

PROPOSED RESIDENTIAL DEVELOPMENT,
LAND WEST OF CLAY LANE,
FISHBOURNE,

Landscape & Visual Impact Assessment

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1. INTRODUCTION

- 1.1. Aspect Landscape Planning Ltd has been appointed by Gleeson Land to undertake a landscape and visual impact assessment relating to the outline planning application (with all matters reserved except for access) for the erection of up to 105 residential dwellings including affordable housing with the provision of vehicular and pedestrian and cycle access from Clay Lane, alongside open spaces, biodiversity enhancement, sustainable urban drainage systems, landscaping, infrastructure, and earthworks (hereafter referred to as 'Proposed Development') on land west of Clay Lane, Fishbourne (hereafter referred to as the 'Site'). The location and context of the Site is illustrated on **ASP1** Site Location Plan and **ASP2** Site and Setting Plan.
- 1.2. A detailed appraisal of the surrounding study area has been undertaken using Ordnance Survey data, historical map data, local policy, and published character assessments. This has informed the on-site field analysis to identify key viewpoints, analyse the landscape character and visual environment of the local area and determine the extent and significance of any potential landscape and visual effects.
- 1.3. The assessment of effects has been derived from guidance provided within GLVIA3 (Guidelines for Landscape and Visual Impact Assessment 3 Edition) published by the Landscape Institute and the Institute of Environmental Management and Assessment in April 2013. The methodology is contained within Appendix 1 of this document.
- 1.4. The Landscape and Visual Impact Assessment (LVIA) will take the following format:
 - Review of landscape related policy – national and local policy context reviewed with any designations identified (Section 2);
 - Baseline assessment – review of the existing landscape character and visual environment (Section 3);
 - Description of the proposals – introducing the proposed development and the associated landscape proposals and associated mitigation (Section 4);
 - Assessment of effects – using an established methodology based on the guidance of GLVIA3, the potential effects of the proposals upon the existing landscape character and visual environment will be assessed (Section 5);
 - Conclusions will be drawn (Section 6).

- 1.5. This assessment should be read alongside the other supporting material which accompanies this application.

2. LANDSCAPE RELATED POLICY

- 2.1. The Site lies on the eastern edge of the built up area of Fishbourne and is covered by the policies within the Chichester Local Plan 2014 – 2029 (Adopted July 2015). The Site is located directly adjacent to the existing built up edge of Fishbourne, however, it currently lies outside of the defined settlement boundary.
- 2.2. Fishbourne Conservation Area, which includes a number of listed buildings, is focused along the A259 and the landscape directly to the south of the Site, covering much of built up core of the village. The Conservation Area extends to the south western corner of the Site, at the closest point, however, the Site itself lies outside the designation (refer **ASP2** Site and Setting Plan). In addition to this Fishbourne Roman Site, which straddles the A259 extends along the western boundary of the southern section of the Site. Chichester Harbour Area of Outstanding Natural Beauty (AONB) lies within the local landscape to the south of Fishbourne and extends immediate south of the A259 at the closest point. The South Downs National Park (SDNP) is located within the wider setting of Chichester and the Site (approximately 2.2km to the north west at its closest point) but is visually and physically separated from the Site.
- 2.3. The Site is not covered by any qualitative landscape designations at a national or local level.

National Policy

National Planning Policy Framework (July 2021)

- 2.4. The revised National Planning Policy Framework (NPPF) was published in July 2021. The document sets out the Government's planning policies for England and how these are expected to be applied, and is a material consideration in planning decisions. The document places an emphasis on the promotion of sustainable growth whilst also protecting the environment.
- 2.5. Paragraph 7 states that: ***“The purpose of the planning system is to contribute to the achievement of sustainable development.”***

- 2.6. Paragraph 8 states that: ***“Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (...)”*** including ***“an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.”***
- 2.7. Paragraph 11 states that: ***“Plans and decisions should apply a presumption in favour of sustainable development.***

For plan-making this means that:

a) all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;

b) strategic plans should, as a minimum, provide for objectively assessed needs for housing and other development, as well as any needs that cannot be met within neighbouring areas, unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”

2.8. Design is dealt with in Chapter 12 which sets out the objectives for achieving “well-designed places”. Para 130 states that: “***Planning policies and decisions should ensure that developments:***

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;***
- b) are visually attractive as a result of good architecture, layout and effective landscaping;***
- c) respond to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);***
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive and distinctive places to live, work and visit;***
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and***
- f) create places that are safe, inclusive and accessible, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”***

2.9. Chapter 15 deals with the conservation and enhancement of the natural environment. In particular para 174 states that: “***Planning policies and decisions should contribute to and enhance the natural and local environment by:***

- a) protecting and enhancing valued landscapes, sites of geological value and soils (in a manner commensurate with their statutory status or identified quality);***

- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;***
- c) maintaining the character of the undeveloped coast, while improving public access to it;***
- d) minimising impacts and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;***
- e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air quality; and***
- f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.”***

2.10. The document also highlights the requirement for the conservation and enhancement of the historic environment in Chapter 16, with designated heritage assets being afforded a level of protection and conservation commensurate with its level of heritage significance. New development should take into the account the importance of the historic feature, and paragraph 197 states that: ***“In determining applications, local planning authorities should take account of:***

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;***
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and***
- c) the desirability of new development making a positive contribution to local character and distinctiveness.”***

2.11. The NPPF has been of material consideration as part of our assessment of the site and its setting, and the proposals shall take on board the overall framework guidance and principles contained within the NPPF.

National Planning Practice Guidance (NPPG)

- 2.12. Those categories within the NPPG that are of relevance to landscape and visual matters in relation to this site are set out below.

Design: Process and Tools

- 2.13. The NPPG states that well-designed places can be achieved by taking a pro-active and collaborative approach at all stages of the planning process. The guidance sets out processes and tools that can be used through the planning system. The guidance is to be read alongside the National Design Guide.

- 2.14. As set out in paragraph 134 of the NPPF, permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents.

National Design Guide

- 2.15. The importance of design is a key focus within the guide as is the local and wider context and character of the site.

Green Infrastructure

- 2.16. The NPPG highlights the multifaceted benefits delivered through Green Infrastructure and recognises how it can be used to reinforce and enhance local landscape character and contribute to a sense of place.

Landscape

- 2.17. Finally, the NPPG refers to the NPPF and the recognition of the intrinsic character and beauty of the countryside and the provision of strategic policies to provide the conservation and enhancement of landscapes. Adverse landscape impacts are to be avoided and mitigation measures employed where necessary.

- 2.18. The NPPF and NPPG have been of material consideration as part of our assessment of the site and its setting, and the proposals shall take on board the overall framework guidance and principles contained within the NPPF.

Local Planning Policy

Chichester District Local Plan 2014 – 2029 (Adopted 14 July 2015)

2.19. The Chichester Local Plan: Key Policies 2014-2029, includes development management policies, provides a vision and framework that will shape the future of Chichester District outside the South Downs National Park area. It sets out clear guidance on new development and identifies where, when, how much and how development will take place. The Local Plan also guides other planning documents including Neighbourhood Plans and Site Allocation Plans. The following policies are considered to be of some relevance to the Site and its setting, in terms of landscape character and visual amenity;

2.20. **Policy 33 New Residential Development** states that;

“Planning permission will be granted for new residential development and replacement dwellings, where it can be demonstrated that all the following criteria have been met:

- 1. Proposals meet the highest standards of design;***
- 2. Adequate infrastructure and provision for its future maintenance is provided; Proposals provide for high quality linkage direct from the development to the broadband network;***
- 3. The proposal provides a high quality living environment in keeping with the character of the surrounding area and its setting in the landscape;***
- 4. The scheme provides an appropriate density of development. This will be determined by its immediate context, on-site constraints, the type of development proposed and the need to provide an appropriate mix of dwellings;***
- 5. The proposal respects and where possible enhances the character of the surrounding area and site, its setting in terms of its proportion, form, massing, siting, layout, density, height, size, scale, neighbouring and public amenity and detailed design; and***
- 6. The proposal has taken into account the need to promote public safety and deter crime and disorder through careful layout, design and the use of Secured by Design principles and standards.”***

2.21. **Policy 45 Development in the Countryside** states that;

“Within the countryside, outside Settlement Boundaries, development will be granted where it requires a countryside location and meets the essential,

small scale, and local need which cannot be met within or immediately adjacent to existing settlements.

Planning permission will be granted for sustainable development in the countryside where it can be demonstrated that all the following criteria have been met:

- 1. The proposal is well related to an existing farmstead or group of buildings, or located close to an established settlement;***
- 2. The proposal is complementary to and does not prejudice any viable agricultural operations on a farm and other existing viable uses; and***
- 3. Proposals requiring a countryside setting, for example agricultural buildings, ensure that their scale, siting, design and materials would have minimal impact on the landscape and rural character of the area.***

Applications for retail development in the countryside will be considered where it has been demonstrated that the appropriate sequential and/or impact assessments have been undertaken. Local/small scale farm shops will be permitted provided they sell goods that have predominantly been produced on the farm.”

2.22. ***Policy 48 Natural Environment*** states that;

“Planning permission will be granted where it can be demonstrated that all the following criteria have been met:

- 1. There is no adverse impact on:***
 - The openness of the views in and around the coast, designated environmental areas and the setting of the South Downs National Park;***
 - and***
 - The tranquil and rural character of the area.***
- 2. Development recognises distinctive local landscape character and sensitively contributes to its setting and quality;***
- 3. Proposals respect and enhance the landscape character of the surrounding area and site, and public amenity through detailed design;***

- 4. Development of poorer quality agricultural land has been fully considered in preference to best and most versatile land; and**
- 5. The individual identity of settlements, actual or perceived, is maintained and the integrity of predominantly open and undeveloped land between settlements is not undermined.”**

2.23. **Policy 52 Green Infrastructure** states that;

“Development will be expected to contribute towards the provision of additional green infrastructure and protect and enhance existing green infrastructure.

Planning permission will be granted where it can be demonstrated that all the following criteria have been met:

- 1. The proposals maintain and where appropriate contribute to the network of green infrastructure i.e. public and private playing fields, recreational open spaces, parklands, allotments and water environments;**
- 2. The proposals contribute to improving the health and well-being of the local and wider community;**
- 3. Where appropriate, the proposals incorporate either improvements to existing green infrastructure or the restoration, enhancement or creation of additional provision/areas;**
- 4. Where appropriate, the proposals incorporate either improvements to existing ecology and biodiversity or the restoration, enhancement or creation of additional habitat and habitat networks;**
- 5. Where appropriate, the proposals incorporate either improvements to existing trees, woodland, landscape features and hedges or the restoration, enhancement or creation of additional provision/areas;**
- 6. Where appropriate, the proposals create new green infrastructure either through on site provision or financial contributions. Where on-site provision is not possible financial contributions will be required and be negotiated on a site by site basis; and**
- 7. The proposals do not lead to the dissection of the linear network of cycleways, public rights of way, bridleways and ecological corridors such as ancient woodlands, hedgerows, ditches and water environments.**

Such provision will be required in accordance with adopted policies and strategies relating to green infrastructure and biodiversity network provision. Development that will harm the green infrastructure network will only be granted if it can incorporate measures that avoid the harm arising or sufficiently mitigate its effects.

Where compensatory provision is to be made for the loss of existing green infrastructure the provision of new and/or enhancement of green infrastructure will be required in addition to any compensatory provision. Where appropriate, the Council will seek to secure via planning obligation provision for the future management and/or maintenance of green infrastructure. The Council will expect that a legal agreement is entered in to where it is necessary to secure green infrastructure provision, or to ensure the long term sustainable management of green infrastructure. Unless stated elsewhere the Council will normally not be responsible for the long term maintenance and management of green infrastructure.”

