

## 2.4 Landscape Character Areas

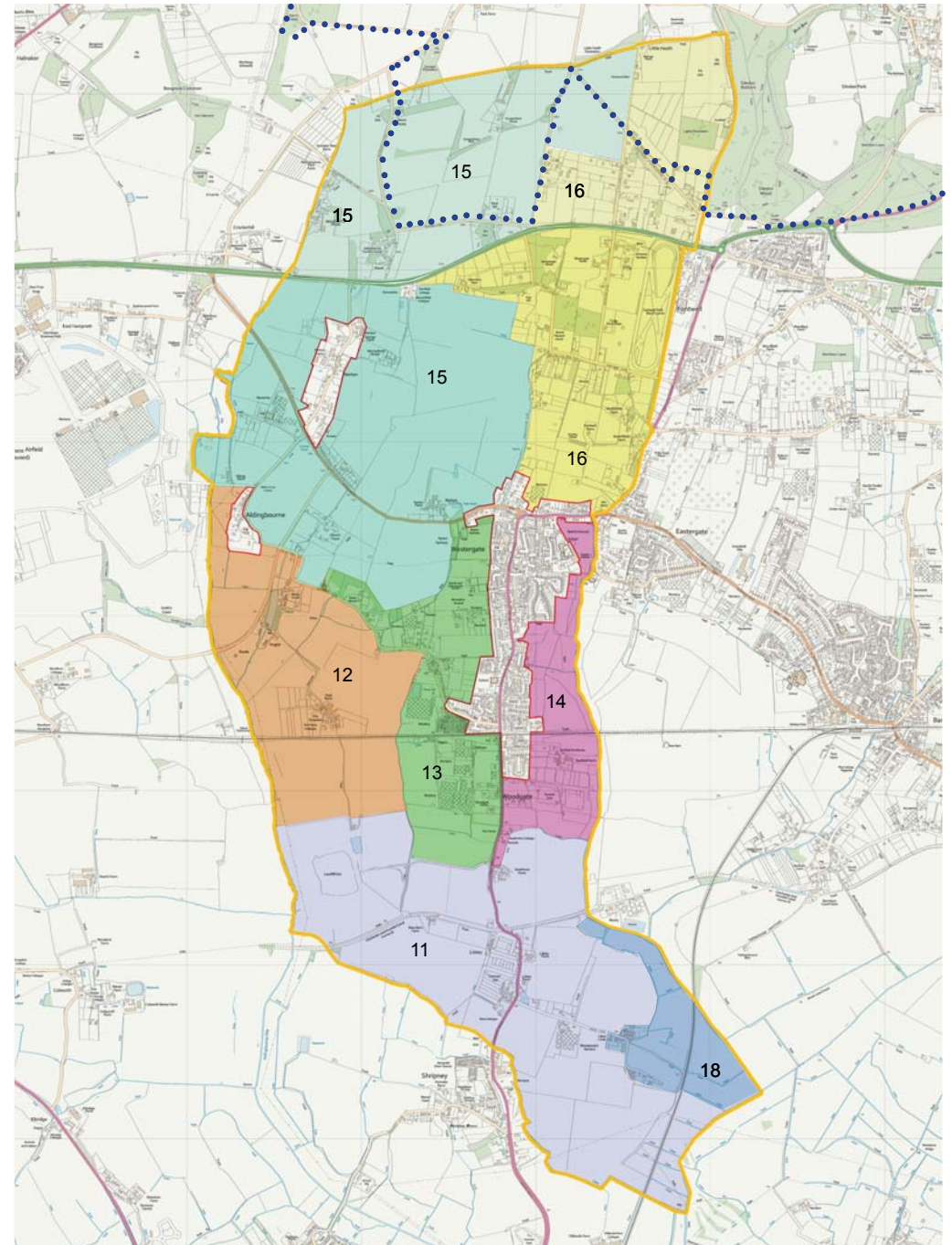
Landscape character plays an important part in understanding the relationship between people and place. Identifying recognisable and distinct patterns in the landscape which make one area different from another can assist in the assessment of the likely significance of effects of change resulting from development and the value of landscape, both visual and amenity terms.

The Arun Landscape Study (2006) identifies landscape types and areas at an appropriate scale to understand the localised variation in character with the objective of providing the framework for the assessment of sensitivity, value and capacity.

In relation to this study a medium, low or negligible rating for landscape capacity indicates that development would have a significant and detrimental effect on the character of the landscape as a whole and, or, on the setting to existing settlement or outstanding assets within the District. A rating of Medium/High or High/Medium identifies a landscape character area with the capacity for limited development, in some areas, having regard for the setting and form of existing settlement and the character and sensitivity of adjacent landscape character areas. No areas were identified as having a High or very high capacity for development.

