



Landscape and ecological surveys of key sites within the Adur District

Technical Annex A - Assessment of overall landscape sensitivity

AI.1 Introduction

This local landscape character assessment considers the overall character and sensitivity of the local landscape character areas identified in the Adur Urban Fringe Study¹. It follows the methodology set out in the Topic Paper on techniques for judging landscape capacity and sensitivity prepared by the former Countryside Agency (now Natural England)² and considers the relative sensitivity of local landscape character areas and views in the Lancing and Sompting Strategic Gaps.

AI.2 Local Landscape Character Areas

The Local Landscape Character Areas (LCAs) assessed are identified in the Urban Fringe Study, plus an additional area to the south of Mill Hill which was not included within the Urban Fringe Study but which is within the Lancing Strategic Gap. They are shown on Figure A1 on page 3 (and in more detail in Section A3).

AI.3 Overall Landscape Sensitivity

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

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

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

The Urban Fringe Study provides the framework for the analysis, but the more detailed assessment of overall landscape sensitivity in this Technical Annex provides the evidence base for the assessment of the relative sensitivity of different parts of this landscape to the sites identified for possible development in the emerging Local Plan (see section 4 of the main report).

Given the importance of the Strategic Gaps in terms of planning policy, the assessment includes a specific analysis of the contribution that each part of the landscape makes to the integrity of the gap and the landscape setting of the towns of Lancing and Sompting (within Adur District).

AI.4 Structure of this Technical Annex

The remainder of this Technical Annex is structured to provide the component assessments required

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

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

to develop an assessment of the overall landscape sensitivity of landscapes within the Sompting and Lancing Strategic Gaps:

- **Section A2** provides an assessment of Landscape Character Sensitivity for each local LCA
- **Section A3** provides a visibility assessment which informs judgements about Visual Sensitivity for each local LCA
- **Section A4** combines the evidence from A2 and A3 to provide an assessment of overall landscape sensitivity for each of the landscape character areas within the Sompting and Lancing Gaps.

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

² Landscape Character Assessment Series: Topic Paper 6 - Techniques and Criteria for Judging Capacity and Sensitivity, The Countryside Agency and Scottish Natural Heritage, 2005



See Figures A2 and A4 (on pages 5 and 14) for more detail.

Figure A1 - Local Landscape Character Areas: study area

A2.1 Local landscape character areas

Figures A2 and A4 on pages 5 and 13 show the local landscape character areas, as identified in the Urban Fringe Study.

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

For each of the Local LCAs the assessment covers:

- key characteristics - combinations of elements which help give an area its distinct sense of place, including aesthetic aspects of character.
- vulnerability to change - sensitivity of individual elements of the landscape, particularly those that are critical to distinctive landscape character
- landscape quality and condition - the physical state of the landscape and its 'intactness'. It reflects the state of repair of the individual features and elements which make up local landscape character
- contribution to landscape setting (of the settlements surrounding the strategic gap).

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

The historic Ordnance Survey maps provide a fascinating insight to the way these landscapes have evolved and extracts from the 1879 OS maps are provided for each Gap (Figures A3 and A5),

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

- Strategy for the West Sussex Landscape, West Sussex County Council, 2005
- West Sussex Landscape Land Management Guidelines: South Coast Plain Sheet SCI3: Worthing and Adur Fringes, West Sussex County Council
- Adur Character Study, Tibbalds, 2009



Figure A2 - Local Landscape Character Areas: Sompting Gap

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

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

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

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

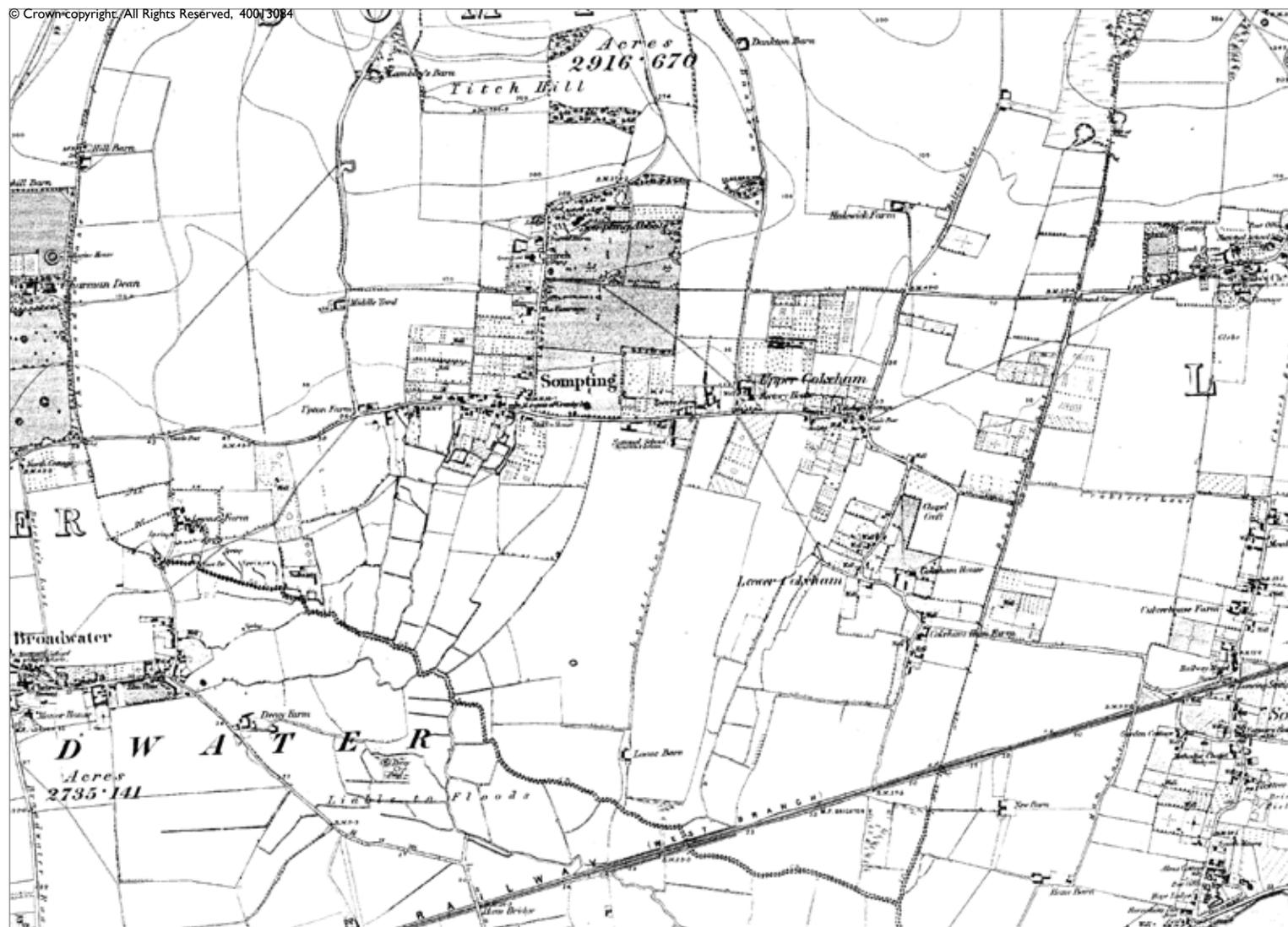


Figure A3 - 1879 OS Map - Sompting

Sompting Gap LCA I - 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 north-west (towards the fringes of Sompting Village) have a smaller scale and are partially enclosed by hedgerows
- Two isolated small clumps of trees along a central track (Loose Lane) are local landmarks
- Line of pylons and some smaller overhead wires, are prominent
- Housing (NW Sompting) forms a stark edge against the arable fields in the NE part of the LCA. There is no public access
- Long views from Loose Lane provide orientation and a strong sense of place. The Downs are a backdrop to the north
- Views to buildings in Worthing (to the west) and Lower Cokeham (to the east) are softened by the layering effects of hedgerows and trees on the fringes of the farmland
- Sense of tranquillity and isolation in the central part of the area

Vulnerability to change

Landscape characteristics that are vulnerable to change are:

- the open, expansive scale of the arable fields in the centre of the LCA, which allow long views and enhance the perceived scale of the Sompting Gap in views from



the Downs (see section A3); and

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

Landscape quality and condition

Many hedgerows have already been removed and the area is intensively farmed. The quality of the interface with adjacent housing in NW Sompting is poor.

Contribution to landscape setting

The extensive arable landscape makes an important contribution to the Sompting Strategic Gap and, at a broad scale, to the overall landscape settings of Sompting and Worthing. At a local scale the interface with Sompting is poor and the landscape makes very little contribution to the setting of local residential areas.