Chichester Local Plan Review 2035 (December 2018)

2.24. The Chichester Local Plan Review was published for consultation from 13 December 2018 to 07 February 2019. All representations are considered, and the Council decided that further work will be required in relation to the evidence base before the submission of the Local Plan Review. Therefore, the Local Development Scheme has been updated to reflect the most up to date timetable. Currently, the Regulation 19 document is expected to be published for consultation in Summer 2022, submitted in Autumn 2022 and adopted by Spring/Summer 2023. Policies which are relevant to the Site and this assessment are as follows:

- ***Policy S3 Development Strategy***
- ***Policy S20 Design***
- ***Policy S22 Historic Environment***
- ***Policy S24 Countryside***
- ***Policy S29 Green Infrastructure***
- ***Policy S30 Strategic Wildlife Corridors***
- ***Policy DM22 Development in the Countryside***
- ***Policy DM28 Natural Environment***
- ***Policy DM31 Trees, Hedgerows and Woodlands***

- **Policy DM32 Green Infrastructure**

Fishbourne Neighbourhood Plan 2014-2029 Post-Examination Version (Referendum 11 February 2016)

2.25. Chichester District Council resolved to 'Make' the Fishbourne Neighbourhood Development Plan following a council meeting March 2016. This means that the Fishbourne Neighbourhood Development Plan was brought into legal force, and forms part of the statutory Development Plan for Fishbourne. Consequently, decisions on whether or not to grant planning permission in Fishbourne will need to be made in accordance with the Fishbourne Neighbourhood Development Plan, unless material considerations indicate otherwise. A number of the policies are considered to be of some relevance to the Site and its setting, in terms of landscape character.

“Policy D1: In Fishbourne, “good design” means:

- ***responding to local character and history, and reflecting the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;***
- ***using good quality materials that complement the existing palette of materials used within Fishbourne;***
- ***needing to prevent coalescence between Fishbourne and Bosham by establishing a strong sense of place where the individual identity of Fishbourne, whether actual or perceived, is maintained; establishing a strong sense of place where the individual identity of Fishbourne, whether actual or perceived, is maintained and development of poorer agricultural land has been fully considered;***
- ***adopting the principles of sustainable drainage;***
- ***creating safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion;***
- ***optimising the potential of the site to improve the quality and character of the site;***
- ***being visually attractive through good architecture and appropriate landscaping;***
- ***being innovative in the achievement of low carbon emissions;***

- ***making provision for adequate external amenity space including refuse and recycling storage and car and bicycle parking to ensure a well-managed and high quality streetscape;***
- ***restricting houses to 2 storeys where possible;***
- ***avoiding apparent excessive bulk of houses by careful design of roof elevations.***

POLICY SD 3: DEVELOPMENT CONSTRAINTS for new building in Fishbourne. Development proposals within the parish should have regard to the following constraints:

- 1) Impact of Development and Recreational Disturbance (particularly at the head of the Fishbourne Channel), Chichester and Langstone Harbours SPA and Ramsar Site immediately to the north - west of the village.***
- 2) Fishbourne Meadows, a SNCI, adjoins the village to the south - east.***
- 3) Areas of flood risk which extend from Chichester Harbour and follow the River Lavant to the south of the village (Flood zones 2 and 3).***
- 4) The southern part of the village, south of the A259 which is within the Chichester Harbour AONB.***
- 5) The Conservation Area which covers the southern part of the village***
- 6) Fishbourne Roman Palace Site Scheduled Ancient Monument and associated Historic Park and Garden extends to the south and east.***
- 7) The limited capacity available at the Apuldram Wastewater Treatment site.***
- 8) New and improved utility infrastructure will be encouraged and permitted in order to meet the identified needs of the community.”***

Supplementary Planning Guidance: Chichester District Council Design Protocol (December 2013)

- 2.26. The Design Protocol sets out the processes and tools available for securing the highest design standards for new development to ensure Chichester's distinctive historic and natural environment is conserved and enhanced. The Design Protocol also sets out the Council's approach to the use of these processes and tools to secure locally distinctive, high quality, sustainable, safe and attractive developments.

Chichester Local Plan Review 2035 Landscape Capacity Study (March 2019)

- 2.27. CDC appointed Terra Firma Consultancy Limited in June 2018 to produce a Landscape Capacity Study (the Study) to inform the evidence base for the emerging Chichester Local Plan Review for the period up to 2035 for a plan end date of 2036. The Study includes a high level assessment of landscape capacity to help inform decision making relating to the need to accommodate strategic development over the plan period.

Chichester Local Plan Review 2035 Landscape Gap Assessment (May 2019)

- 2.28. CDC appointed Terra Firma Consultancy Limited in June 2018 to produce a Landscape Capacity Study (the Study) to inform the evidence base for the emerging Chichester Local Plan. The aims of the study are;
- 1) ***“To examine ‘gaps’ between settlements located along the A259 in the East-West Corridor and any other potential gaps that should be protected from development to help maintain the identity of individual settlements.***
 - 2) ***To consider the impact of potential development on designated landscapes including the South Downs National Park (SDNP) and the Chichester Harbour Area of Outstanding Natural Beauty (AONB) and how long-distance and open views, with key landscape features, can be protected. This considered not only for the summer months but also for the period of winter coverage when foliage and landscape may appear and be perceived differently.***
 - 3) ***Make recommendations for enhancing and strengthening the landscape character of the gaps including through the provision of green infrastructure.”***

Interim Position Statement for Housing

- 2.29. CDC published an Interim Position Statement for Housing Development in November 2020 seeking to proactively boost housing supply across the District, with the Council seeking to guide development to appropriate and sustainable locations ensuring the most appropriate development comes forward in the most suitable locations.

- 2.30. This includes facilitating the delivery of deliverable housing sites which are not constrained such that they would not contribute to housing land supply in the short-term. For Outline applications, this includes submission of parameter plan/s alongside an indicative layout to allow potential housing mix and layout to be reviewed, alongside a reduced time period (2-years) between any Outline consent and submission of subsequent Reserved Matters.
- 2.31. The Interim Position Statement identifies that site should be sustainably located in relation to existing settlements, with access to the facilities and services that are generally required by new residents. In addition, sites should be acceptable in all other respects, e.g. highways, flood risk, affordable housing, open space, biodiversity and provide the type and mix of housing needed by the community.
- 2.32. The Statement provides the following guidance in respect of applications for housing coming forward on unallocated sites:

“The Council recognises the presumption in favour of sustainable development as set out in the National Planning Policy Framework and its application where the Council is unable to demonstrate a five year housing land supply. While the presumption applies, the Council will seek to ensure that planning applications for good quality housing developments of an appropriate scale and in accessible locations are supported.

To provide clarity for applicants and other parties, the following criteria set out what the Council considers good quality development in the Chichester Local Plan area, with reference to adopted and emerging Local Plan and made Neighbourhood Plan policy and evidence...

- 3) The impact of development on the edge of settlements, or in areas identified as the locations for potential landscape gaps, individually or cumulatively does not result in the actual or perceived coalescence of settlements, as demonstrated through the submission of proportionate evidence. Where a proposed development is environmentally significant (by virtue of its size, location or degree of prominence in the locality), development proposals must be accompanied by a Landscape and Visual Impact Assessment.***

- 4) Development proposals make best and most efficient use of the land, whilst respecting the character and appearance of the settlement. The Council will encourage planned higher densities in sustainable locations where appropriate (for example, in Chichester City and the Settlement Hubs). Arbitrarily low density or piecemeal development such as the artificial sub-division of land parcels will not be encouraged.**
- 5) Proposals should demonstrate that development would not have an adverse impact on the surrounding townscape and landscape character, including the South Downs National Park and the Chichester Harbour AONB and their settings. Development should be designed to protect long-distance views and intervisibility between the South Downs National Park and the Chichester Harbour AONB**
- 6) Development proposals in or adjacent to areas identified as potential Strategic Wildlife Corridors as identified in the Strategic Wildlife Corridors Background Paper should demonstrate that they will not adversely affect the potential or value of the wildlife corridor...”**

3. BASELINE ASSESSMENT

- 3.1. The Site is located on the eastern settlement edge of Fishbourne. The Site comprises of 2no. parcels of land which combine to provide a total area of 7.3 hectares to the west of Clay Lane and north of Fishbourne Road West / A259. The northern parcel of the Site - on which development is proposed – lies to the west of Clay Lane and the southern part of the Site is located north of Fishbourne Road West / A259 for biodiversity improvements and to facilitate a potential new rail crossing. The Site lies directly to the east and north-east of Fishbourne village, between the existing residential edge of the village and the A27.
- 3.2. The Site is located outside of but adjacent to the northern / north eastern edge of Fishbourne Conservation Area which runs along the A259 and the current built up edge of the village. In addition to this Fishbourne Roman Site lies direct to the west of the southern part of the Site.
- 3.3. The northern part of the Site consists of a number of fields, which are for the most part bound by mature vegetation, formed of mature outgrown hedgerows and hedgerow trees, with the land formerly used for grazing but has become overgrown. The small field, that forms the south eastern section of the northern part of the Site is currently used for grazing horses and there is a small stable building on the eastern boundary - there is an existing vehicular access into this part of the Site.
- 3.4. The western boundary of the northern part of the Site is defined by rear gardens of housing off Deeside Avenue with the railway line running adjacent to the southern boundary. The western section of the northern boundary is bound by further existing residential development off Mosse Gardens and the recent residential development at Knott Gardens with the eastern part of the northern boundary defined by mature trees. The southern part of the Site is fenced off land used for grazing. The location and setting of the Site is illustrated on ASP1 Site Location Plan and ASP2 Site and Setting Plan.
- 3.5. The immediate context to the Site is formed to the north west and west by the existing urban extent of Fishbourne consisting of residential development dating from 1960's to the 2010's, there is a further field of rough pasture to immediate north of the Site which along with the Site itself is bound by Clay Lane to the east. Beyond Clay Lane there is a further linear field. The landscape to the north and east is

heavily influenced by the A27 transport corridor which becomes elevated to the east of the Site. Beyond the road corridor to the north east are a number of arable fields and what will be a large residential development that has gained outline planning 14/04301/OUT (*Linden Limited (Linden Homes) And Miller Homes*). The landscape to the south is defined by the railway line, that divides the northern and southern parts of the Site. The southern part of the Site is again bound to the east by the elevated A27 road corridor and the Fishbourne Roman Site to the west. The southern boundary is bound by the A259.

- 3.6. The majority of the Site consists of overgrown, rough grassland that offers little in the way of landscape value. However the mature hedgerow and trees that define the historic field boundaries provide an established structure that alongside the adjacent existing built form and elevated A27 result in creating a high degree of containment and visual separation between the Site and the local / wider landscape, especially to the north and east.

Public Rights of Way

- 3.7. A single Public Right of Way (PRoW) runs within the Site, Footpath 3053 passes through the Site, connecting Clay Lane to Fishbourne Road. The PRoW crosses the railway at grade. National Cycle Route 2 also runs along the western and southern boundaries of the land south of the railway, partly following the same route of the PRoW, this provides access to the nearby primary school. Within the immediate setting and local area there is a very limited number of public rights of way, with a notable increase of routes to the south of the A259.