It is noted that the Arun Landscape Study does not include land within the parish boundary to the north of the A27. Following a site assessment it is considered that LCA15 shall include land to the north of the A27 and to the west of Britten's Lane; and that LCA16 shall include land to the north of the A27 to the east of Britten's Lane.

-  LCA 11 Lidsey Coastal
-  LCA 12 Park Farm Upper Coastal Plain
-  LCA 13 Westergate Western Fringe
-  LCA 14 Westergate Eastern Fringe
-  LCA15 Norton Upper Coastal Plain
-  LCA16 Fontwell Eastergate Mosaic
-  LCA18 Ryebank Rife



Title: **Landscape and Visual Amenity Aspects of Development Choices in Arun District (2006-2026)**

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**Character Areas**

**LCA 11 Lidsey Coastal Plain**

Rural arable landscape, some ecological and heritage value provides separation between Shripney and Westergate.

- Area of predominantly open arable farmland situated above low lying rife landscape to south and east.
- Long views north towards distant, downs from eastern edge/ there are glimpses of Barnham, but very limited awareness of Westergate / Eastergate.
- Views south towards urban edge of Bognor Regis.
- Active landfill site west of Lidsey Road has a localised influence on character.
- Substantial mobile home site east of Lidsey Road.
- Groups of vernacular buildings (including barn conversions) together with modern agricultural buildings.

Landscape Sensitivity

- Some ecological value, but open quarry to west. Hedgerows.
- Minor contribution to setting of Shripney and Westergate.
- Generally on higher ground adjacent to flood plain, largely detached from settlement.
- Largely rural context little intervisibility with settlement.
- Provides separation between Shripney and Westergate.
- Sensitivity to change: SUBSTANTIAL.

Landscape Value

- Listed buildings, partially in flood zone
- Moderate scenic beauty
- Landscape Value: SLIGHT

Landscape Capacity - LOW

**LCA 12 Park Farm Upper Coastal Plain**

- Almost entirely arable fields of varying size.
- Area broken up by railway and road
- Fields to the north of the railway partly enclosed
- Entirely surrounds Park Farm

Landscape Sensitivity

- Well contained with mature tree belts and hedgerows to north. Ecological value.
- Minor contribution to setting of Westergate. Surrounds Park Farm.
- On upper coastal plain adjacent to flood plain not adjacent to settlement.
- Visible from Aldingbourne, surrounded by rural character areas.
- Assists separation between Aldingbourne and Westergate.
- Sensitivity to change: SUBSTANTIAL

Landscape Value

- Partially in floodplain, surrounds Conservation Area, listed building setting
- Remote setting in south
- Landscape Value: MODERATE

Landscape Capacity - LOW

**LCA 13 Westergate Western Fringe**

Patchwork of urban edge land uses, contained by boundary vegetation, on upper coastal plain adjacent to existing settlement.

- Patchwork of horticulture (glasshouses / nurseries), Christmas tree plantation, paddocks, mobile home development and

playing fields forming a transition between the built up area and arable farmland to the west.

- Linear residential development along Hook Lane.
- Vegetation includes native hedges and trees, together with cypress shelter belts

Landscape Sensitivity

- Boundary vegetation well developed.
- Not distinctive. Mixed urban fringe uses.
- Generally on upper coastal plain adjacent to settlement.
- Strong green edge, visually separate and makes transition between village and farmland.
- Contribution to separation between Westergate-Aldingbourne; contains settlement of Westergate.
- Sensitivity to change: MODERATE

Landscape Value

- Listed building setting
- Limited scenic beauty
- Landscape Value: SLIGHT

Landscape Capacity –MEDIUM/HIGH

**LCA 14 Westergate Eastern Fringe**

Mixed urban edge uses adjacent to settlement but on valley side and open to wider landscape, part of separation between Westergate/Barnham.

- Patchwork of horticulture (glasshouses / nurseries) paddocks, mobile home sites and pasture forming a transition between the built up area and arable farmland to the east.
- Land falls steadily to east, towards stream valley, giving western edge an elevated feel.
- Long views north across coastal plain towards chalk downs.
- Paddock fields sub-divided with white tape fencing.

Landscape Sensitivity

- Some ecological interest. Boundary vegetation less intact.
- Not distinctive. Mixed urban fringe uses.
- Includes valley and flood plain adjacent to settlement.
- Visible from farmland to east. Noticeable urban influence.
- Westergate-Eastergate gap, Westergate–Barnham perceived gap.
- Sensitivity to change: SUBSTANTIAL

#### Landscape Value

- Abuts Conservation Area, listed building setting
- Limited scenic beauty
- Landscape Value: SLIGHT

Landscape Capacity – LOW/MEDIUM

#### LCA 15 Norton Upper Coastal Plain

Enclosed rural landscape unrelated to settlement with heritage value.