Sompting Gap Area I - Loose Lane Fields

Overall Landscape Character Sensitivity

The Loose Lane Fields LCA has medium landscape character sensitivity.

Sompting Gap LCA 2 - Lower Cokeham Fen

Key characteristics

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

Vulnerability to change

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



View south from Loose Lane to small pastures near railway

Landscape quality and condition

Lower Cokeham Fen is an important semi-natural habitat which is managed. However, there is evidence that the reedbed is drying out³ and the mosaic of habitats requires proactive, sustainable management to encourage the growth of reeds and provide more structural diversity.

Contribution to landscape setting of Lancing

A distinctive landscape on the fringes of the Sompting strategic gap which creates an enclosed, rural character on the edge of the arable fields and a well integrated urban edge at Lower Cokeham. The landscape makes an important contribution to the landscape setting of Lower Cokeham (Sompting).



Sompting Gap LCA 2 - Lower Cokeham Fen

³ Site of Nature Conservation Importance citation sheet - Lower Cokeham Reedbed and Ditches, Ad07

Overall Landscape Character Sensitivity

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

Sompting Gap LCA 3 - NW Sompting Fringe

Key characteristics

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

Vulnerability to change

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



View west across horse paddocks towards Sompting Village from West Street



Pasture to NW of Sompting



Dominant pylons



Sompting Gap LCA 3 - NW Sompting Fringe

Landscape quality and condition

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

Contribution to landscape setting

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

Overall Landscape Character Sensitivity

The NW Sompting Fringe LCA has medium landscape character sensitivity.

Sompting Gap LCA 4 - Sompting Village Pastures

Key characteristics

- Patchwork of small pastures, orchards and paddocks, which retains an historic small scale field pattern, on the 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 the pastures and orchards, creating an eclectic mix of uses on the edge of Sompting Village
- Landscape has a domestic, deeply rural quality. There is no public access and the area feels private and connected to the village.

Vulnerability to change

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



Landscape quality and condition

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

Contribution to landscape setting of Sompting Village

The Sompting Village Pastures LCA makes an important contribution to the distinctive rural character of Sompting Village, contrasting with the extensive urban areas closeby. The enclosed, well treed character of the village pastures enhances the sense of separation and distinction, complementing the setting of the Sompting Conservation Area to the north.

Sompting Gap LCA 4 - Sompting Village Pastures

Overall Landscape Character Sensitivity

The Sompting Village Pastures LCA has medium landscape character sensitivity.

Sompting Gap LCA 5 - Broadwater Fringe

Key characteristics

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



Vulnerability to change

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

Landscape quality and condition

The farmland is in moderately good condition.

Contribution to landscape setting

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



Sompting Gap LCA 5 - Broadwater Fringe

Overall Landscape Character Sensitivity

The Broadwater Fringe LCA has medium landscape character sensitivity.

Sompting Gap LCA 6 - Sompting Village

Key characteristics

- The landscape on the immediate environs of Sompting Village is domestic in scale, with a diverse mix of pastures, horse paddocks, remnant orchards, the parkland of Sompting Abbotts School, gardens and a vineyard
- Small scale, relatively enclosed character; with tall hedgerows, groups of hedgerow trees and some flint stone walls,
- The landscape setting of the village is severed by the A27. The area is busy and traffic is intrusive within the narrow roads and lanes
- St Mary's Church, Sompting (Grade I listed) and the buildings of Sompting Abbotts School (Grade II listed) are local landmarks, visible above the trees from the surrounding area

Vulnerability to change

The Sompting Village Conservation Area protects much of this landscape, which is sensitive to change from small scale built development. The relatively narrow gaps between Sompting Village and Sompting (to the east) and Broadwater (to the west) and the edge of these gaps are particularly vulnerable to change. Within the village, the small scale field pattern and particularly the remnant orchards are sensitive.

Landscape quality and condition

The landscape of much of the area is in relatively poor condition, with horse paddocks, remnant (dying back) orchards and a variety of fencing, sheds and urban fringe paraphernalia. This contrasts with the immaculate condition of the churchyard and the land surrounding the school.



Paddocks and small pastures to the south of Sompting Abbotts



Distinctive spire of Sompting Church, and a village vineyard

Contribution to landscape setting of Sompting Village

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



Sompting Gap LCA 6 - Sompting Village

Overall Landscape Character Sensitivity

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

Sompting Gap LCA 7 - Sompting Downs

Key characteristics

- Expansive, large scale arable landscape on the lower slopes of the chalk Downs
- Rolling, concave-convex landform
- Fields separated by low, scrubby hedgerows and sometimes by wire fences
- Exceptionally open farmland, with few hedgerow trees. Hedgerows and trees along Dankton Lane and Lambley Lane create localised enclosure
- Straight tracks and lanes lead up onto the Downs

Vulnerability to change

The open, expansive character of the farmland means that the smooth skyline is vulnerable to change. However, this land is entirely within the SDNP and is not vulnerable to change

Landscape quality and condition

Moderately good condition - farmland is efficiently and intensively used for arable farming.

Contribution to landscape setting

Rising land forms a backdrop to views across the Sompting Gap from the south and allows expansive views southwards (eg View 4, summit of The Nore)



View south across the Sompting Downs from the summit of 'The Nore'



Sompting Gap LCA 7 - Sompting Downs

Overall Landscape Character Sensitivity

The Sompting Downs LCA has medium landscape character sensitivity.

Google licence - JCPMB8T1Z8S2M1



— Local landscape character areas within Lancing Gap (LG)

