

Appendix 9
Landscape appraisal

LANDSCAPE APPRAISAL OF GREENFIELD SITES IN ADUR

This landscape appraisal of specific greenfield sites put forward for Stage 7 assessment as part of the Adur SHLAA should be read in conjunction with the Adur Urban Fringe Study (BA/EA, 2006) – hereinafter referred to as AUFS – which previously assessed broad areas outside of Lancing, Shoreham, Sompting and Southwick for potential development opportunities.

The Worthing Gap and Landscape Capacity Study (HDA, 2007) – hereinafter referred to as WGLCS – extends across the boundary between the Districts of Worthing and Adur to cover the Sompting Gap and is referred to below where relevant.

Site L/6/08 Land west of Highview, Mount Way, Lancing Site L/39/08 Land to the north of 20 to 40, Firlie Road, Lancing

These sites were considered as part of site #4 in the previous AUFS assessment, but, at that time, the site also included the area between these two plots so they came forward as one site. The land lies within the AONB (although it would appear to lie outside the proposed National Park boundary).

The sites are capable of accommodating development. Landscape considerations would suggest a low rise nature. Previous comments still apply regarding landscape, environmental, and design considerations. In particular, aerial photos indicate that the land contains some significant vegetation, including a number of trees that may be of wider amenity value; these may impose constraints on the developable area and access arrangements. The sites lie adjacent to a Local Nature Reserve – ecological matters will also therefore need to be considered. A principal constraint would appear to be achieving acceptable access – this may be compromised if the plots come forward independently of the land in between.

Site L/31/08 Land to north of, West Avenue, Lancing Site L/35/08 The Minstrels Gallery, Old Salts Farm Road, Lancing BN15 8JG Site L/36/08 Land east of, Old Salts Farm Road, Lancing

These sites comprised most of site #6 in the previous AUFS (the eastern part is now part of site L/43/08) and the same comments apply. The land lies within Areas 7 and 8 of the gap analysis in that study.

The land lies within the Lancing/Shoreham Strategic Gap. The area is considered suitable for development, although it is most important to bring them forward in a comprehensive fashion; a coordinated strategy should be prepared to ensure that the full potential of the area is realised. It would appear to be desirable to provide a segregated connection to the proposed playing fields north of the railway as part of the strategy. There are important tree belts in the area which contribute to the containment of the sites and these should be protected/reinforced as part of the development strategy. The area appears to be very poorly drained and the Strategic Flood Risk Assessment (2006) indicates that the land lies within Zone 3. Access opportunities appear to be restricted.

Land abutting the eastern edge of Lancing is identified for recreational use in the local plan; the southern part already accommodates an area of open space.

Site L/32/08 New Monks Farm, Mash Barn Lane, Lancing BN15 9ES Site L/33/08 Land east of, Manor Close, Lancing Site L/34/08 Land to south of 72 to 88, Old Shoreham Road, Lancing Site L/42/08 Land south west of, New Monks Farm, Mash Barn Lane, Lancing

Sites L/33/08 and L/34/08 formed area A of site #5 in the AUFS assessment. Sites L/32/08 and L/42/08 formed areas B and C respectively. The comments from that study still apply to this area, assuming that site L/42/08 (area C) is to be developed for playing fields by the

Council. This section should also be read in conjunction with the gap analysis, as shown on map 8 of the previous AUFS assessment, and related descriptions.

The land lies within the Strategic Gap. A golf course is currently under construction to the east (on site L/32/08).

With the development of the golf course to the east, which involves very significant raising of levels, all of the sites on the eastern edges of Lancing will become quite well contained from the rest of the gap to the east. In visual terms it appears that they will become substantially concealed in views across the gap from that direction. As stated in the 2006 study, these areas do seem to offer potential for development without compromising the visual integrity and sense of separation provided by the gap. We assume that the consent for the golf course includes a comprehensive landscape scheme which will contribute to the creation of a 'new edge' to the gap.

As highlighted in the AUFS, there is the potential for development to have a significant visual impact on views from the AONB/proposed National Park to the north, which is located on rising land. Any proposal in this area would need to be carefully considered in this context and an appropriate landscape strategy integrated accordingly into any development proposal(s).