Topography

- 3.8. The topography associated with the Site and the local landscape to the south and west is relatively flat at approximately 8m Above Ordnance Datum (AOD). Beyond the Site boundary the landform remains at between 5-10m AOD within the local landscape to the east, south and west. To the north the landform rises gently to around 30m AOD. However, the most notable feature within the context of the Site is the elevated A27, which runs in close proximity to the eastern Site boundary, at approximately 10m AOD. The wider landscape to the north includes the rising topography associated with the SDNP. The combination of flat landform alongside the existing vegetation and built form to the Site boundaries and within the immediate setting affords a strong degree of containment to the Site. Plans **ASP1**,

ASP2 and **ASP3** illustrates the localised topography and vegetation structure that characterises the Site and its localised setting.

National Landscape Character

3.9. A landscape assessment of the local area has been carried out which seeks to identify broadly homogenous zones that can be categorised in terms of quality and character. Natural England have produced a countrywide landscape character assessment resulting in the National Character Areas (NCA's). The Site lies within the eastern part of the 'South Coast Plain' character area NCA 126 which is a flat, coastal landscape with an intricately indented shoreline lying between the dip slope of the South Downs and South Hampshire Lowlands and the waters of the English Channel, Solent and part of Southampton Water. This area includes large tracks of countryside which have similar characteristics in terms of landform, geology, land use and other landscape elements. The summary of key characteristics are listed as being:

- ***“The plain slopes gently southwards towards the coast. From the coastal plain edge there are long views towards the sea and the Isle of Wight beyond.***
- ***The underlying geology of flinty marine and valley gravels extends several miles inland to the dip slope of the South Downs and the South Hampshire Lowlands. This gives rise to deep and well-drained high quality soils.***
- ***In places, streams and rivers flow south from the higher land of the Downs to the sea.***
- ***Coastal inlets and ‘harbours’ contain a diverse landscape of narrow tidal creeks, mudflats, shingle beaches, dunes, grazing marshes and paddocks. These include the internationally important Chichester, Langstone, Portsmouth and Pagham harbours, the Hamble Estuary and the recent coastal realignment site at Medmerry between Chichester Harbour and Selsey.***
- ***There are stretches of farmed land between developed areas, often with large arable fields defined by low hedges or ditches.***
- ***There are isolated remnants of coastal heath in the west.***

- ***Sand dune grasses and intertidal marsh communities are characteristic of the coastline, while small areas of species-rich meadow remain inland.***
- ***The coastline provides feeding grounds for internationally protected populations of overwintering waders and wildfowl and is also extensively used for recreation.***
- ***Along the exposed, open coastal plain and shoreline, tree cover is limited to isolated wind-sculpted woodlands and shelterbelts.***
- ***The area has significant urban development, with settlements along the coastline dominated by the Portsmouth conurbation, suburban villages and seaside towns including Bognor Regis, Littlehampton and Worthing linked by major road and rail systems.***
- ***Historic fortifications along the coast include the Roman fort at Portchester and 19th-century defences and later naval installations built to protect the Portsmouth naval dockyard.”***

Regional/District Landscape Character

West Sussex County Council Landscape Character Assessment

- 3.10. In 2003, an assessment was carried out of the landscape character of West Sussex. This resulted in the identification of 42 unique areas and the production of land management guidelines for each character area. These should be read in conjunction with our Strategy for the West Sussex Landscape and any other documents mentioned under each area. These guidelines can be used by landowners, district and borough councils, parish councils, other organisations and the public in various aspects of their work. The eastern part of the Site is identified as being within *Ashings Upper Coastal Plain - SC6 - Landscape Character Area (LCA)*. This is defined as

“These Character Areas lie in a line between Funtington in the west and Arundel in the east. They form a transition between the open lower Coastal Plain to the south and the wooded Downs to the north. The landform is very gently undulating in the west, more intricate in the east, encompassing the distinctive landscapes of Binsted valley. Over much of the area, strong networks of hedgerows, hedgerow trees and woodlands enclose small to medium-sized fields. At the northern edge, larger woodlands and forests merge with those on the gently dipping slopes of the western Downs, where

historic parklands are distinctive features. Whilst the busy A27 trunk road briefly cuts across the southern edge, there are few urban influences in much of the area. As a result, it retains a mostly undeveloped, rural character.”

3.11. The key characteristics are:

- ***A transitional landscape.***
- ***Clear views to the higher ground of the Downs to the north.***
- ***A good cover of woodland and trees, with a high percentage of ancient woodland.***
- ***Mainly gently undulating farmland enclosed by woods with numerous hedgerows.***
- ***Pattern of small to medium sized pastures, arable fields, livestock farming and market gardening.***
- ***Winterbourne chalk streams emanate from this area.***
- ***Wealth of historic landscape features including historic parklands, many ancient woodlands and earthworks.***
- ***Parkland is concentrated in the southern areas of Goodwood and around the Ashlings.***
- ***Area is well settled with scattered pattern of rural villages and farmsteads, including traditional flint village centres such as Boxgrove.***
- ***Suburban fringes with high commuter populations and small commercial sites such as at Halnaker.***
- ***Leafy or wooded settlements.***
- ***Intimate hidden valleys at Binsted.***
- ***Winding hedged or wooded lanes.***
- ***Large scale gravel workings.***

3.12. The assessment identifies areas of *Change - Key Issues*

- ***“Potential development pressure from the extension of existing settlements.***
- ***Workings associated with gravel extraction.***
- ***Lack of woodland management resulting in a decline in the structure and condition of existing woodlands.***
- ***Increased recreational activities, for example associated with horse-riding and golf courses.***

- ***Major existing road improvements along the A27 trunk road and the possibility of new ones.”***

3.13. The assessment outlines the Landscape and Visual Sensitivities as

- ***“Suburban expansion pressures from the urban fringes.***
- ***Visual intrusion of gravel workings. Can be substantially visible from adjacent higher ground.***
- ***Inappropriate or visually intrusive road improvements.***
- ***Views from the higher ground of the Sussex Downs Area of Outstanding Natural Beauty to the north and to Arundel.***
- ***Erosion of historic character due to changes in farming practices.***
- ***Expansion of horse paddocks.”***

3.14. The West Sussex County Council Landscape Character Assessment is supported by the Strategy for West Sussex Landscape – October 2005, this sets out a number of ‘Landscape guidelines for residential development on the rural urban fringe’. These are:

- ***“ensure that buildings and infrastructure are located to avoid loss of important on-site views, and off-site views towards features such as church towers, fine buildings, historic and archaeological monuments or the wider landscape, as well as avoiding intrusion onto sensitive ridgelines, prominent slopes, and damage to settlement settings.***
- ***seek new development of high quality which fits well within the landscape and reflects local distinctiveness and characteristics in terms of settlement form, height, scale, plot shape and size, elevations, roofline and pitch, overall colour and texture and boundary treatment (walls, fences, hedges, gates),***
- ***make the most of opportunities for conservation, restoration and enhancement of existing buildings in keeping with local and historic character.***
- ***retain where possible on new development sites key landscape features such as woodland, watercourses and hedgerows, as a basis for the new landscape structure and setting of the site.***
- ***conserve and enhance green corridors into settlements when development is being considered and retain where possible existing***

wildlife habitats, hedgerows, shelterbelts, orchards, and trees and shrubs.

- *ensure that the design, layout and ground modelling of new development takes account of the nature (grain) of the adjoining landscape.*
- *integrate new development on the edges of settlements into the wider landscape. Use open space and planting in keeping with local character to provide a visual link to the countryside and an attractive backdrop and foil to new development.*
- *incorporate where possible intact historic landscape and visible archaeological features within landscaping schemes.”*

Chichester Local Plan Review 2035 Landscape Capacity Study (March 2019)

- 3.15. The study identifies that the Site as being located within Sub-area CH43 East Fishbourne Pastures - Refer **Appendix 2** for an extract – the following *Conclusion and Recommendations and Potential Capacity of this Sub-Area* set out within the study are;

“Sub-area CH43 has a medium / low capacity, constrained by its rural character, its role in providing an important contribution to the rural gap between Fishbourne and Chichester and contributing to the rural setting of the settlements. The sub-area also contributes to the open setting of the Chichester Harbour AONB to the south. Open fields within the sub-area also contribute to the open setting of nearby listed buildings (Grade II), the adjacent conservation area and Fishbourne Roman Palace Registered Park and Garden (Grade II) and Fishbourne Roman Palace Scheduled Monument. The sub-area is somewhat isolated from the wider landscape, sandwiched between Fishbourne and the A27 and has some urbanising influences.*

It is possible that some small areas of built development may be accommodated in the fields to the east of Fishbourne provided it is informed by further landscape and visual impact assessment and sensitively integrated into the landscape, respecting the settlement pattern and locally distinctiveness. Great care would need to be taken to avoid any landscape,

heritage or visual harm and to protect the perceived and actual separation of Chichester and Fishbourne.”

Chichester Local Plan Review 2035 Landscape Gap Assessment (May 2019)

- 3.16. The assessment identifies that the Site as being partially located within gap 8. *Fishbourne and Chichester* - Refer **Appendix 3** for an extract – the *Guidelines, Landscape Mitigation and Contribution to the Green Infrastructure* given are;
- 1) ***“Any proposed development should not visually, perceptually or physically lead to coalescence of settlements.***
 - 2) ***Particularly conserve open fields where they occur on both sides of Clay Lane to increase the perception of openness and separation between the settlements.***
 - 3) ***Maintain and strengthen the existing landscape framework through hedgerow and native tree planting.***
 - 4) ***Create a new large scale tree and hedgerow framework to complement the open, intensively farmed landscape, whilst maintaining important views.***
 - 5) ***Maintain and strengthen field boundaries such as hedgerows and shelterbelts.***
 - 6) ***Conserve and link existing hedgerows and trees. Retain all good and moderate quality tree cover and locally distinctive boundary treatments and features.***
 - 7) ***Restore field boundaries through shelter belt planting. Encourage bold tree planting adjacent to roads to enhance both the visual and wildlife value of these areas.***
 - 8) ***Restore and strengthen the landscape of the gaps between settlements.***
 - 9) ***Encourage landscape enhancements around villages and on their approaches.***
 - 10) ***Strengthen the landscape framework and filter the views of the urban edge through planting of woodland, tree and shrub belts and groups. Use these to screen and unify disparate suburban elements, especially along roadside verges and on village edges.***
 - 11) ***Encourage and promote land management schemes to increase species-rich grassland areas.***
 - 12) ***Ensure any new development is well integrated into the wider landscape.***

- 13) ***Ensure the vegetated edges of the existing settlements are retained and protected including the screening provided by successive layers of vegetation.***
- 14) ***Maintain and enhance the historic character of the area and retain the rural setting of designated and historic features including the Fishbourne Conservation Area, Fishbourne Roman Palace Scheduled Monument and adjacent listed buildings.***
- 15) ***Conserve and enhance the rural open setting of the settlements and the AONB.***
- 16) ***Retain other vegetated areas where they contribute to landscape and biodiversity value.***
- 17) ***Retain the legibility and setting of PROW network.***
- 18) ***Conserve rural character of lanes***
- 19) ***Consider opportunities to enhance and link to the Fishbourne Strategic Wildlife Corridor identified by Chichester District Council which cross the gap”.***

Aspect Landscape Character Assessment

- 3.17. While the NCA and more localised Character Assessments provide a good assessment and overview of the quality and character of the landscape within which the Site is set, it is considered that they represent a broad-brush approach and do not necessarily reflect the particular qualities of the Site itself and its immediate localised setting. As such Aspect has undertaken a more localised landscape character assessment of the Site, the village edge of Fishbourne and the immediate surrounding setting. It is considered that whilst the Site and surrounding area has been identified as having a medium / low capacity to residential development within Capacity Study, it is situated low down and directly adjacent to the existing urban edge.
- 3.18. In addition to this it is noted within the gap assessment that the Site and immediate setting are ***“affected by urbanising elements and has a neglected and unmanaged appearance in places. The landscape of the gap is enclosed in character with boundary vegetation, including along roads, and the area is partially contained by the built edge of Fishbourne to the west and tree belts along the A27 crossing the gap providing some visual containment. The adjacent settlement edges are reasonably well contained by vegetation and***

the visual barrier provided by the A27 on a raised embankment with adjacent tree belts restricts intervisibility between the settlements which contributes to their perceived separation.....it is severed from the wider landscape by the A27 and surrounding built form.