Figure A4 - Local Landscape Character Areas: Lancing Gap

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

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

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

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

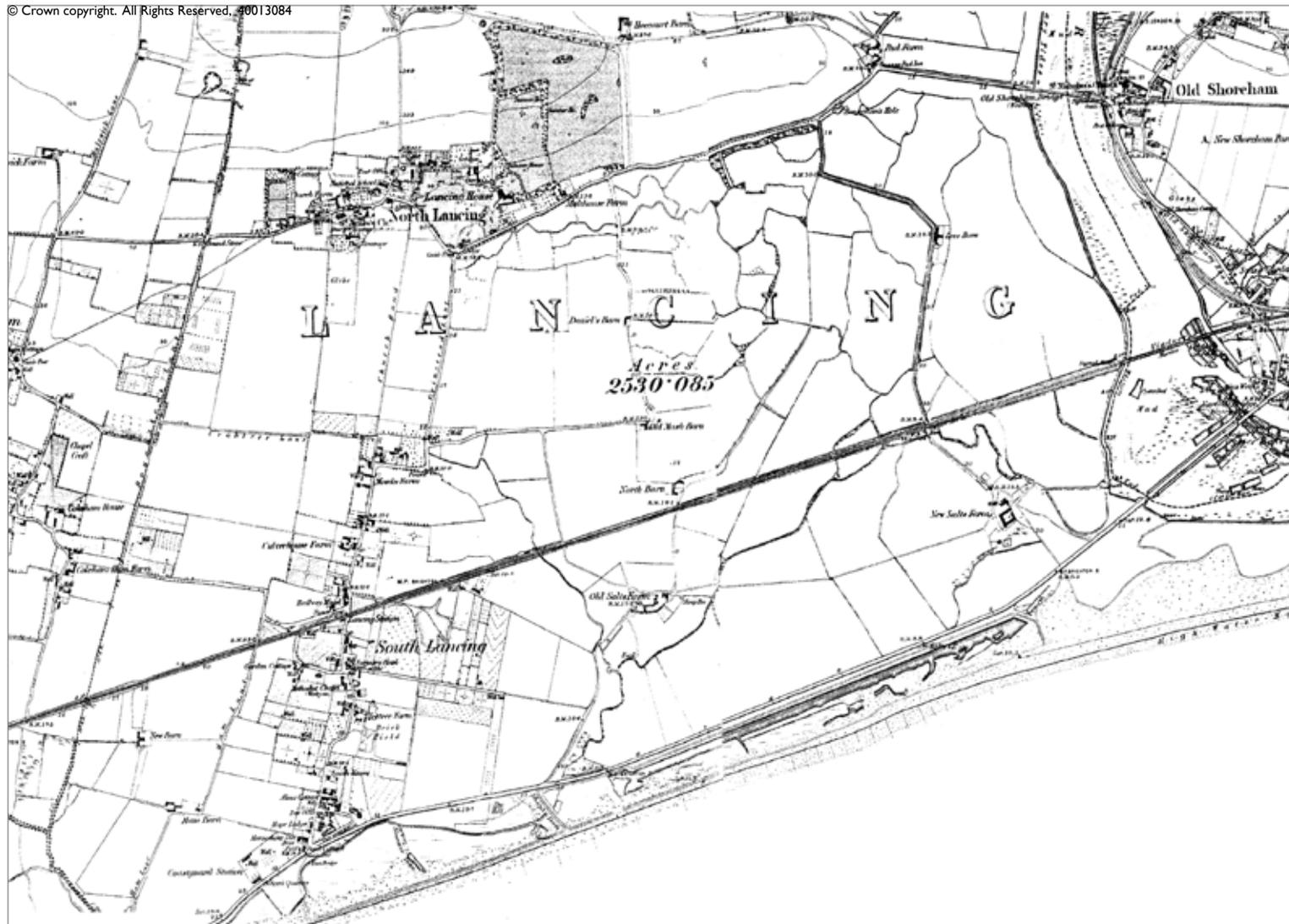


Figure A5 - 1879 OS Map - Lancing

Lancing Gap LCA I - New Monk's Farm

Key characteristics

- Flat arable fields, subdivided by scrubby hedgerows (currently unfarmed, with a rough, textured character)
- Small area of woodland and meadows enclosed by hedgerows and hedgerow trees is a contrasting, lush small-scale landscape in the NW corner of the LCA.
- Ditches and small ponds cross NW meadows, run alongside Mash Barn Lane and eastwards across the scrubby meadows and transitional landscapes to the SE, (form part of the golf course construction in LG LCA 2)
- Simple, fairly uniform pattern, with Mash Barn Lane, and the cluster of farm buildings at New Monk's Farm, providing the focus for local views
- Locally enclosed, by scrubby hedgerows, but extensive views to Downs to north and east; Lancing Chapel is a prominent landmark
- Views east are partially screened by hedgerows and scrubby vegetation, but there are intermittent glimpsed views to buildings of Shoreham Airport and the edge of Shoreham
- Intermittent vegetation along railway and within LG LCA 8 to the south of the railway provides a partial screen to urban areas to the south.
- Homogeneous, urban fringe character. Housing on the eastern edge of Lancing forms a prominent edge, with no distinct character and a poor quality interface between buildings and landscape.
- A proportion of the small-scale, irregular pattern of fields to the south and east (visible on the aerial view) has been lost as a result of the ongoing aggregate recycling operation relating to the construction of a golf course in LG LCA2.



View east towards derelict farm buildings on Mash Barn Lane



View west from Mash Barn Lane to houses on edge of East Lancing

Vulnerability to change

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

Landscape quality and condition

Low quality landscape. Physical boundaries are degraded and hedgerows are scrubby and intermittent. Group of derelict farm buildings at New Monk's Farm. Mash Barn Lane remains a significant local landscape feature, but boundaries to the original green lane are intermittent. Overall, not a distinctive, intact landscape character.

Contribution to landscape setting of Lancing

Mash Barn Lane is a natural landscape 'edge' and, given existing development along the A27 to the north, and the fact that housing on the eastern edge of Lancing turns its back on the adjacent landscape, the narrow strip of fields to the west of the lane contributes little to the landscape setting of Lancing or to the integrity of landscapes within the strategic gap. There is also no public access to the area. However the fields to the east of Mash Barn Lane, which form part of the central landscape of the gap, make an important contribution to its sense of openness and 'greenness'.



Lancing Gap LCA I - New Monk's Farm

Overall Landscape Character Sensitivity

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

Lancing Gap LCA 2 - Saltworks

Key characteristics

- A 'moonscape' landform caused by extensive tipping of recycled aggregates, as part of the ongoing development of a new golf course. The resulting elevated landform screens some local views eastwards from Mash Barn Lane.
- Rough mown grassland, peppered with patches of scrub - highly textured character, which contrasts with the smoothness of the Downs
- Small tributary ditches, flowing eastwards across the area from the wetlands along Mash Barn Lane
- The original small-scale hedged field pattern has been removed and the construction of the golf course means that landscape character is transitional
- Mash Barn Lane provides a strong linear landscape structuring element along the western boundary of the LCA, which contrasts with the random pattern of the emerging golf course landscape
- Extensive views to Downs to north and east; Lancing Chapel is a prominent landmark. Clear views to Shoreham and Shoreham Airport, from elevated points within the LCA
- A27 and the active aggregate tipping operation, are intrusive to the north.
- Combination of higher landform, patches of scrub and intermittent vegetation along railway screens views to urban areas to the south
- Away from the A47 (and the aggregate tipping/recycling works) the landscape seems empty and still - Areas which retain remnant scrub have a strong sense of place with a touch of wild nature.



View east towards Shoreham Airport

Vulnerability to change

The landscape is in transition. Elements that are vulnerable to change are the remnant hedgerows and patches of scrub/trees, which provide a distinctive textured, natural character, and the narrow tributary ditches and ponds, which provide a focus for landscape and ecological interest. Other positive aspects of landscape character - the long views to the Downs and Shoreham are not vulnerable to change.

Landscape quality and condition

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

Contribution to landscape setting of Lancing

This central part of the Lancing strategic gap makes an important contribution to the strategic gap because of its open, 'green' natural character and its lack of development. The views to open green landscape from the A27 are valuable and contribute to the perception of the gap and the separation between Shoreham and Lancing.

No public access



Lancing Gap LCA 2 - Saltworks

Overall Landscape Character Sensitivity

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

Lancing Gap LCA 3 - 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 curve and textured pattern of the River Adur and its mudflats alongside
- Extensive wetland fringe along the edge of the River Adur, with a mosaic of wet grassland, reedbeds, ditches and pools within a linear strip beside the river, contained by a flood embankment
- Well used public footpath along the crest of the flood embankment with panoramic views (connects to the Downs Link promoted path leading up the Adur Valley to the South Downs Way)
- Remains of two WWII red brick pill boxes on flood embankment
- Panoramic views to the Downs beyond the A27 to the north (Lancing Chapel is a prominent landmark) and along the River Adur to the east (the pedestrian Shoreham Tollbridge, St Nicholas' Church and the railway bridge are prominent local landmarks)
- Industrial area and elevated junction of A27 detract from views to NE
- Views to eastern edge of Lancing broken by overlapping effect of sparse vegetation within intervening land to west - urban edge indistinct
- The airport buildings (including the Art Deco Terminal Building) are prominent along the southern edge of the LCA and the area is busy, with regular aircraft movement on the airfield and traffic along road along its eastern edge.



Vulnerability to change

The simple, expansive open landscape of the airport and natural wetland habitats of the Adur corridor are highly vulnerable to change. The 1930s Terminal building at Shoreham Airport is a Grade II* Listed Building; the adjacent Municipal Hangar is also listed and classified as Grade II.

Landscape quality and condition

The landscape of the airport is highly functional and fit for purpose. The wetlands along the River Adur are managed as an SSSI. The landscape is accessible and in good condition, with every part used efficiently.

Contribution to landscape setting of Lancing

This extensive open landscape makes a strong contribution to the impression of open, extensive greenspace in the Lancing Strategic Gap, enhancing the sense of separation between Shoreham and Lancing and providing a striking landscape setting for the lower stretches of the River Adur as it winds towards the sea.



Lancing Gap LCA 3 - Shoreham Airport

Overall Landscape Character Sensitivity

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

Lancing Gap LCA 4 - NE Adur Fringe

Key characteristics

- A small group of pastures which are internally (with temporary fencing) and grazed intensively by horses
- The adjacent elevated A27 junction dominates the area
- The steep slopes of the cuttings surrounding the junction to the north and east are clothed by woodland and scrub, giving the pastures a relatively enclosed character
- The pastures are separated from the River Adur by a flood embankment and views to the river are generally screened by scrub along the flood embankment footpath
- Footpath along crest of flood embankment is the Downs Link long distance path, with long views along the Adur river corridor
- Views southwards to the Church of St Nicholas, Shoreham.
- Area is prominent in views from the A27 bridge over the River Adur - in these views the fields form part of the landscape setting to St Nicholas, Shoreham (a Grade I listed building) and the Shoreham Tollbridge (Grade II* listed)
- LCA is a gateway site to Shoreham and seems visually disconnected from the rest of the Lancing Strategic Gap to the west

Vulnerability to change

This landscape does not have a distinctive character and its sense of place is derived from adjacent large scale features (River Adur, the roads and road junctions, Shoreham Church and the Shoreham Tollbridge) rather than the landscape itself, but this site has a strategically important location which contributes to the gateway to Shoreham and,



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

importantly, to the landscape settings of Shoreham Church and the Shoreham Tollbridge. It is vulnerable to changes which erode its value as a green forecourt in views to these historic buildings and as part of the gateway to Shoreham

Landscape quality and condition

Low quality landscape with a mix of temporary fencing, horse stables, water troughs etc.