Site L/41/08 Land at junction of Saltings Roundabout, New Salts Farm, New Salts Farm Road, Lancing

Site L/43/08 New Salts Farm, New Salts Farm Road, Lancing

The western part of site L/43/08 formed part of site #6 in the previous AUFS.

The two sites comprise generally open pasture land; land in the south western part (north of Boundary Road/Bristol Avenue) appears to be neglected. The field boundaries are open with some sporadic vegetation along the adjoining boundary with existing residential areas and the area of open space off Orient Road; the northern boundary is formed by the railway which provides no appreciable containment. The flat nature of the land, combined with its openness, allows significant long range views over the railway and airport to Lancing College and the Downs.

The land north and east of the Broadway Park chalet park contributes to the sense of separation and, as such, forms an important role in maintaining separation between Lancing and western edge of Shoreham. Land in the western part, west of Broadway Park, would be suitable for development subject to access and flooding constraints. Ideally, it should come forward as part of a comprehensive strategy that includes the sites to the west.

Site S/2/08 Farm land to south of Peverel Close, Loose Lane, Sompting

No change from AUFS assessment (site #2), that this area of open flat arable land is dominated by views of adjoining housing which form a stark edge to the gap. Whilst development here would be highly visible it offers an opportunity to create a more satisfactory edge with the inclusion of dense peripheral planting to create a visual buffer to the adjoining housing. This would help to strengthen the rural character of this part of the gap.

The WGLCS identifies the land between Worthing and Sompting as Loose Lane Coastal Plain, with Low capacity for development (part of a single landscape compartment).

Site S/3/08 Farm Land at Cokeham Brooks, Test Road, Sompting

This site is as described before in AUFS assessment (site #3), as a relatively low lying and visually discreet area of land which is screened from the east by the back gardens and properties along Grasmere Avenue, and from the west by a combination of landform and a north-south row of trees.

WGLCS indicates Low Capacity for development.

If the site is to come forward in conjunction with the land to the west (site S/4/08) the previous advice that development should be limited to the tree line would no longer apply (although the tree line should be retained, where condition allows, and placed under management). A landscape buffer along the south western side of site S/4/08 would ultimately provide visual containment of this site.

The south eastern part of the site lies within a SNCI, which extends southwards. Subject to land ownership considerations, development within the site may have the potential to deliver biodiversity benefits through the development of an appropriate management plan for the SNCI to the south.

If this site were to come forward with sites S/2/08 and S/4/08 this may provide for an integrated access arrangement that would be more satisfactory, linking existing cul-de-sacs that adjoin the three land parcels.

Site S/4/08 Farm land south of Sylvan Road and west of Grasmere Avenue, Test Road, Sompting

The site consists of a triangular area of arable land that is located in the Strategic Gap between Sompting and Worthing, but 'shielded' from the AONB to the north by the existing urban area. The character of the land is the same as Site S/2/08 (adjudged as Low capacity in WGLCS). The northern boundary is defined by the prominent edge of existing housing on Sylvan Road, the east side by gappy hedgerow; the south western boundary does not follow any landscape feature cutting across the open arable field on an arbitrary line. Consequently, development within this site would appear as a protrusion into this open landscape of the gap.

However, if the site were considered in conjunction with S/2/08 there is the potential to establish a well planned 'rounding off' of the settlement edge in this location, with an appropriate strategic landscape buffer that would screen the settlement edge. Such a buffer would need to be significant to provide long term visual containment, a robust edge, and strengthen the rural character of the gap. Advance planting of the buffer would be a very significant advantage.

Site S/11/08 Halewick Farm, Steepdown Road, Sompting

The site comprises a rectangular area of land to the west of Halewick Farm (off Dovecote Mews), bounded to the north by a projecting area of suburban development off Valley Road, surrounded by open arable land within the Titch Hill Downs Landscape Character Area (LCA). The central and eastern part lies in a slight hollow. The farmland, including the site which comprises a number of grass paddocks with some scattered scrub, lies within the AONB; this land may form part of the proposed National Park. It also forms part of the Worthing/Sompting Strategic Gap.