3.19. It is considered that the Site itself has a stronger relationship with the adjacent housing development to the west and in part north than with the wider landscape to the north and east of Fishbourne. The Site is well enclosed with the existing field boundaries and treebelt associated with the elevated A27 road corridor, which forms a notable definition to the settlement edge. It is also considered that the railway and intervening vegetation create a high level of separation from the landscape to the south that includes the setting of Fishbourne Roman Site, Fishbourne Conservation Area along with the associated listed buildings and the and setting of the Chichester Harbour AONB.

3.20. In order to assess the effects on the landscape resource, the 'Guidelines for Landscape and Visual Impact Assessment', Third Edition, provides a number of definitions for landscape susceptibility, landscape value and finally landscape sensitivity, as follows:

- Landscape Susceptibility: *“the ability of a defined landscape to accommodate the specific proposed development without undue negative consequences”*;
- Landscape Value: *“the relative value that is attached to different landscape by society. A landscape may be valued by different stakeholders for a whole variety of reasons”*; and
- Landscape Sensitivity: *“a term applied to specific receptors, combining judgements of the susceptibility of the receptor to the specific type of change or development proposed and the value related to that receptor.”*

3.21. In terms of landscape sensitivity, there are a number of factors that both influence and affect the value of the landscape character of the site and its setting, and their susceptibility to change. The sensitivity of a particular landscape in relation to new development can be categorised as very high, high, medium, low or negligible. This takes into account the susceptibility of the receptor to the type of development proposed and the value attached to different landscapes by society.

Landscape Susceptibility

- 3.22. In terms of the susceptibility of the landscape resource to accommodate change of the type proposed, it is considered that the presence of the existing urban edge immediately to the west / north west and the elevated and heavily vegetated A27 provide a strong degree of enclosure to the Site and separation from the local and wider landscape to the north. This results in the Site strongly relating to the immediate settlement edge and reduces the susceptibility of the Site to change resulting from residential development. It is therefore considered that the landscape character of the Site has capacity to accommodate sensitively designed residential development. The susceptibility of the landscape resource to change of the type proposed is considered to be **low**.

Landscape Value

- 3.23. The Guidelines for Landscape & Visual Impact (GLVIA 3) sets out at Box 5.1 a range of factors that can help in the identification of valued landscapes. These factors include:
- Landscape quality (condition);
 - Scenic quality;
 - Rarity;
 - Representativeness;
 - Conservation Interests;
 - Recreation Value;
 - Perceptual aspects; and
 - Associations.

- 3.24. Table 1 below seeks to assess the value of the site based on the Box 5.1 criteria.

Table 1: Assessment of Landscape Value of the Site

Criteria	Assessment of Value
Landscape quality (condition)	Medium / Low – The Site is formed of a number of fields with the land use reflecting that of its locality, comprising of former grazing land that is now overgrown. The fields are bound by overgrown native hedgerows and hedgerow trees. Internally, there are a number of notable trees and drainage ditch, although as noted in the within the Landscape Gap Assessment, it has a neglected and unmanaged appearance in places.

Scenic quality	Medium – There is some intervisibility between the Site and its immediate setting. However, as a result of the flat landform alongside the existing built form and mature vegetation structure views from beyond the immediate setting are heavily restricted. There are a number of internal features associated with the Site that provide notable features within the immediate setting which contribute to the local landscape quality, albeit there are also areas of the Site that are neglected and unmanaged.
Rarity	Low – The development Site comprises an area of former grazing land bound by mature vegetation which is common within the localised setting and within the district and is not considered rare.
Representativeness	Low – There are a number of internal landscape features of note within the Site - mature hedgerow and trees, which reflect the historic field boundaries. However, these are common within the setting of the Site, in addition to this the Site is cut off from the local landscape by existing built form and the A27. Therefore, it is considered that the Site does not contribute substantially to the representativeness of the wider setting.
Conservation Interests	Medium – The existing hedgerows and trees within and to the Site boundaries have some ecological interest. Fishburne Conservation Area is located directly adjacent to the south and south west of the Site. Fishbourne Roman Site Scheduled Monument is located directly adjacent to the western boundary of the southern part of the Site and Chichester Harbour AONB is located directly south of the A259 that bounds the southern boundary of the southern part of the Site. It is however noted that the southern part of the Site will not contain any development and is set aside for biodiversity enhancements, with the Site as a whole not being covered by any of these designations.
Recreation Value	Medium / High – The Site is publicly accessible via footpath 3053 which runs along the western boundary of the southern part of the Site, separated by post and wire fencing to the majority of the Site. The PROW then crosses the railway before heading north east through the southern section of the northern part of the Site and ending at Clay Lane. There is therefore some recreational value attributed to the Site due to the public access via the footpath.
Perceptual aspects	Low – The presence of existing development to the western and in part northern Site boundaries, alongside the elevated A27 road corridor and A259 to the south form notable urbanising features within the localised landscape fabric and reduce the perceived tranquility of the Site.
Associations	None – There are no known literary or historic associations with the site.

3.25. In terms of value, the landscape within the Site is not formally designated and with the exception of footpath 3053 has limited public access. Furthermore, there are no known historic or literary associations with the Site. The Site is influenced by the presence of existing development to the east, railway to the south and elevated A27 transport corridor, alongside the localised road corridors, which detract from the tranquillity of the localised landscape. The Site includes a number of mature hedgerows and hedgerow trees, these are mainly located along the historic field boundaries. These features and the rough grassland that covers the majority of the Site are considered typical of the local landscape of the Site and its immediate setting which represents an ordinary landscape. It is acknowledged that the southern part of the Site is located directly adjacent to the Fishbourne Conservation

Area to the south west, within the setting of the Chichester Harbour AONB which lies to the south and also directly east of the Fishbourne Roman Site. However, the southern part is to be given over for biodiversity enhancements as part of the strategic wildlife corridor and will be devoid of built form. Aspect concludes that the landscape value of the site and its immediate setting is **low / medium**.

Landscape Sensitivity

- 3.26. Taking into account the assessment of the various factors above, it is considered that the typical value of the landscape character of the Site is medium / low. The Site is considered to be consistent in terms of its land use, features and elements with that of the immediate surrounding area and is not remarkable nor does it include any features which elevate above ordinary landscape. The wider designations of the SDNP and AONB are noted but the Site is visually and physically separated and has a limited relationship with the landscape designations. The Site is not considered to represent a “valued landscape” in relation to the NPPF. When both value and susceptibility of the landscape resource are considered together, it is considered that the Site would typically be of **low / medium - medium** landscape sensitivity.
- 3.27. With regard to the localised and wider landscape to the north and east of the site and settlement edge, the flat landform which exists within the locality alongside the established vegetation structure and mature treescape provide positive landscape features that also help to integrate the existing built edge within the landscape. It is however considered that the existing settlement edge of Fishbourne is a notable feature within the local receiving landscape setting from the west and the A27 to the north, the expansion west of Chichester within the localised to the north east will further change the local and wider character. Therefore, it is considered that the localised and wider landscape would be of **medium** sensitivity. In terms of the wider landscape to the south of the site, within Chichester Harbour AONB, the landscape sensitivity increases due to the landscape designation.

Visual Baseline Assessment

- 3.28. A number of viewpoints have been identified in order to demonstrate the visibility of the site within the localised and wider setting. The views have been informed by a thorough desk study and a field assessment. The views are taken from publicly

accessible viewpoints and although are not exhaustive, are considered to provide a fair representation of the visual environment within which the site is set. The visual analysis seeks to identify the views that will, potentially, experience the greatest degree of change as a result of the proposals.

- 3.29. The visual assessment is included within Appendix 2 and the baseline studies have fully considered the various factors required, as detailed in Section 6 of the ‘Guidelines for Landscape and Visual Impact Assessment’, Third Edition (GLVIA3) published in April 2013 by the Landscape Institute and the Institute of Environmental Management and Assessment, and the Landscape Institute Technical Note 06/19.
- 3.30. The photographs were taken in October 2019 by Chartered Landscape Architects using a 35mm equivalent digital SLR camera at a 50mm focal length in line with LI technical Note 06/19. The weather was bright with good visibility. The full assessment of effects upon the visual environment and each viewpoint is detailed in section 5 of this report and the table below provides a summary of the viewpoint assessment. Table 2 below identifies the locations of the identified viewpoints, together with the key receptors and considered sensitivity.

Table 2: Baseline Visual Assessment

Viewpoint	Location	Distance and Direction from Application Site	Receptors	Sensitivity
1	PRoW 3053	Within the southern portion of the northern parcel of land within Site	Users of the PRoW Network	High
2	PRoW 3053	Within the northern portion of the southern parcel of land within Site	Users of the PRoW Network	High
3	PRoW 3053	Within the southern portion of the southern parcel of land within Site	Users of the PRoW Network	High
4	Clay Lane at field gate access	Within the south eastern portion of the northern parcel of land within Site	Motorists / Users of Clay Lane	Medium
5	Clay Lane at field gate access	Within the north eastern portion of the northern parcel of land within Site	Motorists / Users of Clay Lane	Medium
6	Knott Gardens	10m north west	Residents / Users of Knot Gardens	High
7	Deeside Avenue	60m west	Residents / Users of Deeside	High

			Avenue	
8	Deeside Avenue	50m north west	Residents / Users of Deeside Avenue	High
9	Pedestrian footpath	100m east	Users of the PRoW Network / Visitors to the SM	High
10	Clay Lane at field gate access	200m north	Motorists / Users of Clay Lane	Medium

4. DESCRIPTION OF THE PROPOSALS

- 4.1. Full details of the proposal are provided within the Design and Access Statement and supporting material which accompanies this outline application. The illustrative layout and proposed green infrastructure are illustrated within its context on **ASP3** Illustrative Landscape Strategy Plan and **ASP4** Landscape Strategy Plan Biodiversity Enhancement Area. The proposals are for outline planning application (with all matters reserved except for access) for the erection of up to 105 residential dwellings including affordable housing with the provision of vehicular and pedestrian and cycle access from Clay Lane, alongside open spaces, biodiversity enhancement, sustainable urban drainage systems, landscaping, infrastructure, and earthworks. The illustrative layout has been carefully developed to complement the receiving landscape and townscape settings. Vehicular access will be from Clay Lane to the east. This has been carefully designed in conjunction with the technical requirements set out within the Transport Assessment that accompanies this application.
- 4.2. The proposed layout incorporates various buffers around the edges of the Site to ensure that the landscape setting and amenities of neighbouring properties have been appropriately considered. It is intended that any built form on the Site would incorporate a simple palette of materials that have been informed by the local setting and vernacular.
- 4.3. The southern portion of the Site is to remain undeveloped and the applicant is discussing with Network Rail the most appropriate provision of an enhanced/accessible access across the railway line, likely in the form of new bridge alongside the diversion of existing public footpath 3053 which passes through the Site. The new crossing would be subject to a separate planning application to be submitted following agreement from Network Rail on its proposed design and location. The development would provide funding for this application and the improvement works, thereby securing an enhanced railway line crossing for existing and future users.