Contribution to landscape setting

This LCA is a small, narrow part of the Lancing Gap and seems disconnected from it. It is important as part of the gateway sequence of views and spaces on the northern edge of Shoreham, but makes little contribution to the Lancing Gap as a whole.

The area particularly the southern part close to the church) makes an important contribution to the landscape setting of St Nicholas, Shoreham, a Grade I listed building and of the Shoreham Tollbridge, a Grade II* listed building, particularly in views from the elevated A27 to the north.



Lancing Gap LCA 4 - NE Adur Fringe

Overall Landscape Character Sensitivity

The NE Adur Fringe LCA has medium-low landscape character sensitivity.

Lancing Gap LCA 5 - SW Adur Fringe

Key characteristics

- Flat landscape with a complex assortment of land uses, comprising the Adur Recreation Ground, the Outdoor Activities Centre, a BMX track, play area, car park and semi-used fenced hard court area
- LCA is on the bank of the River Adur, separated by the flood embankment. Long views along the river corridor, with the railway bridge to the north and A259 to the south.
- Adur Estuary inlet is a contrasting natural wetland to the south of the LCA. It is a relatively enclosed inlet, with open water and mudflats, partially fringed with mature trees
- LCA is land reclaimed from the Adur Estuary following construction of flood embankments - 1879 OS map shows this area as mudflats.
- Small-scale, rather chaotic landscape pattern along eastern edge of LCA, where the landscape is compartmentalised by different land uses, fencing, the railway and flood embankment.
- Adur Recreation Ground is open amenity grassland/sports pitches, sheltered by a broad belt of conifers. This part of the LCA has a manicured, rather urban character.
- LCA as a whole has an enclosed character and seems isolated from the surrounding landscape context. Enclosing elements are conifer tree belt to the west of the Adur Recreation Ground, the railway bridge, the railway and the flood embankment. The railway truncates views northwards across the airport and the A259 creates separation from estuary to the south.



Vulnerability to change

Landscape is not vulnerable to change. It has a relatively weak and poorly defined landscape character.

Landscape quality and condition

Poor quality landscape; fencing and boundaries have a piecemeal, often degraded character.

Contribution to landscape setting

Recent development on eastern riverbank (within Shoreham-by-Sea) has had an urbanising effect on landscape character. This, coupled with the visual separation of the LCA from the rest of the Lancing gap, gives the sense that this LCA is part of the adjacent urban area, rather than the gap landscapes to the north and west.

The area makes little contribution to the landscape setting of Lancing or of Shoreham and is perceived as a rather disconnected cluster of buildings and spaces,



Lancing Gap LCA 5 - SW Adur Fringe

Overall Landscape Character Sensitivity

The SW Adur Fringe LCA has low landscape character sensitivity.

Lancing Gap LCA 6 - 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
- Low key, scrubby and textured character of pastures reflects the edge of estuary character.
- Meandering watercourses and marshy scrapes within open fields
- Trees along the railway embankment to the north and belts of trees on the eastern boundary of the LCA provide some enclosure to the north and east, but overall, the farmland feels exposed and there are views to Shoreham Airport, the Downs and Lancing College Chapel to the north; to the south, there is an abrupt interface with housing in South Lancing
- New Salts Farm Road crosses the centre of the farmland. It marks the alignment of the historic flood embankment (constructed by 1723)⁴: the distinctive, sinuous alignments of other historic flood defences are visible as curving boundaries within the farmland to the east of the road; the farmland here has a more distinctive, irregular (historic) pattern than that to the west of New Salt's Farm Road.
- Clustered groups of buildings at New Salts Farm and the Dog's Trust. New Salt's Farm is a distinctive element
- Busy, urban fringe character, with views to houses, roads, and airport buildings, and the constant movement of traffic and buzz of aircraft.



View south west towards South Lancing from New Salt's Farm Road



View north east towards Shoreham Airport

Vulnerability to change

The historic field patterns and sinuous watercourses within the pastures to the east of New Salt's Farm Road, and the alignment of the road itself, are historic landscape elements which are vulnerable to change. The winding marshy ditches and scrapes within all the fields are also sensitive to change, as is the slightly scruffy, estuary-edge character of this eastern area and its relationship to the distinctive buildings at New Salt's Farm.

Landscape quality and condition

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

Contribution to landscape setting

Provides an important strategic greenspace separation between the buildings of Shoreham Airport and South Lancing, maintaining the continuity of the gap (particularly in north-south views). The fields also contribute to the setting of the Adur Estuary, the most important landscape feature in the area, and form part of the gateway to Shoreham and South Lancing at the edge of the Estuary crossing



Lancing Gap LCA 6 - New Salts Farm

Overall Landscape Character Sensitivity

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

⁴ 'Lancing', A history of the County of Sussex: Vol 6 Part I: Bramber Rape (Southern Part), 1980 pp 34-53

Lancing Gap LCA 7 - Hasler 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 a random, natural mosaic of patchy scrub, reedy wetland scrapes, woodland and groups of trees, which contrasts with the more ordered pattern of open fields to north.
- Woodland on the fringes of the Hasler estate and groups of mature trees/scrub cumulatively create a distinctly wooded character (in views across the Gap) and a strong sense of enclosure
- Views generally local and contained, although the Downs provide a backdrop to some longer views to the north
- Urban fringe influence - skyline is cluttered with signs and telegraph poles and there is a stark interface with the Hasler estate to the south and east.
- No public access; roads that 'dead-end' at edge of the fields and woodlands within the LCA provide opportunities for views across the area

Vulnerability to change

The natural, irregular patterns and richly textured character of the scrub and grassland mosaic contrasts with adjacent urban areas and this 'wild' quality is vulnerable to change. The relatively enclosed 'wooded' character of the area is distinctive and also sensitive - it contributes a contrast in character to other parts of the Gap. Other specific landscape elements and features 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, but all these characteristics could be integrated within a planned programme of change, which could bring benefits in the form of an enhanced urban/landscape interface, public access and sustainable landscape management.

Landscape quality and condition

An unkempt, transitional landscape, which appears to have been left unmanaged. There is an ongoing transition from grassland to woodland in some parts of the area which is creating an urban edge landscape which could be perceived as unsafe.

Contribution to landscape setting of Lancing

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



Lancing Gap LCA 7 - Hasler Fringe

Overall Landscape Character Sensitivity

The Hasler Fringe LCA has medium landscape character sensitivity.

Lancing Gap LCA 8 - Old Salts Farm Fringe

Key characteristics

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

Vulnerability to change

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

The relatively enclosed, well treed character of the area (viewed in combination with the woodland within LCA 7) contributes a distinctive contrast in character to other parts of the Gap, which is sensitive to change.



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



Landscape quality and condition

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

Contribution to landscape setting

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



Lancing Gap LCA 8 - Old Salts Farm Fringe

Overall Landscape Character Sensitivity

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

Lancing Gap LCA 9 - 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 Lancing Gap (eg Viewpoints 9, 13 and 15).
- Urban fringe character - the field is overlooked by a row of houses along the road to Mill Hill to the east, with houses appearing on the skyline in views throughout the LCA.
- A27 is in a cutting to the north of the LCA, but is not visible from the lower slopes.



Vulnerability to change

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

Landscape quality and condition

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

Contribution to landscape setting of Old Shoreham

This open grassy slope is perceived as the lower flank of Mill Hill at the only point where an undeveloped part of the Downs extends across the A27 and down into the settlement of Old Shoreham. This field makes a critical contribution to the landscape setting of Old Shoreham and helps to reduce the visual prominence of the A27. 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 (eg View 9). In such circumstances, the A27 would be perceived as a poor quality visual boundary to the SDNP.



Lancing Gap LCA 9 - Mill Hill Slopes

Overall Landscape Character Sensitivity

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

A3.1 Viewpoints

Figure A6 on page 25 shows the viewpoints assessed in this visibility analysis. These 15 viewpoints have been selected because they represent the most important views of the landscapes within the Lancing and Sompting Strategic Gaps. These are views that have relatively high sensitivity receptors (in relation to Environmental Impact Assessment process). Sensitivity depends on:

- **location and context** - viewpoints close to the site assessed will generally have higher sensitivity
- **the number of viewers commonly using the viewpoint** - viewpoints are judged to have higher sensitivity if they are publicly accessible and used by large numbers of people. ie areas of common access, picnic sites and formal viewing areas have particularly high sensitivity;
- **the nature of the viewpoint and the expectations and occupation of the viewer** - public footpaths and recreational routes have relatively high sensitivity because the viewer's attention is typically focused on the landscape. By contrast views from transport routes or places of work are less sensitive.
- **the cultural significance of the viewpoint**, including its national importance (for instance as a protected landscape,) its appearance in guidebooks, tourist maps, or cultural and historic associations.