The WGLCS records the LCA as having Negligible capacity for development and this is reflected by the open nature of the surrounding landscape and the designations that apply to this area. However, the eastern part of the site, within the vicinity of the farm is slightly more discreet due to the vegetation and buildings that exist in this area. A discreet level of well designed development, that respects the setting of the farmhouse, could be accommodated here without significant harm; however, very significant planting within and to the west of such development should be secured through condition to assist in integrating the existing development along the southern edge. Such an allocation would depend upon the final boundary of the National Park, and related policy considerations.

Whilst the location of the existing suburb is poorly located further development would exacerbate its prominence and impact; whilst new planting associated with new development would be beneficial overall this would not justify further development in this area.

Site SU/3/08 Land to north of, Holmbush Close, Shoreham-by-Sea

The western end of this small site appears to occupy land that has been planted as part of the mitigation to the Holmbush Centre, whilst the eastern part (comprising unmanaged grassland) forms part of the lower slopes of open downland that rises to the north east; there is no eastern boundary to this part of the site. The adjoining downland is widely used for informal recreation and is crossed by a number of formal and informal routes (including routes emanating from the end of Holmbush Close. The northern edge is formed by the A27, the graded embankments of which are heavily planted. The southern edge adjoins a small group of houses on Holmbush Close, which are softened by vegetation.

The site lies within the AONB and, potentially, the boundary of the new National Park. Due to its open nature on the eastern side, the site is not considered appropriate for development; whilst the urban edge is partially apparent in this area the site forms part of open downland and the existing urban edge forms a logical limit of development in landscape and visual terms. Additional planting along this edge would assist in reinforcing this boundary.

Site SU/15/08 Grazing Land South West of Flyover, Steyning Road, Shoreham-by-Sea

This site is slightly enlarged version of site #7 in the AUFS assessment, with a northward extension below the A27 junction structures. The appraisal findings have not altered since the AUFS.

The site lies within the Gap and (rather strangely) the AONB, adjoins the Adur SSSI, and is close to the Old Shoreham Conservation Area. The relationship between this area and the rest of the Strategic gap is poorly defined, although it does contribute to views across the river and airport when travelling on the A27.

As such, and subject to flooding issues not being an overriding constraint, the site would function well as an employment area. Any development would need to be very carefully designed to respect this location and should not compromise the recreational use of the former railway that forms the western boundary.

Site SU/33/08 Adur Recreation Ground, Brighton Road, Shoreham-by-Sea

The site formed site #8 in the AUFS assessment and forms area 5 in the gap analysis in that study.

Land adjoined on two sides by SSSI (along River Adur) and lies within Flood Zone 3. This open recreational area is visually separated from other parts of the gap and relates visually to the urban area rather than the gap to the north, although there are some distant glimpses towards the upper parts of the Downs.

Although in landscape terms building on the site is justified, there may be planning issues, for example protecting the existing leisure uses.

Site SW/3/08 Downland to north and east of, Hill Farm Way, Southwick

This site comprises a large area of rising open downland that lies within the AONB and, potentially, the proposed National Park. It is widely used for informal recreation and is crossed or adjoined by four rights of way; there is extensive informal use of the area and land to the north is identified in the local plan for recreational use. The existing urban edge sits reasonably well on the lower to mid slopes to the south (although the boundary could do with reinforcement planting to integrate it further). The site is open and visually exposed from a significant area and wholly unsuitable for development.

Site SW/5/08 Ridgeway Allotments and Adjoining Grazing Land, Highdown Close, Southwick
Site SW/6/08 Former private playing field east of 70 to 104, Downsway, Southwick

These sites comprised site #10 in the previous AUFS. Our conclusions from that study appear to remain equally valid. Both sites will lie outside the proposed National Park boundary. Site SW/5/08 is informal recreation land and former allotments lying within the settlement boundary.

Mature tree belts on the south, east and west sides of the recreation ground separate this area from the rear gardens of adjoining housing. The land slopes southwards and is visually contained by the rising landform to the north and tree belts, from the surrounding area. It is crossed by two high power voltage power lines that are intrusive and dominating. The northern boundary, abutting the AONB / National Park is currently a wire fence. This would need to be replaced by a landscape buffer to create a strong visual boundary between the site and the AONB / National Park.