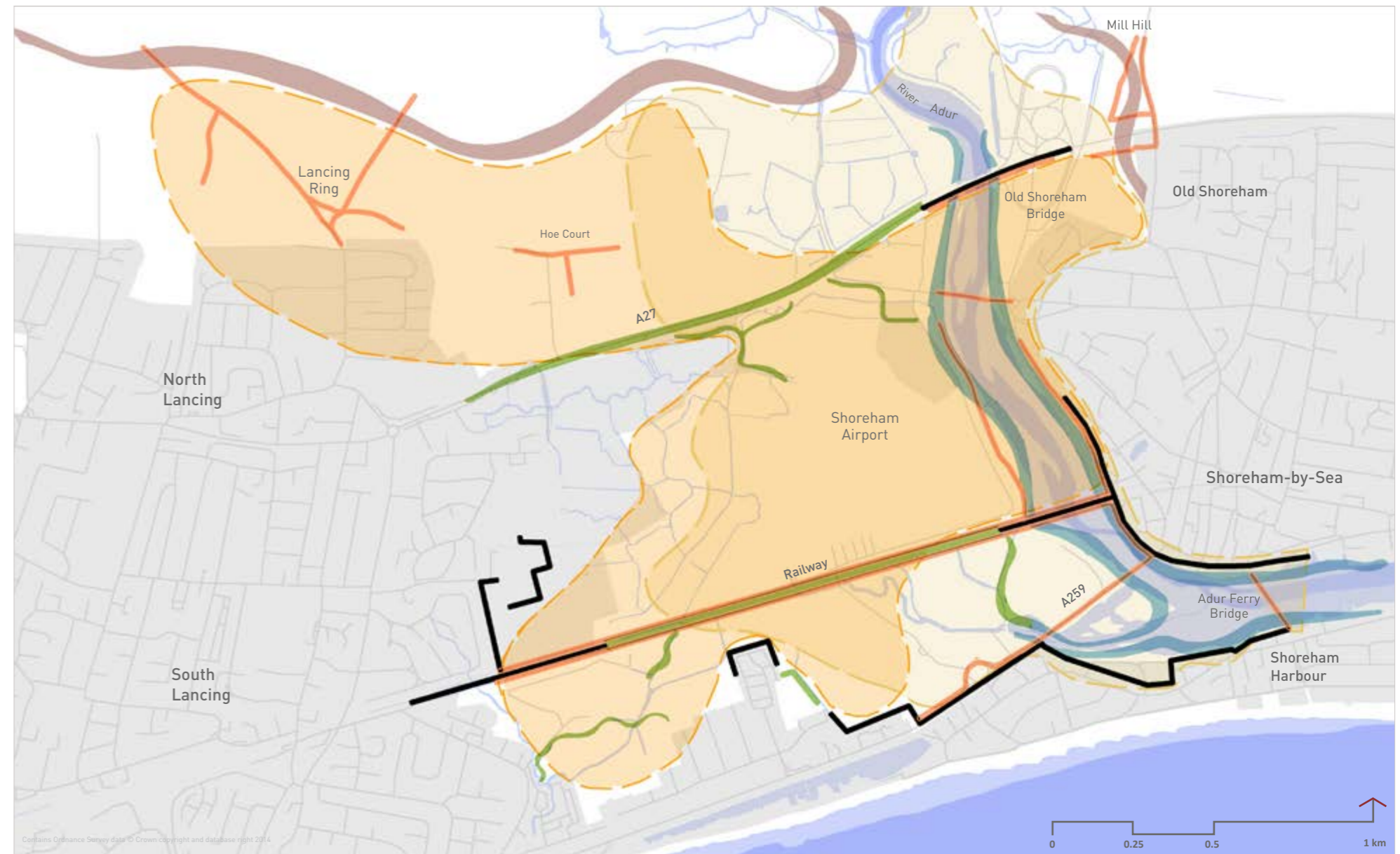
the long, open views from the A27 Adur road bridge and the railway are particularly important.