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

strategic gaps are perceived from the protected landscapes of the National Park, on viewpoints which provide the clearest views of the landscapes of the strategic gaps and views which provide evidence to demonstrate the contribution different areas make to the integrity of the strategic gaps and, in turn, to the landscape settings of Lancing and Sompting within Adur District. This means that views to LCAs which are outside these gaps are not included.

Viewpoint sensitivity is categorised as low, medium or high depending on the balance of the above sensitivity criteria, but bear in mind that all these viewpoints have relatively high sensitivity (for instance views from roads have not been assessed).

A3.2 Visibility analysis per viewpoint

The following sections provide an analysis of the visibility of the strategic gap from each of the 14 viewpoints. A photograph of the view is accompanied by a plan showing the approximate area of visibility from the view.

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

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

A3.3 Assessment of visual sensitivity per LCA

The viewpoint analysis does not focus on landscape character areas so a further step is required to assess the visual sensitivity of each landscape character area.

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

The final part of section A3 provides an assessment of the visual sensitivity of each of the LCAs, taking account of the extent to which it is visible, the relative sensitivity of the viewpoints from which it is visible and the accessibility of the views to members of the public. Like landscape character sensitivity, visual sensitivity is assessed in accordance with a five point score, high, medium-high, medium, medium-low or low.



Figure A6 - Key selected viewpoints

Viewpoint I- Summit of Cissbury Ring

A long view from the summit of Cissbury Ring, an Iron Age hillfort and Scheduled Ancient 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 Ancient Monument and is highly accessible (open access land at a 'hub' of recreational

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

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



-  SDNP boundary
-  Strategic Gap
-  Adur District boundary
-  Landscape Character Areas
-  Areas visible from viewpoint
-  Areas visible from high sensitivity viewpoint
-  Direction of view

Viewpoint 2 - Hill Barn Golf Course

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

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



-  SDNP boundary
-  Strategic Gap
-  Adur District boundary
-  Landscape Character Areas
-  Areas visible from viewpoint
-  Areas visible from high sensitivity viewpoint
-  Direction of view

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



Viewpoint 3 - Tennant Hill

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

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



-  SDNP boundary
-  Strategic Gap
-  Adur District boundary
-  Landscape Character Areas
-  Areas visible from viewpoint
-  Areas visible from high sensitivity viewpoint
-  Direction of view

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



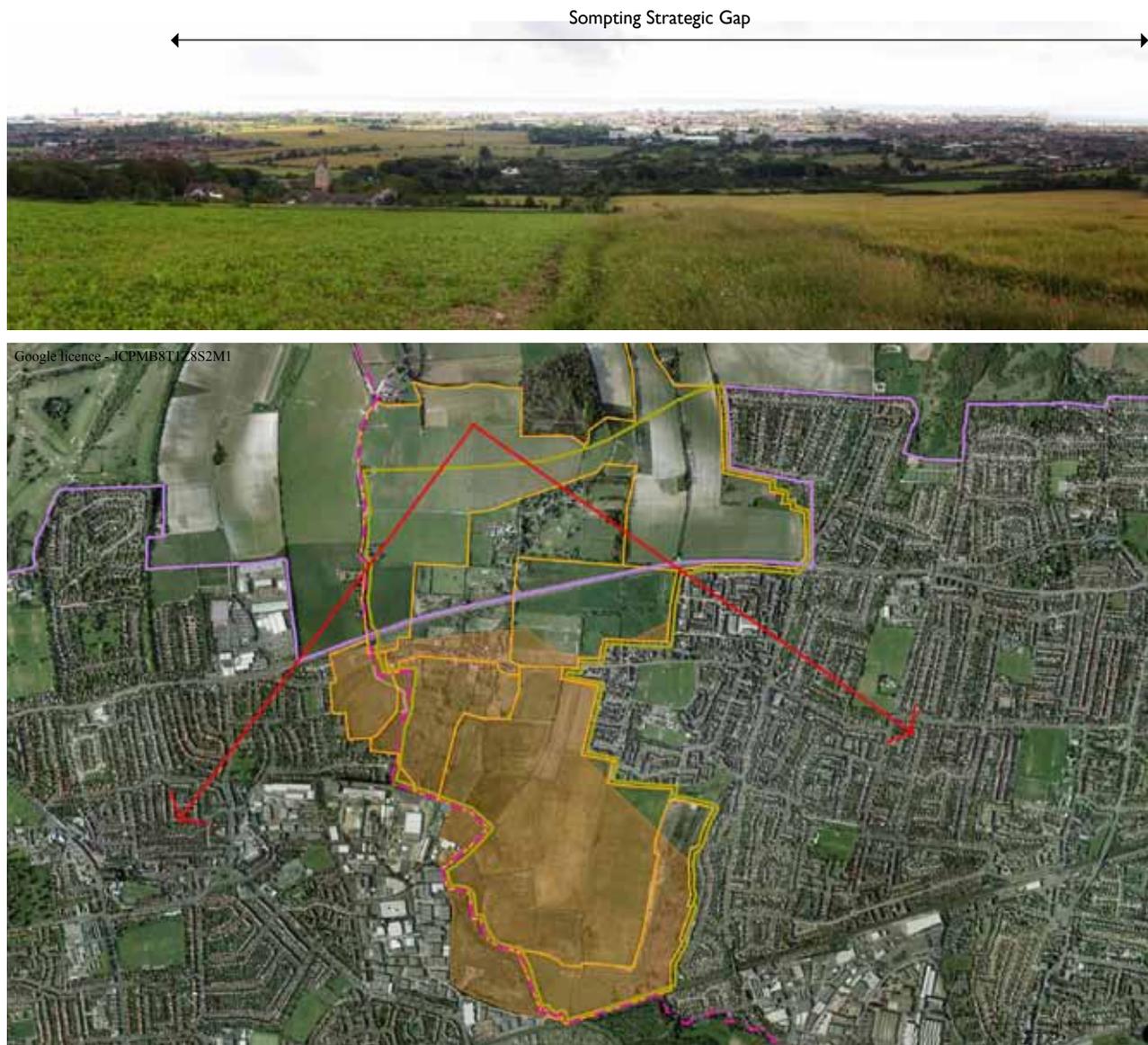
Viewpoint 4 - The Nore

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

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

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

-  SDNP boundary
-  Strategic Gap
-  Adur District boundary
-  Landscape Character Areas
-  Areas visible from viewpoint
-  Areas visible from high sensitivity viewpoint
-  Direction of view



Viewpoint 5 - Steep Down

From the public bridleway on the summit of Steep Down (149mAOD). 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 Sompting Strategic Gap, but is from a public right of way within the National Park which is easily accessible from the car park on Titch Hill.

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

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



- SDNP boundary
- Strategic Gap
- Adur District boundary
- Landscape Character Areas
- Areas visible from viewpoint
- Areas visible from high sensitivity viewpoint
- ↖ Direction of view

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

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

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

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



- SDNP boundary
- Strategic Gap
- - - Adur District boundary
- Landscape Character Areas
- Areas visible from viewpoint
- Areas visible from high sensitivity viewpoint
- Direction of view



Figure A7 - Visibility analysis: Sompting Strategic Gap

LCA	Relevant viewpoints	Number/types of viewers	General visibility	Mitigation potential	Visual sensitivity
SG 1	1-6	Exceptionally high sensitivity viewers from Cissbury Ring and generally high sensitivity from other viewpoints. No public access (so views particularly important)	The central and southern parts are most visible - visibility increases towards south of LCA. Open, expansive landscape character ensures high visibility	Important to retain open character to this central part of the strategic gap as this makes the gap seem wider (and more effective in providing separation between Sompting and Worthing). Minor scope to mitigate change, with tree planting around edges of LCA to improve interface between urban areas and adjacent landscape	High
SG 2	1-6	Exceptionally high sensitivity viewers from Cissbury Ring and generally high sensitivity from other viewpoints. No public access.	The central and southern parts are most visible - visibility increases towards south of LCA. Natural, organic landscape pattern, with a mix of fen, meadow, scrub and wet woodland, provides a semi-enclosed landscape with lower levels of visibility than adjacent arable fields (in LCA 1)	Reasonably good mitigation potential, although relatively high value of wetland habitats restricts opportunities for extensive planting	Medium-high
SG 3	4	Relatively low numbers of medium sensitivity viewers (from summit of The Nore)	This LCA has relatively low visibility - southern part of LCA only is visible from Viewpoint SG4. Enclosed, relatively small scale pattern of hedged paddocks (horsiculture) in this area provides a moderately good level of enclosure and reduces overall visibility. This area is an important strategic gap between the housing estates of West Sompting and Sompting village	Moderate potential for mitigation through strengthening of hedgerows and addition of small copses, which could be integrated without damage to the existing small-scale patterns of pastures. Potential to enhance the landscape setting of Sompting village and reinforce the sense of separation between the adjacent areas of housing.	Medium