Landscape Strategy

- 4.4. The proposed residential development for 105 units consists of a mix of detached, semi-detached and terraced properties, alongside associated garages, access

roads, footpaths, landscape structure and public open space. The sensitively designed proposals have sought to respond to the identified opportunities and constraints of the Site and its setting.

- 4.5. The proposals have sought to enhance the Site boundaries with additional tree, hedge and shrub planting in order to provide an enhanced degree of amenity to the surroundings, and to ensure that the proposals can be integrated into the setting without harm. The linear southern part of the Site which is located to the south of the railway will be set aside for biodiversity / ecological enhancements with native shrub and wetland creation, this will provide additional benefit to the strategic wildlife corridor that runs adjacent to the eastern boundary of the northern part of the site and take sin the southern section, providing a connection with Chichester Harbour AONB to the south. The proposed planting strategy will consist of native species typical of the wider character area and provide links between the existing vegetation that defines the sites character.
- 4.6. The development of the Site has been informed by the landscape and visual assessment. The proposals have been developed to ensure that a carefully considered and sensitive approach is achieved. The existing hedgerows and hedgerow trees which define the Site boundaries will largely be retained as part of the proposals, with additional planting gapping up any breaks in the existing boundary, in accordance with the *Guidelines, Landscape Mitigation and Contribution to the Green Infrastructure - Gap 8. Fishbourne and Chichester* with the Strategy for West Sussex Landscape and the West Sussex County Council Landscape Character Assessment '*Landscape guidelines for residential development on the rural urban fringe*' identified within Section 3 of this report.
- 4.7. Public open space (POS) within the scheme, which will include further new native shrub, tree planting and areas of wildflower grassland included throughout the northern part of the Site, providing a breathing space for proposed residents and maintaining the character of the settlement edge. The proposed POS provides an appropriate development setback from the external mature vegetation ensures that these features are safeguarded and also provides a green link which runs north / south through the Site. The southern portion of the Site includes a dedicated area for SUDS and biodiversity enhancements which includes a mosaic of habitats and native planting that will provide localised landscape, ecological and biodiversity enhancements (refer **ASP4**).

- 4.8. The proposals seek to incorporate a robust landscape strategy that will provide structure to the proposed residential development and tie in with the surrounding existing vegetation along within the Site's immediate context and wider green infrastructure within the setting. This green strategy will not only contribute to the sustainability of the Site, but also assists in creating a high quality development which sits well within its landscaped context and is conducive to happy and healthy family life. Street tree planting and incidental open space within the proposed layout will assist in breaking up and softening the perceived built environment.
- 4.9. Overall, the landscape proposals have been informed by the site constraints and opportunities, and local policy objectives to ensure that an appropriate and high quality landscaped setting is achieved.

5. ASSESSMENT OF EFFECTS

- 5.1. To assess the nature of the change as a result of the proposals, it is appropriate to appraise the impact of the proposed development upon the existing landscape character and visual environment within which the site is situated.
- 5.2. In order to assess the effect of a development on the receiving environment, it is important to understand the quality and sensitivity of the landscape, the sensitivity of visual receptors, and the magnitude of change.
- 5.3. The assessment of effects have been derived from guidance provided within GLVIA3 (Guidelines for Landscape and Visual Impact Assessment 3 Edition) published by the Landscape Institute and the Institute of Environmental Management and Assessment in April 2013. The methodology is contained within Appendix 2 of this document.

Effect upon Landscape Character

- 5.4. Having regard to the effect of the proposals upon the immediate localised landscape character, it is considered that the proposals represent a sustainable and appropriate high quality development to the north eastern edge of Fishbourne. It is clear that the established vegetation structure and mature treescape which exists within the locality provides positive landscape features, which also help to integrate the existing built form and settlement edge of Fishbourne within the immediate and local landscape. This ensures that the proposals within the Site are not readily perceived and as a result will not have a significant impact upon the wider landscape character. Furthermore, it is clear that the Site itself is influenced far more greatly by a number of detracting or urban components associated with the existing settlement edge, railway line and elevated A27 transport corridor than the wider more open landscape setting of the character area.

Regional Landscape Character Area

- 5.5. It is considered that the proposals can be integrated without significant harm to the character or qualities of the area. Within the context of the regional character assessment, the proposals represent a highly localised development that would not adversely affect the characteristics of the larger scale landscape character areas.

The *South Coast Plain NCA 126* is influenced by a number of different components and the proposals, given their location within the localised setting of the settlement of Fishbourne, would not adversely affect the overall character of the receiving landscape of the NCA.

- 5.6. It is considered that the proposals will give rise to an effect of **None** within the context of the *South Coast Plain NCA*.

Local and Wider Landscape Setting

- 5.7. In terms of the wider landscape character, the existing flat landform alongside the existing settlement edge to the west; railway; A259 to the south; and elevated A27 transport corridor to the immediate east of the Site currently provide a high level of enclosure to the Site and a degree of separation between the Site and local and wider more rural landscape to the north. The mature vegetation structure also provides a well wooded feel to the immediate landscape setting, forming positive landscape features. The landscape strategy for the Site aims to assist in providing further containment to the Site and integrating the Proposed Development and existing settlement edge further into the immediate landscape setting. It is therefore considered that the introduction of the proposals into the Site would not alter the key characteristics of the wider *Ashings Upper Coastal Plain - SC6 LCA*. As such, it is considered that the significance of effect arising from the Proposed Development upon the local and wider landscape and the *Ashings Upper Coastal Plain - SC6 LCA* would be **Negligible**.

Site

- 5.8. The Site, which is formed of a number of fields with the land use reflecting that of its locality, comprising of former grazing land that is now overgrown. The fields are bound by overgrown native hedgerows and hedgerow trees. Internally, there are a number of notable trees and drainage ditch. These features have for the majority been included within the scheme and would provide a robust landscape framework within which the development is located. The existing mature and well-established vegetation structure along the Site boundaries also provides a degree of containment to the Site. The Site is not considered a valued landscape and is of reduced landscape sensitivity, owing to its association with the adjacent built form / settlement edge, with further urbanising influences to include the A27 and railway line, which both provide a notable audible presence. Whilst it is acknowledged that

there would be some immediate change to the landscape character of the Site itself, the extent of change is restricted to the Site only and reduces within the immediate setting and furthermore in the wider setting.

- 5.9. It is acknowledged that given the greenfield nature of the Site, there would initially be a high degree of change within the Site as a result of the introduction of residential built form. As such, would change the character of the Site itself, however this would be the same for any development on greenfield land. The significance of effect is concluded as being **Major / Moderate – Moderate Adverse** at Year 1. Beyond the Site's boundaries, it is considered that the magnitude of change would be lower and reduce further with distance. The significance of the effect upon the localised landscape context is concluded as being **Moderate / Minor Adverse**.
- 5.10. The proposals seek to create enhanced boundaries and areas of public open space integral to the scheme as well as designated biodiversity enhancement area to the south. The proposed planting includes a degree of semi mature tree planting for more immediate effect, however over a period of time, as the proposed planting matures to the Site boundaries and within the open space, it is considered that the development would be further integrated within the immediate landscape, resulting in a reduced, medium degree of change on the Site itself. After year ten, it is considered that the perceived magnitude of change would reduce, with the significance of the effect within the Site being **Moderate Adverse**, and **Minor Adverse** beyond the Site's boundaries. This ensures that the proposals would not give rise to any significant adverse effects in the long term.
- 5.11. It is concluded that the proposals will give rise to some change, although the change is not readily perceived from beyond the immediate setting and the key characteristics of the localised and wider landscape setting are unaltered. Furthermore, as illustrated, the development proposals respect and enhance the quality and character of the area, include high quality sustainable design, recessive finishes and new planting that corresponds with the *Guidelines, Landscape Mitigation and Contribution to the Green Infrastructure - Gap 8. Fishbourne and Chichester* with the Strategy for West Sussex Landscape and the West Sussex County Council Landscape Character Assessment '*Landscape guidelines for residential development on the rural urban fringe*' identified within Section 3 of this report. It is considered the proposals will not give rise to any significant adverse

effects in terms of landscape character, nor would it result in significant harm in terms of its impact on the landscape character of the area.

Effect upon the Visual Environment

- 5.12. A number of viewpoints have been identified in order to demonstrate the visibility of the site within the localised and wider setting. The views have been informed by a thorough desk study and a number of field assessments. The views are taken from publicly accessible viewpoints and although are not exhaustive, are considered to provide a fair representation of the visual environment within which the site is set. The visual analysis seeks to identify those views that will, potentially, experience the greatest degree of change as a result of the proposals. The viewpoints are illustrated on the Viewpoint Location Plan within **Appendix 4**.

Table 3: Effect upon the Visual Environment

Viewpoint	Location	Receptor	Sensitivity	Magnitude of Change	Significance of Effect
1	Footpath 3053	Users of the PRoW Network	High	Medium	Major / Moderate Adverse
<p>NOTES: Taken from footpath 3053 that runs within the southern portion of the northern parcel of land within Site. The photoview illustrates the nature of views from within the Site, the existing mature vegetation structure within the Site and to its boundaries heavily screens views beyond the Site.</p> <p>It is considered that from this section of the PRoW there would be clear views of the Proposed Development replacing the view of the rough grassland, the mature boundary vegetation would remain and partially filter views of development within the south west of the northern part of the Site. The magnitude of change considered to be high / medium; this would result in a significance of effect of Major Adverse at year 0, albeit it is noted that this is to be expected of any development on greenfield land and due to the proximity of the receptor. Once the proposed planting within the proposed open space has matured the views of built form would soften and the residential scheme will become a natural extension to the current residential edge of Fishbourne, the magnitude of change would reduce to medium and the significance of effect over the longer term will be Major / Moderate Adverse at year 10.</p>					
2 & 3	Footpath 3053	Users of the PRoW Network	High	Low / Negligible	Moderate - Moderate / Minor Neutral