- Rural arable landscape, relatively large scale field pattern, typically with trees at sky line.
- Gently undulating landform, draining to streams and occasional drainage ditches.
- Narrow lanes with grass verges, and no road markings
- Nuclear hamlets (Aldingbourne and Norton) with vernacular buildings and church tower, together with linear development south of Norton

#### Landscape Sensitivity

- Ditch and hedge network, some pasture, ecological interest.
- Aldingbourne and Norton retain ‘traditional’ setting, and avoided post-war sub-urbanisation.
- Largely on upper coastal plain, largely unrelated to main settlement. Flood plain adjacent to Norton.
- Settlement influence limited. Lonely rural area.
- Contribution to separation between Aldingbourne, Norton, Westergate.

- Sensitivity to change: SUBSTANTIAL

#### Landscape Value

- Conservation Area, listed building setting, historic parkland, partially
- in flood zone,
- Remains of medieval castle
- Moderate scenic beauty
- Landscape Value: MODERATE

Landscape Capacity - LOW

#### LCA 16 Fontwell Eastergate Mosaic

Small scale landscape, area contains ancient woodland, ecological and heritage interest and Fontwell racecourse. Provides separation between Westergate and Barnham.

- Small scale patchwork of paddocks, pasture, horticulture (inc glasshouses and remnant orchards) and small holdings associated with linear, post war, low density development.
- Woodland at north-west corner, both well established and newly planted (associated with estates of large houses).

#### Landscape Sensitivity

- Copses to west, some ancient woodland and hedge structure.
- Westergate / Eastergate / Fontwell mosaic not distinctive.
- Situated on upper coastal plain, low density mosaic notably different to
- Eastergate settlement pattern.
- Mixed north-west woodland contributes to wider rural landscape.
- It provides separation between Fontwell-Barnham, Fontwell-Eastergate/ Westergate.
- Sensitivity to change: MODERATE

#### Landscape Value

- Proximity to SDNP, SSCI, ancient wood, setting to Conservation Area and listed building setting.
- SDNP to the north Fontwell Racecourse.
- Very limited scenic beauty.
- Landscape Value: MODERATE

Landscape Capacity - MEDIUM

#### LCA 18 Ryebank Rife

Rural rife landscape in floodplain, some ecological interest.

- Medium to large scale, mostly arable fields.
- Substantial vegetation along boundaries (mostly ditches meandering rifes) break up views
- Relatively remote, rural, intact landscape
- Straddles railway line to the east

#### Landscape Sensitivity

- Reasonably intact hedgerow structure and with moderate ecological value.
- Distant from settlement. Does not significantly contribute to a settlement setting.
- Off coastal plateau. All flood plain.
- Rural but visible from some settlements.
- Moderate contribution to wider separation Flansham-Bilsham.
- Sensitivity to change: SUBSTANTIAL

#### Landscape Value

- RSR, PSI, flood zone
- Remote, moderate scenic beauty
- Landscape Value: SLIGHT

Landscape Capacity – LOW/MEDIUM

## Evaluation

The Arun Landscape Study (2006) provides a useful background to establish a value to the local landscape, its sensitivity to potential change and capacity for development.

The study identifies that land to the west of Westergate has a LOW capacity for development due to the largely open and rural character comprised of arable fields and farmland. The study makes a distinction between higher ground occupying the Norton Upper Coastal Plain (LCA 15) and Park Farm Upper Coastal Plain (LCA 12) which separates the settlements of Norton and Aldingbourne from Westergate with the more low lying areas of the Lidsey Coastal Plain (LCA 11) and Ryebank Rife (LCA 18) which are more remote and largely detached from local settlements.

It is considered that LCA 15 and LCA 12 make a significant positive contribution to the local character of Aldingbourne Parish, in particular by establishing a rural setting to the settlements of Norton and Aldingbourne and maintaining visual and physical separation from Westergate. The western edge of Westergate is well defined by a mature tree belt meaning that the settlement is largely hidden from view when approached from the west. In addition much of the farmland area is classified as Grade 1 or 2 agricultural land and plays an important part in local food production.

The study identifies that land to the east and north of Westergate (LCA 14 and 16) have a LOW/MEDIUM or MEDIUM capacity for limited development in some areas. It is considered that the local landscape in the vicinity of Level Mere Lane and Denmans Lane is particularly distinctive due to increased mature tree and woodland cover.

The study identifies that land on the western fringe of Westergate (LCA 13) has a MEDIUM/HIGH capacity for limited development in some areas. It is considered that whilst the patchwork of urban edge land uses to the south are less defined, the character of Hook Lane is important to the local historic context of the parish.



View from Nyton Road looking south-west toward Aldingbourne, (LCA 15 Norton Upper Coastal Plain)



View from Nyton Road looking north toward the South Downs National Park, (LCA 15 Norton Upper Coastal Plain)