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

Viewpoint 7 - Footpath to the Nore

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

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

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



- SDNP boundary
- Strategic Gap
- - - Adur District boundary
- Landscape Character Areas
- Areas visible from viewpoint
- Areas visible from high sensitivity viewpoint
- ↖ Direction of view

Viewpoint 8 - West of Lancing Ring (towards Lancing Gap)

From the public footpath leading west of Lancing Ring towards Cross Dyke and Steep Down, but closer to Lancing Ring than Viewpoint 6 and looking west towards the Lancing gap).

Viewpoint 8 has medium-high sensitivity. It provides a relatively close view of the Lancing Strategic Gap from an exceptionally well used and accessible route within the National Park.

The south west part of the Lancing Gap is visible, with the mobile home park off The Broadway to the left of the photograph and the housing areas in West Lancing to the right. The buildings at North Barn Farm are in the centre of the photograph, with the glass houses of the Old Salts Nursery framed by the vegetation along the railway line. The open field to the south of LCA 1 is particularly visible in this view.

-  SDNP boundary
-  Strategic Gap
-  Adur District boundary
-  Landscape Character Areas
-  Areas visible from viewpoint
-  Areas visible from high sensitivity viewpoint
-  Direction of view





Viewpoint 9 - Lancing Ring

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

Viewpoint 9 has high sensitivity. It provides a relatively close view of the Lancing Strategic Gap from an exceptionally well used open access land within the SDNP. The A27 River Adur bridge is visible on the far right of the photograph, below the slopes of Mill Hill, but the focus of the view is the glinting curve of the River Adur as it crosses the open landscape of Shoreham Airfield. The buildings of Shoreham Airport, including the historic (listed) terminal building are visible in the centre-right of the view, along with the fields to the south of the railway. The railway and road bridges over the Adur are prominent to the east of the airport buildings.

-  SDNP boundary
-  Strategic Gap
-  Adur District boundary
-  Landscape Character Areas
-  Areas visible from viewpoint
-  Areas visible from high sensitivity viewpoint
-  Direction of view



Viewpoint 10 - 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 10 has medium-high sensitivity. It provides a relatively close view of the Lancing Strategic Gap from an exceptionally well used and accessible route within the National Park.

The buildings of Shoreham Airport, including the historic (listed) terminal building) are clearly visible from this viewpoint, along with a small part of the fields to the south of the railway/airport and an extensive area of the land in the centre of the Lancing Gap (LCA 2) which is currently subject to waste tipping operations.



-  SDNP boundary
-  Strategic Gap
-  Adur District boundary
-  Landscape Character Areas
-  Areas visible from viewpoint
-  Areas visible from high sensitivity viewpoint
-  Direction of view

Viewpoint II - Lancing College Chapel

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

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

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



- SDNP boundary
- Strategic Gap
- - - Adur District boundary
- Landscape Character Areas
- Areas visible from viewpoint
- Areas visible from high sensitivity viewpoint
- ↖ Direction of view

Viewpoint I2 - Mill Hill Nature Reserve

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

Viewpoint I2 has high sensitivity. It provides a relatively close view of the Lancing Strategic Gap from an exceptionally well used area and accessible area of open access land on the edge of an urban area within the National Park.

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



- SDNP boundary
- Strategic Gap
- - - Adur District boundary
- Landscape Character Areas
- Areas visible from viewpoint
- Areas visible from high sensitivity viewpoint
- ↖ Direction of view

Lancing Strategic Gap



Viewpoint 13 - River Adur embankment

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

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

Viewpoint 13 has high sensitivity. It provides a close, clear view of the Lancing Strategic Gap from an exceptionally well used and accessible recreational route (leading to the National Park) on the edge of an urban area. The viewpoint is unique in that there are no other public rights of way within either of the two strategic gaps.

The Shoreham Airport buildings are on the far left of the photograph and the airfield is in the centre of the view. Lancing College Chapel is a focal landmark, drawing the eye towards the edge of the Adur valley as it cuts through



- SDNP boundary
- Strategic Gap
- - - Adur District boundary
- Landscape Character Areas
- Areas visible from viewpoint
- Areas visible from high sensitivity viewpoint
- ↖ Direction of view

the Downs. This is an exceptionally wide view - as the photograph on this page shows, the panorama includes the whole of the Adur valley and extends round to Shoreham, where it includes the slopes of Mill Hill as a backdrop to the town.



Viewpoint I4 - Shoreham Tollbridge (to SW)

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

Viewpoint I4 has high sensitivity. It is from a listed structure on an exceptionally well used public right of way which connects to the South Downs Way via the Downs Link path along the Adur valley.

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



- SDNP boundary
- Strategic Gap
- - - Adur District boundary
- Landscape Character Areas
- Areas visible from viewpoint
- Areas visible from high sensitivity viewpoint
- ↖ Direction of view

Viewpoint 15 - Shoreham Tollbridge (to NE)

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

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

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

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



- SDNP boundary
- Strategic Gap
- - - Adur District boundary
- Landscape Character Areas
- Areas visible from viewpoint
- Areas visible from high sensitivity viewpoint
- ↖ Direction of view