	<p>NOTES: Taken from the section of the footpath that runs adjacent to the western edge of the southern part of the Site. The photoviews illustrate the nature of the existing landform and mature vegetation. The view from this location is limited to the southern part of the Site only with views beyond heavily restricted by the intervening vegetation structure.</p> <p>It is considered that from this section of the PRoW within the immediate setting, to the west of the southern part of the Site, there would be direct views over the southern part of the Site which will be devoid of development and will contain landscape, ecological and biodiversity enhancements. There would potentially be heavily filtered views of the Proposed Development within the northern part of the Site from close proximity to the southern Site boundary (viewpoint 2) during the winter months when the intervening is without leaf, although this constitutes only a minor component within the view and the robust vegetation structure will be retained and further enhanced.</p> <p>The magnitude of change is considered to be Low / Negligible; this would result in a significance of effect of Moderate - Moderate / Minor Neutral at year 0. Once the proposed Site planting has matured within and to the Site boundaries any potential views would become further filtered / softened, the magnitude of change would remain low - negligible from viewpoint 2 and the long terms significance of effect is considered to be Moderate - Moderate / Minor at year 10.</p>				
4 & 5	Clay Lane	Motorists / users of Clay Lane	Medium	Medium / Low	Moderate – Moderate / Minor Adverse
6	Knott Gardens	Residents	High	Low / Negligible	Moderate – Moderate / Minor Adverse
	<p>NOTES: Taken from the edge of Knott Gardens, a recent residential development located to the immediate north western Site of the northern part of the Site. The photoview illustrates how the existing intervening mature field boundary vegetation to the Site boundary heavily limits views over the Site.</p> <p>It is considered that from the immediate Site boundary there would be heavily glimpsed views of the Proposed Development through the existing mature Site boundary vegetation. The magnitude of change is initially considered to be low as it will constitute a minor component in the glimpses views; this would result in a significance of effect of Moderate Adverse at year 0. Once the proposed additional Site boundary planting has</p>				

	matured the views would become further filtered / softened and the Proposed Development will appear as a natural extension to the current built up area and residential zone, the magnitude of change would reduce to low / negligible and the significance of effect to Moderate – Moderate / Minor Adverse at year 10.				
7 & 8	Deeside Avenue	Residents	High	Negligible	Moderate / Minor Adverse
	<p>NOTES: The views are taken from Deeside Avenue that runs within close proximity to the western Site boundary, with properties rear curtilages backing onto the Site. The photoviews illustrate the nature of the existing residential built form along the road which characterises the localised townscape setting to the west and restricts the vast majority of direct views over / towards the Site.</p> <p>As a result of the intervening built form, the existing mature boundary vegetation and depth of gardens it is considered that there would only be occasional / glimpsed views of the Proposed Development from these locations. The magnitude of change is considered to be negligible as this would not be readily appreciated and barely perceptible in the context of the views, resulting in a significance of effect of Moderate / Minor Adverse at year 0 and 10.</p>				
9	Pedestrian footpath / Fishbourne Roam Site SM	Users of the PRoW Network / Visitors to the SM	High	Negligible / None	Moderate / Minor Adverse
	<p>NOTES: Taken from the pedestrian footpath that lies within the local landscape to the south west / west of the Site. The photoview illustrates how the existing landform and intervening mature vegetation heavily screens views of the northern part of the Site.</p> <p>It is considered that from this section of the footpath there would be heavily glimpsed / views of the Proposed Development through the mature boundary vegetation – primarily only during winter months. The magnitude of change is considered to be Negligible / None, at most due to the extent of intervening vegetation being retained and further reinforced; this would result in a significance of effect of Moderate / Minor Adverse at year 0 and 10.</p>				
10	Clay Lane	Motorists / users of Clay Lane	Medium	Negligible	Minor Adverse
	<p>NOTES: Taken from Clay Lane, approximately 200m north of the Site at the existing settlement edge. The photoview illustrates the nature of glimpsed views into the Site from a field access point. The view shows the flat nature of the intervening landform and heavily vegetated northern Site boundary with mature established treescape which substantially restricts direct views over the Site.</p> <p>It is considered that from this location there would be no more than occasional heavily filtered / glimpsed views of the Proposed Development within the northern most portion of the Site. This would be roofscape and built elevations seen set beyond the robust vegetated boundary – the treescape which is to be retained and further reinforced with additional planting. The built form will therefore and nature of change to the view will be barely perceptible, The magnitude of change is considered to be Negligible and would result in a significance of effect of Minor Adverse at year 0 and 10.</p>				

- 5.13. As an overview, the Site is visually well contained due to the low lying flat landscape setting alongside the established vegetation structures associated with the Site boundaries and the localised setting, and the transport corridors, most notably the elevated A27 to the east. As a result, there are no local or longer distance views possible of the Site.
- 5.14. It is considered that alongside the Proposed Development, additional native structural hedgerow and tree planting would be implemented within the built up area, areas of POS and to the Site boundaries. Once mature this would further filter / soften views, whilst also providing a defensible and robust green edge to the Site, which assists in the successful integration of the proposals within the receiving visual environment.
- 5.15. The southern parcel of the site will not contain any built development and will contain landscaping and biodiversity enhancements only. The proposed built development is therefore located such that views from the Chichester Harbour AONB and Fishbourne Conservation are restricted, despite its proximity to the site.
- 5.16. When considering views from existing residents within the immediate context of the Site, it is acknowledged that a small number of properties off Deeside Avenue and Knott Gardens to the west and north west, respectively, would have potential views over the Site. However, the introduction of residential development into the Site would not compromise the residential amenity of the receptors in terms of light or overlooking. Almost all development in the vicinity of buildings would have some effect upon views from the neighbouring buildings. However, it is well established in planning terms that there is no 'right to a view'. The proposals have sought to incorporate appropriate offsets from the neighbouring properties, a high-quality appearance through the use of high quality materials, appropriate height, mass, bulk and scale, and also a landscaped setting to ensure that the proposed built environment is softened in the long term within the context of these views. It is evident that the existing settlement edge is a notable feature within the Site's immediate context. The proposals seek to create a sustainable and sympathetic edge to the settlement that would retain and where possible enhance the relationship between Fishbourne and the Site's localised landscape setting, which also includes maintaining a gap between Fishbourne and Chichester further to the east, beyond the intervening A27 transport corridor.

5.17. Overall, it is considered that the proposals can be integrated within this context and would not give rise to significant long term adverse effects upon the localised or wider visual environment. It is acknowledged that the proposals would change the visual environment within the immediate and localised context of the Site. However, the proposals have been carefully developed to incorporate areas of landscaped public open space that wraps around the Site and includes substantial areas of structural landscape planting. As the planting matures it would create a robust verdant setting / edge to the Proposed Development and soften the perceived built edge within the immediate visual environment. The type of development proposed is not unusual in this landscape context, with residential built form present to the north west, west and south, characterising the localised setting and the Site. The proposals would not be prominent over medium or long distances and would not harm the public's enjoyment of the countryside from the local or wider PRoW network. It is considered that the proposals can be integrated without significant long term adverse effects to the receiving visual environment, residential amenities or the night-time visual environment.

Effect upon landscape related policy

- 5.18. Both national and local policy guidance seeks to ensure that Proposed Development should promote good design which responds to the character of the setting ensuring that the proposals are integrated within their context. It is considered that the proposals have been carefully designed with their context in mind and, as such, a sympathetic and appropriate development will be achieved.
- 5.19. The Site is not covered by any qualitative landscape designations at a national or local level.
- 5.20. Furthermore, as set out within Section 2 of this LVIA, it is considered that neither the Site nor its immediate setting represent a "valued landscape" with reference to para 174(a) of the NPPF. It is considered that the high quality proposals respond positively to the localised landscape and settlement edge setting and recognise the intrinsic character and beauty of the countryside.
- 5.21. Paragraph 11 of the NPPF seeks to promote sustainable development unless any harm significantly and demonstrably outweighs the benefits of the proposals. It is acknowledged that the Proposed Development would result in a degree of change

within the immediate context of the Site. However, this is not considered so great as to significantly or demonstrably outweigh the benefits of the scheme.

- 5.22. It is considered that the proposals comply with the aims and objectives of the NPPF, the Chichester Local Plan 2014 – 2029, Fishbourne Neighbourhood Plan policies and the published landscape character assessments / Strategy for West Sussex Landscape. The Site is already characterised by the settlement edge setting, a number of design solutions have been included which ensures the high quality design of the built elements befits the localised landscape / townscape character. The layout looks to retain an openness to the scheme with a central green corridor and maintaining a robust vegetation structure. This will retain the gap between Fishbourne and Chichester and the proposed biodiversity enhancements within the southern part of the Site considered to provide a degree of enhancement to the strategic wildlife corridor.
- 5.23. It is therefore considered that the Proposed Development can be integrated in this location without significant harm to the intrinsic settlement character and landscape setting of Fishbourne.

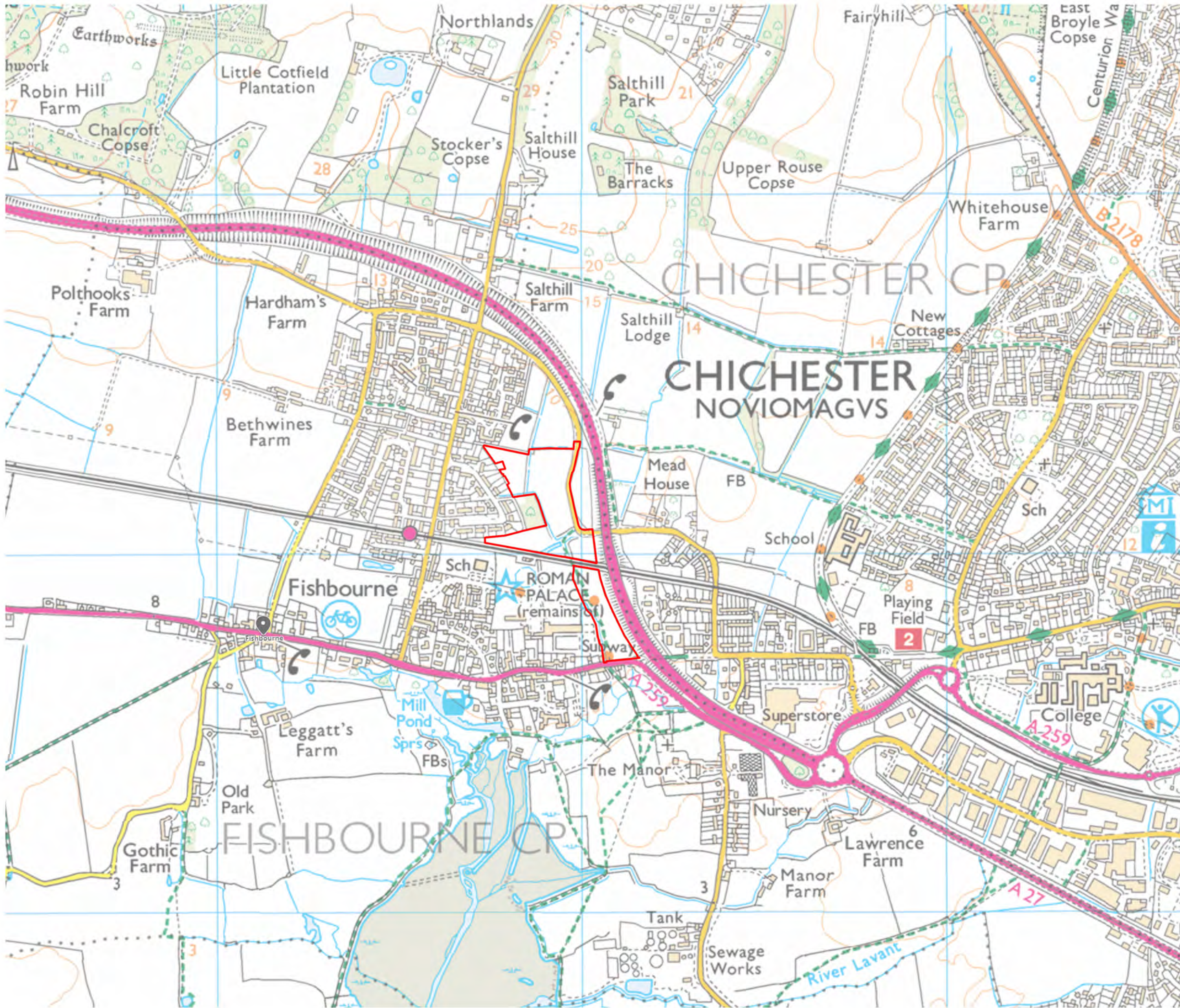
6. SUMMARY AND CONCLUSIONS

- 6.1. Aspect Landscape Planning Ltd has been appointed by Gleeson Land to undertake a landscape and visual impact assessment relating to the outline application (with all matters reserved except for access) for the erection of up to 105 residential dwellings including affordable housing with the provision of vehicular and pedestrian and cycle access from Clay Lane, alongside open spaces, biodiversity enhancement, sustainable urban drainage systems, landscaping, infrastructure, and earthworks on land west of Clay Lane, Fishbourne.
- 6.2. The Site is not covered by any qualitative landscape designations at a national or local level. Furthermore, as set out within Section 2 of this LVIA, it is considered that neither the Site nor its immediate setting represent a “valued landscape” with reference to para 174(a) of the NPPF. It is noted the SDNP is located within the wider setting however the Site is visually and physically separated from the SDNP. The Fishbourne Conservation Area and Chichester Harbour AONB are located to the south of the Site, although they are visually and physically separated from the northern parcel of the Site and the southern parcel of the Site will not contain any built development and will contain landscaping and biodiversity enhancements only. It is concluded that the proposed development would not result in significant landscape and visual effects on the Fishbourne Conservation Area or Chichester Harbour AONB.
- 6.3. In reviewing effects upon the landscape character, it is considered that whilst some harm is acknowledged to the immediate landscape character of the Site itself, the harm is restricted to the Site only and reduces within the immediate setting. Beyond the immediate setting the key characteristics of the localised and wider landscape setting are unaltered. Furthermore, as illustrated, the development proposals respect and enhance the quality and character of the area, include high quality sustainable design, recessive finishes and new planting that corresponds with the *Guidelines, Landscape Mitigation and Contribution to the Green Infrastructure - Gap 8. Fishbourne and Chichester* with the Strategy for West Sussex Landscape and the West Sussex County Council Landscape Character Assessment ‘*Landscape guidelines for residential development on the rural urban fringe*’ identified within Section 3 of this report. It is considered the proposals will not give rise to any significant adverse effects in terms of landscape character, nor would it result in significant harm in terms of its impact on the landscape character of the area.