The centre of Shoreham Airfield, the fields either side of New Salts Farm and the slopes of Mill Hill on the northern fringes of Shoreham are highlighted as prominent open spaces on Figure C7 because they are visible in these defining views and because they enhance our appreciation of the physical, natural landscape elements that structure this landscape.

The juxtaposition of the open green turf of the airfield and the River Adur brings emphasis to the natural curve of the river. Similarly, the sweeping concave skyline of the open fields on the flank of Mill Hill, enhance our perception of the wider chalkland setting. The views southward from the popular South Downs open access land at Lancing Ring show the importance of the fields at New Salts Farm in 'lengthening' the view to green space beyond the railway line and so enhancing the perception that the remaining undeveloped landscape extends from the Downs almost to the sea. Similarly, there are views to the north-west from the A259 which give the impression of the landscape extending to the foot of the Downs. The slopes of Mill Hill form a backdrop to views to the north-east from the A259.

The centre and south west part of this area (to the west of Shoreham Airfield and in the vicinity of Old Salts Farm) can only be seen at close quarters in views from the train, yet the visual analysis of this eastern part of the study area that is set out in Annex B shows that these areas are visible in the most sensitive views, such as the elevated views from the SDNP - from Lancing College Chapel (view 10), Lancing Ring (view 8) and Mill Hill (view 11) - and views from the path along the west bank of the River Adur (views 12 and 13).

It is important to recognise that the visual analysis in Annex B describes only the most sensitive views - from the SDNP and recreational paths, which are likely to be used by relatively high sensitivity receptors. This study also placed emphasis on demonstrating how the landscapes of the study area are perceived from the protected landscapes of the National Park. It does not take account of views from local roads. However, these are also important in the context of the landscape settings of the settlements of Lancing and Shoreham - the view south and south westwards from the A27 bridge over the River Adur provides a sweeping view of the river corridor and the airfield alongside and is a gateway view to Lancing and Shoreham. Similarly, the open views northwards from the A259 in the New Salt's Farm area provide the only direct views onto and across the open green fields between Lancing and Shoreham and so make an important contribution to our perception of this eastern



part of the study area, both as an open 'green' landscape and as part of the sequence of views on the approach to Shoreham-by-Sea from the west.

Figure C8 shows how the 'landscape edges' (described in Figure C1) define the landscape setting for Lancing and Shoreham-by-Sea. These landscape edges 'contain' the key views to the edges of these two settlements.

Figure C8 loosely defines the landscape settings of Lancing and Shoreham, based on the broad zones of visual influence of accessible local views and the character of the landscape edges.

There are variations in the character and strength of the landscape edges. The line of houses along the east bank of the Adur is a strong, distinctive edge, while the groups of trees and dispersed farm holdings in the Old Salts Farm area form a more blurred transition. The landscape setting of both settlements extends beyond the Adur Local Plan area into the SDNP as the elevated chalk downland is a backdrop to views.

Figure C8 shows that the landscape setting of Lancing extends right across the entire width of the eastern part of the study area to the east bank of the River Adur, and that the landscape setting of Shoreham extends across the centre of this area to the New Monks Farm development and the Brighton & Hove Albion Football Academy on the eastern edge of Lancing. The tall lighting columns around the sports pitches associated with the football facility are visible in views from the riverside at Shoreham-by-Sea; the eastern fringes of Lancing are also visible in the view from Mill Hill, to the north-west of Shoreham.

There is an extensive overlap between the landscape settings of Shoreham and Lancing, demonstrating the value of this zone in contributing to the landscape settings of both towns.

While the undeveloped land between Lancing and Shoreham-by-Sea clearly does provide a critically important visual break between these settlements, these views, and the continuous urban edge along the coast, suggest that this eastern part of the study area is already critically narrow. There is a risk that further development, in addition to that allocated in the Adur Local Plan (2017), would contribute to the coalescence of Lancing and Shoreham-by-Sea.



Houseboats on the Adur Estuary