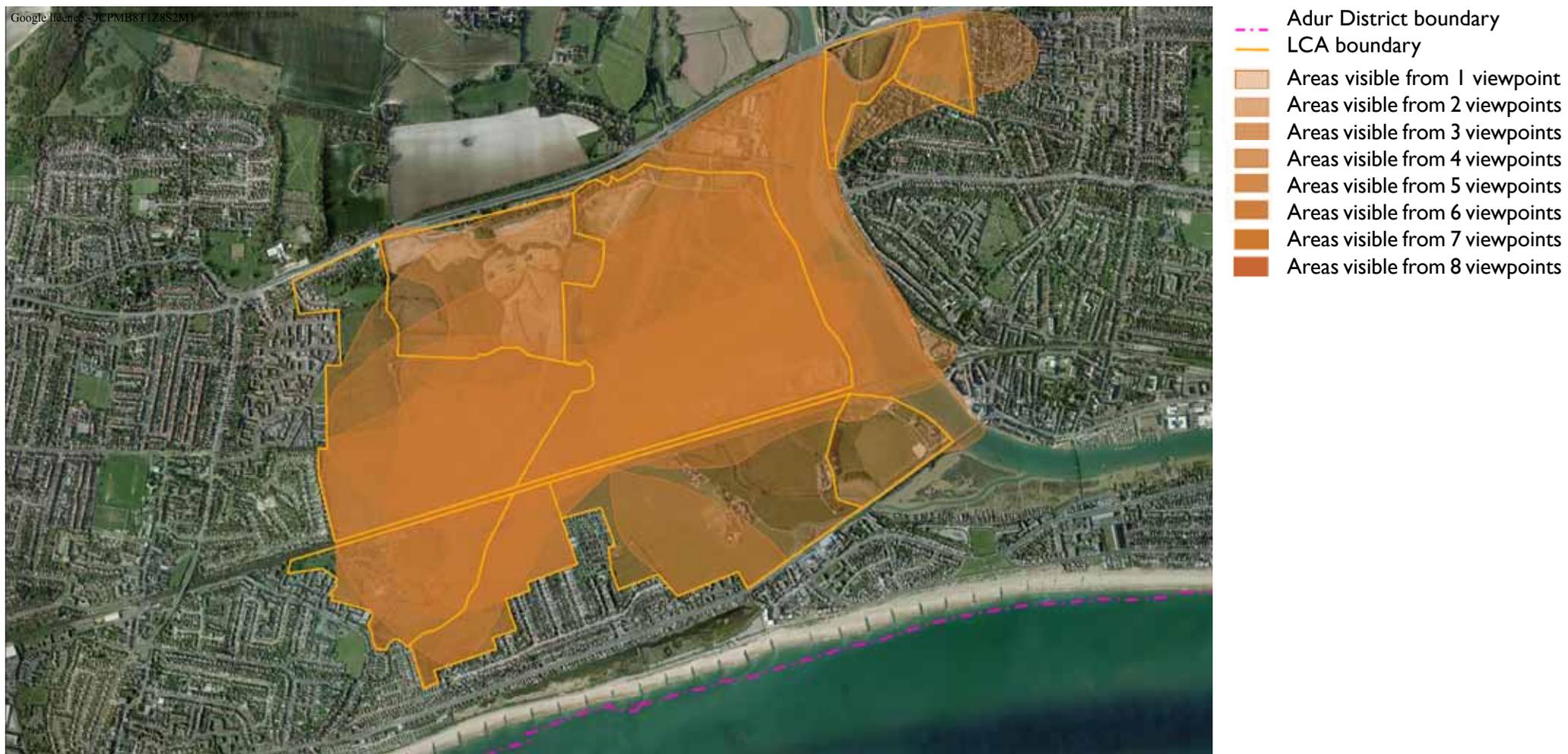


Figure A8 - Visibility analysis: Lancing Strategic Gap

LCA	Relevant viewpoints	Number/types of viewers	General visibility	Mitigation potential	Visual sensitivity
LG 1	7 8 10 12 13 14	High sensitivity viewers from viewpoints 12 and 13, although this LCA is in the far distance in these views. Other views range from medium-low to medium-high sensitivity.	The central and southern parts of the LCA are most visible - the northern fields are only visible in the far distance from Mill Hill. Medium scale of fields, high, scrubby hedgerows, patches of scrub and strong line of vegetation/building groups along Mash Barn Lane constrain visibility.	There is good potential to mitigate the effects of any landscape change as the quality of the existing landscape is relatively poor and would benefit from additional planting which results in a more defined pattern of enclosure	Medium
LG 2	12 13 14	High sensitivity viewers from viewpoints 12 and 13, although this LCA is relatively distant in these views. Visible from the A27, although viewers from the road have low sensitivity.	This LCA is alongside the A27 and is highly visible from the layby alongside. However there is no public access and the area is generally screened by landform in elevated views from the downs to the north. The open, raised 'moonscape' parts of the LCA have an open character, but visibility decreases to the south, where landcover increases in the form of patchy scrub/trees and remnant hedgerows.	Good potential to mitigate the impacts of landscape change, particularly in areas where the waste tipping operation has not raised the landform to eye level. In the northern areas and along Mash Barn Lane, where the landform is unnaturally elevated) planting would need careful design to retain open views across the Lancing gap	Medium
LG 3	7 9 10 11 12 13 14	A large number of high sensitivity viewers, including close range views (viewpoint 13 and along the Adur flood embankment footpath) and from the train. The LCA forms part of the landscape setting for Grade I listed buildings (Lancing Chapel and St Nicholas' Church, Shoreham) and the Grade II* and Grade II listed Shoreham Airport terminal building, and municipal hangar.	This LCA has exceptionally high visibility in long distance and local views. This is the most accessible LCA in the Lancing Gap and its open, expansive character is a key characteristic.	Very little scope for mitigation as any planting would change the fundamental open character of the LCA and particularly the contrasting curve of the River Adur against the adjacent grassland, which is a distinctive landscape feature.	High

LCA	Relevant viewpoints	Number/types of viewers	General visibility	Mitigation potential	Visual sensitivity
LG 4	9	This LCA is visible from the A283 and A27 - A283 junction and the A27 road bridge (many low sensitivity viewers). It also contributes to the landscape setting of St Nicholas' Church (a Grade I listed building). and the Old Shoreham Tollbridge (Grade II* listed)	Visible from a range of local views, including from the A283 and the A27 road bridge. Vegetation along the flood embankment screens local views from the footpaths along the River Adur. Contributes to the gateway to Shoreham from the north.	The key feature of this landscape is that it provides an open 'swathe of green' which forms part of the landscape setting for St Nicholas' Church Shoreham and the Shoreham Tollbridge. Mitigation could ensure that this key landscape contribution is retained as open greenspace, while creating a new urban edge to the north, but the space available is tight.	Medium-low
LG5	9 10	The viewpoint analysis provides a partial analysis as this LCA is highly accessible to local residents and visitors to the Adur Recreation Ground and Outdoor Activities Centre. There are also clear views from the train. Relatively low visibility from long distance views as this LCA is in the far distance in high sensitivity views from the Downs.	Highly accessible, with local views from the car park, play area, BMX track, train and River Adur flood embankment footpath. Less visible in long distance views. In general the diverse mix of land uses and landscape patterns gives this LCA relatively low visibility.	Good potential for mitigation within a relatively well enclosed and diverse landscape pattern to the east, where additional planting could improve the visual structure of the landscape.	Medium-low
LG 6	7 8 9 10 12	Highly visible from adjacent A259 and New Salt's Farm Road, but these are low sensitivity receptors. Visible in the important high sensitivity views from Lancing Ring (albeit a relatively distant view) and from Viewpoint 8 (to the west of Lancing Ring)	This farmland is highly visible in local views from roads. The open character of the landscape, with relatively poor landscape structure, contributes to its overall visibility. In long distance views from the Downs (eg View 9) the open fields provide a valuable 'slice of green' separating the urban areas to the south from the buildings of Shoreham Airport.	Good potential for mitigation, as additional planting would improve existing landscape structure, reinforcing the local landscape pattern and helping to integrate the adjacent poor quality built edges	Medium

LCA	Relevant viewpoints	Number/types of viewers	General visibility	Mitigation potential	Visual sensitivity
LG 7	7 8 9 10 12 14	Visible in the high sensitivity elevated views from Lancing Ring and in views from the footpaths to the west of the Ring (all within the National Park). Less visible from local viewpoints as no public access, but views from ends of roads in Hasler estate	Relatively enclosed landscape character, with trees and scrub along railway, woodland on fringes of Hasler estate and trees within field boundaries providing a sense of enclosure. The relatively enclosed 'wooded' character of the area is distinctive and also sensitive - it contributes a contrast in character to other parts of the Gap. Visibility is moderate-low, but more visible in sensitive views from Downs to the north. These high sensitive views show the LCA in the distance and the 'layers' of field and vegetation contribute to the sense of an extensive gap.	Good potential for mitigation, with additional planting providing potential to improve interface between housing in South Lancing and adjacent landscape to north. Scope to mitigate sensitive views from Lancing Ring with additional planting along northern edges of LCA	Medium-low
LG 8	7 8 9 10 12 14	Partially visible in the high sensitivity elevated views from Lancing Ring and in views from the footpaths to the west of the Ring (all within the National Park). Visible locally from Old Salt's Farm Road, which winds through the centre of the LCA.	Generally low visibility, with small-scale, enclosed landscape character. Views from elevated sensitive viewpoints in the National Park show a mix of trees and existing buildings (rather than open fields). This enclosed character, which appears 'wooded' in long distance views across the gap, contrasts with other LCAs within the Lancing Gap	Good potential for mitigation within a relatively well enclosed and diverse landscape pattern where additional planting could improve the visual structure of the landscape and the interface with adjacent urban areas.	Low
LG 9	9 13, 15	Prominent in the high sensitivity elevated views eastwards from Lancing Ring and in views to the north east (and the Downs) from the Adur towpath/Old Shoreham Tollbridge.	Prominent as part of the backdrop for views towards the Downs from the eastern part of the Lancing Strategic Gap. The field is a critically important part of the setting of Old Shoreham as it is perceived as the flank of Mill Hill and the 'toe' of the Downs at a rare point where the chalklands sweep across the A27 and down to the urban edge	Generally limited potential for mitigation as development would reduce the scale and relative openness of the field, potentially changing its character and perceived visual link to the Downs. However planting along the eastern boundary would enhance local views by screening views to the houses that are frequently seen on the skyline.	High

A4.1 Summary

The assessment of overall landscape sensitivity for the local landscape character areas within the Sompting and Lancing gaps requires:

- a score for landscape character sensitivity (see section A2); and
- a score for visual sensitivity (see Section A3).