- 6.4. As illustrated within the visual assessment, views of the Site are well contained and highly localised. This is due to the Site being visually well contained as a result of the low lying flat landscape setting alongside the established vegetation structures associated with the Site boundaries and the localised setting, and the transport corridors, most notably the elevated A27 to the east. As a result, there are no local or longer distance views possible of the Site. The Proposed Development includes additional native structural hedgerow and tree planting that will be implemented within the built up area, areas of POS and to the Site boundaries. Once mature this would further filter / soften views, whilst also providing a defensible and robust green edge to the Site, which assists in the successful integration of the proposals within the receiving visual environment.
- 6.5. It is considered that the proposals comply with the aims and objectives of the NPPF, the Chichester Local Plan 2014 – 2029, Fishbourne Neighbourhood Plan policies and the published landscape character assessments / Strategy for West Sussex Landscape. The Site is already characterised by the settlement edge setting, a number of design solutions have been included which ensures the high quality design of the built elements befits the localised landscape / townscape character. It is therefore considered that the Proposed Development can be integrated in this location without significant harm to the intrinsic village character and landscape setting of Fishbourne. The layout looks to retain an openness to the scheme with a central green corridor and maintaining a robust vegetation structure. This will retain the gap between Fishbourne and Chichester and the proposed biodiversity enhancements within the southern part of the Site considered to provide a degree of enhancement to the strategic wildlife corridor.
- 6.6. The proposed development would not result in significant landscape and visual effects on the Chichester Harbour AONB, Fishbourne Conservation Area or SDNP. Notwithstanding this, the proposed development includes extensive new landscaping and a biodiversity enhancement area within the southern parcel of the site.
- 6.7. It is considered that the Site and receiving environment have the capacity to accommodate the proposals. The proposals will not result in significant harm to the landscape character or visual environment and, as such, it is considered that the

proposed development can be successfully integrated in this location and is supportable from a landscape and visual perspective.

ASPECT PLANS

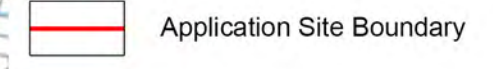


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Key:



REV	DATE	NOTE	DRAWN	CHK'D
REVISIONS				

aspect landscape planning

TITLE
 Fishbourne, Chichester
 Site Location Plan

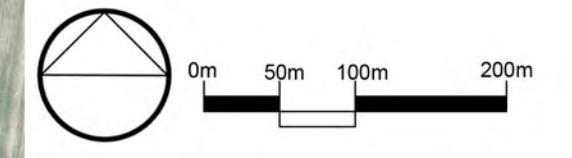
CLIENT
 Gleeson Strategic Land







SCALE	DATE	DRAWN	CHK'D
1:10,000 @ A3	SEPT 2019	NB	SB
DRAWING NUMBER		REVISION	
6953 / ASP1			



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- Key:
-  Application Site Boundary
 -  Listed Buildings
 -  Public right of way
 -  Conservation Area
 -  Areas of Outstanding Natural Beauty
 -  Scheduled Monument

REV	DATE	NOTE	DRAWN	CHK'D
REVISIONS				

aspect landscape planning

TITLE
**Fishbourne, Chichester
 Site and Setting Plan**

CLIENT
Gleeson Strategic Land

SCALE 1:5,000 @ A3	DATE SEPT 2019	DRAWN NB	CHK'D SB
DRAWING NUMBER 6953 / ASP 2		REVISION	

Native Hedge/Shrub Planting

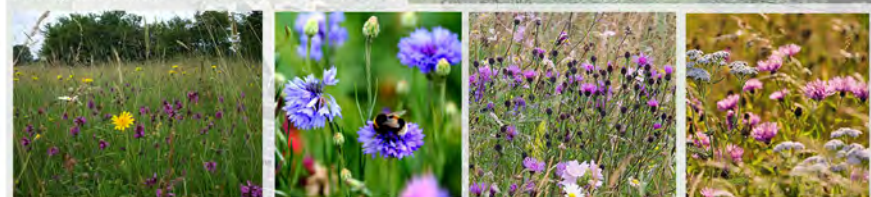
- Acer campestre
- Crataegus monogyna
- Ilex aquifolium
- Corylus avellana
- Ligustrum vulgare
- Prunus spinosa
- Viburnum opulus
- Euonymus europaeus
- Cornus sanguinea



A variety of native shrub, hedge and tree planting has been proposed across the development which will further break up the built form and provide a high quality environment.

Existing vegetation to the site boundaries is retained and where possible enhanced with native species to retain this established feature that will provide a mature landscape setting to the proposed development.

- Species Rich Wildflower**
Emorsgate EM2
General Purpose Meadow Mix, EH1
Hedgerow Mix & EM10 Tussock Mix



Refer to ASP4 for Southern Parcel of Site Landscape Proposals

- Open Space Trees**
- Quercus robur
 - Quercus petraea
 - Tillia cordata
 - Tillia x euchlora
 - Fagus sylvatica
 - Carpinus betula
 - Sorbus acucuparia
 - Corylus avallana
 - Acer campestre
 - Populus nigra
 - Betula pendula
 - Crataegus monogyna
 - Alnus glutinosa



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- Key:**
- Application Site Boundary
 - Existing Public Right of Way
 - Existing/Retained Vegetation & Trees
 - Proposed Open Space & Boundary Tree Planting (Native Species)
 - Proposed Street Tree Planting
 - Proposed Garden Tree Planting
 - Proposed Mixed Native Shrub Planting
 - Proposed Ornamental Shrub Planting
 - Proposed Hedge Planting
 - Proposed Species Rich Wildflower Grass Mix
 - Proposed Attenuation Basin (Ecological Enhancement Area)
 - Proposed Marginal Planting
 - Proposed Play Area (LEAP)
 - Indicative Location of Proposed Railway Crossing

Refer to ASP4 for Southern Parcel of Site Landscape Proposals

C	05.10.22	Updated Layout	AS	CJ
B	22.02.22	Updated Layout	BS	CJ
A	10.12.21	Updated Layout	EL	SB
REV	DATE	NOTE	DRAWN	CHK'D

aspect landscape planning

TITLE
Fishbourne, Chichester
Landscape Strategy Plan

CLIENT
Gleeson Strategic Land

SCALE	DATE	DRAWN	CHK'D
1:1,250 @ A3	APR 2021	EL	MF
DRAWING NUMBER	REVISION		
6953 / LSP / ASP3	C		

Sustainable drainage features provide the opportunity for varied structure and diversity for vegetation and habitats.

Management of Field South of the Railway to Deliver Ecological Benefits
(see also Appendix 5555-01/10).

EE1 – Shrub Planting. Extensive planting of native shrub species of local provenance will be undertaken to create a new, diverse scrub habitat in the field south of the railway. Planting a diverse range of shrub species will maximise the period during which pollen, nectar and fruits are available for invertebrates, birds and small mammals. Species of particular benefit include those such as Blackthorn and Hawthorn, which bloom in spring, whilst species such as Holly and Guelder Rose will offer flowers and fruits in the autumn into winter.

EE2 – Wetland Creation. The proposals include the creation of a wetland feature (for Nutrient Neutrality purposes) to the south of the railway, which will improve some opportunities for a range of wildlife whilst also helping to attenuate surface water run-off. The sinuous margins of the feature could be seeded within a suitable native marginal species mix and, where practical, the feature should include areas of permanent water which will provide a constant habitat for aquatic species and also shallower areas of water/inundations zones to support different assemblages of species. This new wetland habitat will provide opportunities for a range of amphibian, reptile and invertebrate species, along with foraging habitat and water supply for mammals and birds. For the purpose of the Biodiversity Net Gain calculations, this feature has been classified as a SUDS waterbody, not a wetland (in acknowledgement that it will benefit wildlife but is not being primarily developed with wildlife in mind).

EE3 – Reptile Refuges. In order to improve the site for translocated reptiles, plus compensate for the loss of a brush pile and artificial hibernaculum on site, three log piles and a hibernaculum will be created on the field south of the railway. The precise locations of these refuges will be determined by a competent ecologist, post-planning once the relevant final layout for the field (and the overall development) has been approved.

EE4 – Invertebrate Habitat Piles. A proportion of any deadwood arising from vegetation clearance works on the main site will be retained and used to create three wood piles on the field south of the railway. These will provide potential habitat opportunities for invertebrate species, which in turn could provide a prey source for a range of other wildlife.



Wetland/Marginal Species

- Tufted hair-grass
- Great Wood-rush
- Yellow Iris
- Marsh Marigold
- Meadowsweet
- Purple Loosestrife
- Water Mint
- Ragged Robin
- Cuckooflower

Native Shrubs

- Wild Privet
- Dogwood
- Buckthorn
- Hawthorn
- Spindle
- Hazel
- Willow

Other Native Shrubs/Trees

- Dog Rose
- Guelder Rose
- Holly
- Blackthorn
- Crab Apple
- Elder
- Field Maple
- Rowan
- Silver Birch
- Hornbeam
- Beech
- Cherry
- Sessile Oak or Pedunculate Oak
- Wayfaring Tree



Images of Scrubland within biodiversity enhancement area



Habitat Piles

↑ Refer to ASP3 for Northern Parcel of Site Landscape Proposals

Area of open space within the southern portion of the site will incorporate native mixed shrub, and scrub areas, wildflower and wetlands. This will provide localised biodiversity enhancements as part of the strategic wildlife corridor.

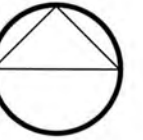
Invertebrate habitat piles, reptile refuges and hibernaculum created within the open space to provide habitat opportunities for a range of wildlife.