These scores are combined in the table opposite (in accordance with the matrix on page 2) to give an assessment of overall landscape sensitivity. The variation in overall landscape sensitivity across the two strategic gaps is illustrated on Figure A11 on page 49

LCA	Landscape character sensitivity	Visual sensitivity	Overall landscape sensitivity
SG 1 Loose Lane Fields	Medium	High	Medium-high
SG 2 Lower Cokeham Fen	Medium-high	Medium-high	Medium-high
SG 3 NW Sompting Fringe	Medium	Medium	Medium
SG 4 Sompting Village Pastures	Medium	Medium-low	Medium
SG 5 Broadwater Fringe	Medium	Medium	Medium
SG 6 Sompting Village	Medium-high	Medium	Medium-high
SG 7 Sompting Downs	Medium	Medium-low	Medium
LG 1 New Monk's Farm	Low	Medium	Medium-low
LG 2 Saltworks	Medium-low	Medium	Medium
LG 3 Shoreham Airport	Medium-high	High	High
LG 4 NE Adur Fringe	Medium-low	Medium-low	Medium-low
LG 5 SW Adur Fringe	Low	Medium	Medium-low
LG 6 New Salt's Farm	Medium-high	Medium	Medium-low
LG 7 Hasler Fringe	Medium	Medium-low	Medium
LG 8 Old Salt's Farm Fringe	Medium-low	Low	Medium-low
LG 9 Mill Hill Slopes	Medium-high	High	High

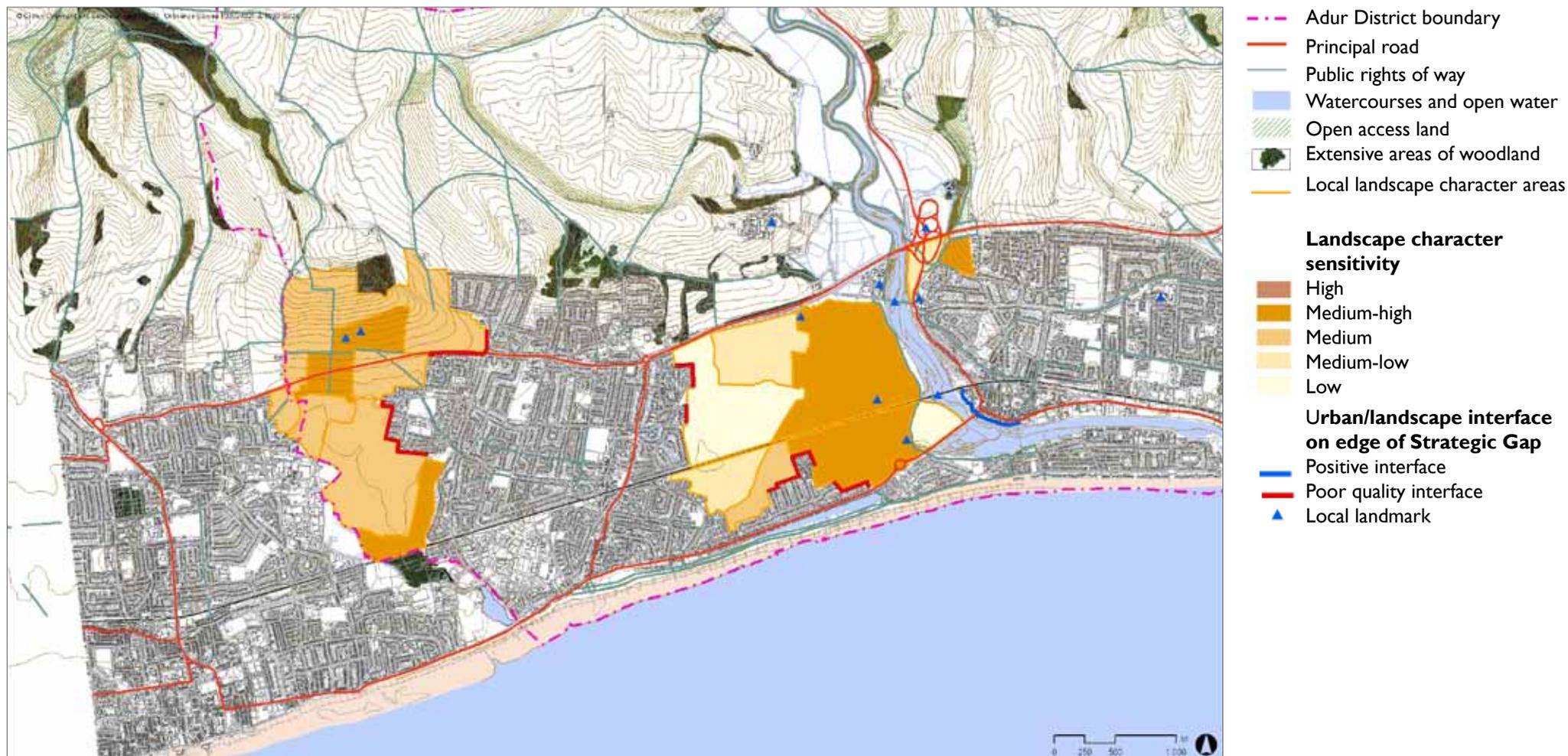


Figure A9 - Landscape Character Sensitivity

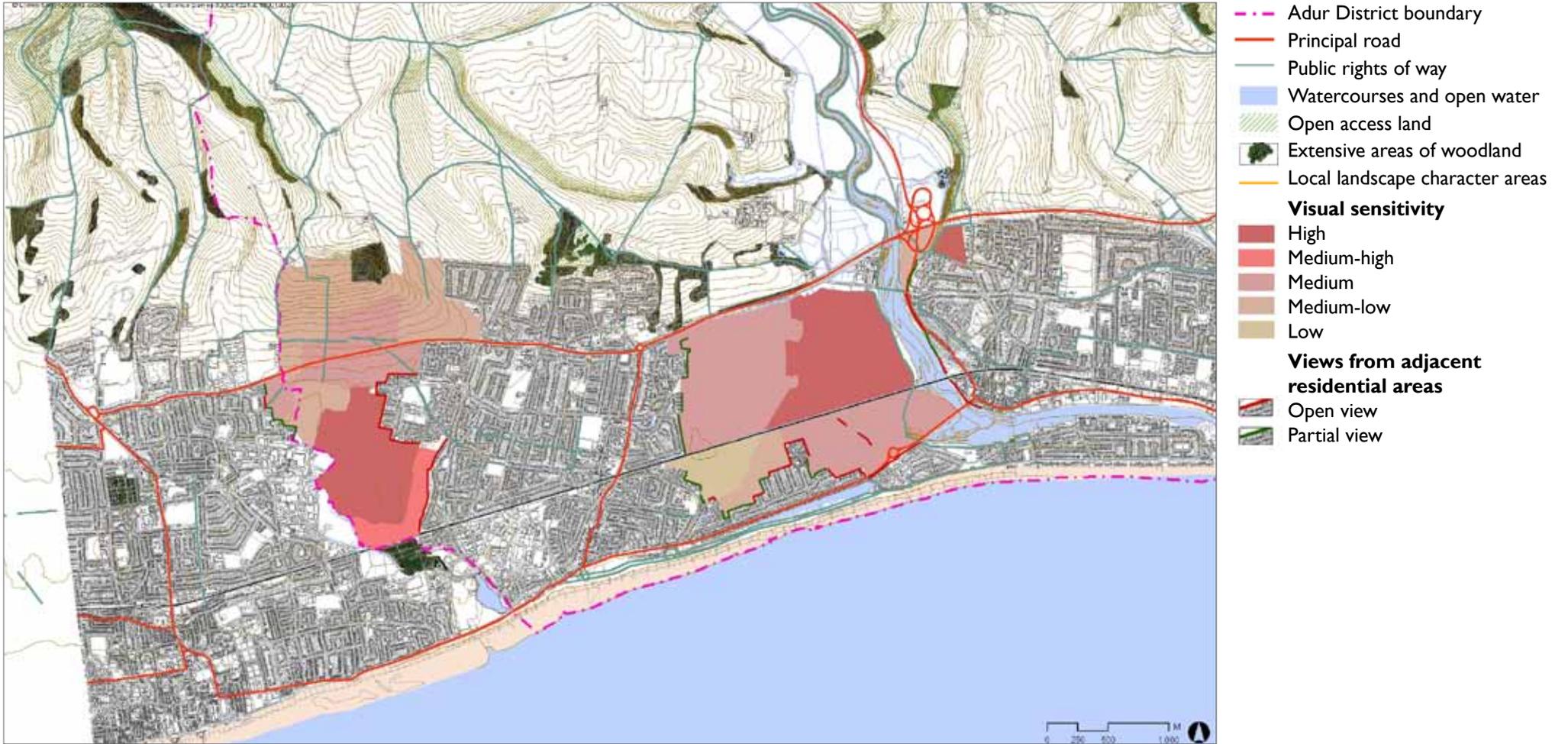


Figure A10 - Visual Sensitivity



Figure A11 - Overall Landscape Sensitivity