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0m 10m 20m 50m



Key:

- Application Site Boundary
- Indicative Location of Proposed Railway Crossing
- Existing/Retained Vegetation
- Proposed Species Rich Wildflower Grass Mix
- Proposed Attenuation Basins (Ecological Enhancement Area)
- Scrubland (Ecological Enhancement Area)
- Existing Public Right of Way
- Indicative Location of Habitat Piles
- Indicative Location of Reptile Refugia
- Proposed Open Space Tree Planting
- Proposed Native Shrub Planting

Refer to ASP3 for Northern Parcel of Site Landscape Proposals

A	21.12.21	Updated Layout	EL	CJ
REV	DATE	NOTE	DRAWN	CHK'D
REVISIONS				

aspect landscape planning

TITLE
Fishbourne, Chichester
Landscape Strategy Biodiversity Enhancement Area

CLIENT
Gleeson Strategic Land

SCALE	DATE	DRAWN	CHK'D
1:1,250 @ A3	MAY 2021	EL	MF
DRAWING NUMBER	REVISION		
6953 / LSP / ASP4	A		

APPENDIX 1

ASPECT LANDSCAPE & VISUAL IMPACT METHODOLOGY

LANDSCAPE AND VISUAL IMPACT ASSESSMENT METHODOLOGY

- 1.1. The Landscape Institute and the Institute of Environmental Management and Assessment have jointly published Guidelines for Landscape and Visual Impact Assessment Third Edition 2013 (GLVIA3) that gives guidance on carrying out a Landscape and Visual Impact Assessment (LVIA), either as a standalone appraisal or part of an Environmental Impact Assessment (EIA). This methodology takes on board the above guidance.
- 1.2. When assessing character within an urban context, this methodology can be applied to Townscape Assessments and how the development will affect the elements that make up the townscape and its distinctive character.
- 1.3. The main stages of the LVIA process are outlined below. This process will identify and assess the potential effects of a development on the landscape resource and the visual environment.

1. Baseline study

Landscape

- Define the scope of the assessment.
- Outline the planning policy context, including any landscape designations.
- Establish the landscape baseline through a site visit and an assessment of published Landscape Character Assessments to identify the value and susceptibility of the landscape resource (receptor), at community, local, national or international levels where appropriate.

Visual

- Define the scope of the assessment.
- Identify the extent of visual receptors within the study area, with the use of Zones of Theoretical Visibility (ZTV) where appropriate, and establish the number and sensitivity of the representative viewpoint and/or groups of people (receptors) within the study area whose views may be altered as a result of the proposals.

2. Project description

The baseline study highlights clear opportunities and constraints for the integration of the proposals into the receiving environment. The aspects of the scheme at each phase that will potentially give rise to effects on the landscape and visual amenity will need identifying. At this time, the proposals can be modified to ensure that further mitigation measures are incorporated into the design as a response to the local landscape and visual environment.

3. Description of Effects

The level of effect on both landscape and visual receptors should be identified in respect of the different components of the proposed development. In order to assess the significance of the effect on the receiving environment, it is necessary to consider the **magnitude**, i.e. the degree of change, together with the **sensitivity** of the receptor.

This will identify whether the effects are:

Adverse or Beneficial - beneficial effects would typically occur where a development could positively contribute to the landscape character or view. Neutral effects would include changes that neither add nor detract from the quality and character of an area or view. Adverse effects would typically occur where there is loss of landscape elements, or the proposal detracts from the landscape quality and character of an area or view.

Direct or Indirect – A direct effect will be one where a development will affect a view or the character of an area, either beneficially or adversely. An indirect effect will occur as a result of associated development i.e. a development may result in an increase of traffic on a particular route.

Short, Medium or Long Term – this relates to the expected duration and magnitude of a development. Within this assessment the potential effects are assessed during the Construction Phase, then at Years 1 and 10, following completion of the development.

Reversible or Irreversible – can the resulting effect of a development be mitigated or not, and whether the result of the mitigation is beneficial or adverse.

4. Significance of Effects (EIA only)

A final judgment on whether the effect is likely to be significant, as required by the Regulations. The summary should draw out the key issues and outline the scope for reducing any negative / adverse effects. Mitigation measures need to be identified that may reduce the final judgement on the significance of any residual negative effects in the long term.

Assessing effects

Landscape Sensitivity

- 1.4. The sensitivity of a particular landscape in relation to new development is categorised as high, medium, low or negligible. This takes into account the susceptibility of the receptor to the type of development proposed and the value attached to different landscapes by society. The following table explains each threshold and the factors that make up the degree of sensitivity.

Table 1: Landscape Sensitivity Thresholds

Sensitivity	Definition
High	Landscape resource where there is a high susceptibility to change. Landscapes would be considered of high value, have a high degree of intimacy, strong landscape structure, relatively intact and contain features worthy of protection. Townscapes may include a high proportion of historic assets. Typical examples may be of National or County importance e.g. within the setting of National Parks, AONB's, Conservation Areas etc.
Medium	Landscape resource where there is a medium susceptibility to change. Landscapes would be considered of medium value, good landscape structure, with some detracting features or evidence of recent change. Townscapes may include a proportion of historic assets or of cultural value locally. Typical examples may be designated for their value at District level.
Low	Landscape resource where there is a low susceptibility to change. Landscapes would be considered of low value, and contain evidence of previous landscape change.
Negligible	Landscape resource where there is little or no susceptibility to change. Typical landscapes are likely to be degraded, of weak landscape structure, intensive land uses, and require landscape restoration.

Visual Sensitivity

- 1.5. The sensitivity of the visual receptor will be assessed against the magnitude of visual change, and is categorised as high, medium, low or negligible. Each receptor should be assessed in terms of both their susceptibility to change in views and visual amenity and also the value attached to particular views.

Table 2: Visual Sensitivity Thresholds

Sensitivity	Definition
High	Viewers on public rights of way whose prime focus is on the landscape around and are often very aware of its value. Occupiers of residential properties with primary views affected by the development. Examples include users of National Trails, Long Distance Routes or Sustrans cycle routes, or within the setting of a listed building.
Medium	Viewers engaged in outdoor recreation with some appreciation of the landscape, occupiers of residential properties with oblique views affected by the development, and users of rural lanes and roads. Examples include viewers within moderate quality landscapes, local recreation grounds, and outdoor pursuits.
Low	Viewers engaged in outdoor sport or recreation whose prime focus is on their activity, or those passing through the area on main transport routes whose attention is focused away from an appreciation of the landscape.
Negligible	Viewers whose attention is focused on their work or activity, and not susceptible to changes in the surrounding landscape.

Effect Magnitude

- 1.6. The magnitude of change relates to the degree in which proposed development alters the fabric of the landscape character or view. This change is categorised as high, medium, low, or negligible.

Table 3: Magnitude of Change

Magnitude	Effect Definition
High	Change resulting in a high degree of deterioration or improvement, or introduction of prominent new elements that are considered to make a major alteration to a landscape or view.
Medium	Change resulting in a moderate degree of deterioration or improvement, or constitutes a perceptible change within a landscape or view.
Low	Change resulting in a low degree of deterioration or improvement to a landscape or view, or constitutes only a minor component within a landscape or view.
Negligible	Change resulting in a barely perceptible degree of deterioration or improvement to a landscape or view.
No Change	It is also possible for a landscape or view to experience no change due to being totally compatible with the local character or not visible due to intervening structures or vegetation.

Significance Threshold

- 1.7. The magnitude of change is then considered against the sensitivity of the landscape resource as a receptor or the existing character of the panorama / view. In formulating the significance of effect, reasoned professional judgement is required which is explained within the assessment. This is carried out both in terms of the predicted effects on landscape character or on visual amenities. The significance thresholds are predicted as Major, Moderate, Minor, Negligible and None, and can be either beneficial or adverse. Unless otherwise stated, all effects are predicted in the winter months. The extent of mitigation measures should be clearly stated, and in the case of planting proposals, the contribution to reducing adverse effects should be demonstrated at different stages (construction stage, operational stage year 0, and year 10).

Table 4: Significance of Effect

Significance	Threshold Definition
Major	A high magnitude of change that materially affects a landscape or view, that has little or no ability to accommodate change. Positive effects will typically occur in a damaged landscape or view.
Moderate	A medium magnitude of change that materially affects a landscape or view that may have the ability to accommodate change. Positive effects will typically occur in a lower quality landscape or view.
Minor	A low magnitude of change that materially affects a landscape or view that has the ability to accommodate change. Positive effects will typically occur in a lower quality landscape or view.
Negligible	A negligible magnitude of change that has little effect on a landscape or view that has the ability to accommodate change.
None	It is also possible for a magnitude of change to occur that results in a neutral effect significance due to the change being compatible with local character or not visible.

- 1.8. The significance of the effect is measured on the ability of a landscape or view to accommodate the change. In assessing the significance of effects, the following matrix will be used to determine the significance thresholds, through determining the sensitivity of the receptor and the magnitude of change.
- 1.9. In terms of assessing whether the effects are significant or otherwise, it is noted that para 5.56 of GLVIA3 states that there are no “hard and fast rules” about what makes a significant effect. For the purposes of this assessment significant landscape or visual effects are those effects considered to be greater than moderate.

Table 5: Measuring Significance of Effect

		Sensitivity of Receptors			
		High	Medium	Low	Negligible
Magnitude of Change	High	Major	Major/ Moderate	Moderate	Moderate/ Minor
	Medium	Major/ Moderate	Moderate	Moderate/ Minor	Minor
	Low	Moderate	Moderate/ Minor	Minor	Negligible
	Negligible	Moderate/ Minor	Minor	Negligible	Negligible/ None

- 1.10. It should be noted that where there is no perceptible change in terms of the effect magnitude regardless of the sensitivity of the receptor, the significance of the effect on a landscape or view will be none.
- 1.11. A written statement summarising the significance of effects is provided, assisted by the tables and matrices. The final judgement relies on professional judgement that is reasonable, based on clear and transparent methods, suitable training and experience, and a detached and dispassionate view of the development in the final assessment.

Assessing cumulative effects

- 1.12. Cumulative effects are additional effects caused by a proposed development in conjunction with other similar developments. This can be cumulative landscape effects on the physical fabric or character of the landscape, or cumulative visual effects caused by two or more developments being visible from one viewpoint and/or sequence of views. The scope of cumulative effects should be agreed at the outset to establish what schemes are relevant to the assessment, and what planning stage is appropriate. It is generally considered that existing and consented developments and those for which planning applications have been submitted but not yet determined should be included.

APPENDIX 2

EXTRACT FROM CHICHESTER LOCAL PLAN REVIEW 2035 LANDSCAPE
CAPACITY STUDY (MARCH 2019)

Sub-area:**CH43 East Fishbourne Pastures****West Sussex County Council Landscape Character Assessment (WSCCLCA) LCA SC 6 Ashlings Upper Coastal Plain
Future Growth of Chichester (FGoC): LCA 4A Chichester Coastal Plain; LCT Enclosed Pasture**

Key characteristics and key qualities (West Sussex LCA unless noted):

- A transitional landscape.
- A good cover of woodland and trees
- Mainly gently undulating farmland enclosed by woods with numerous hedgerows.
- Pattern of small to medium sized pastures, arable fields, livestock farming and market gardening.
- Area is well settled with scattered pattern of rural villages and farmsteads, including traditional flint village centres
- Suburban fringes with high commuter populations and small commercial sites
- Leafy or wooded settlements.
- Winding hedged or wooded lanes.
- Mix of small, medium and large-sized fields with mainly straight Parliamentary enclosure boundaries. Some earlier, irregular assarts.
- Improved pasture is common
- West of Chichester, Fishbourne Villa is unparalleled in Roman Britain for size and splendour. Roman building at Broadbridge [from WSCCLCA LCA SC 5 Southbourne Coastal Plain]
- Areas of small scale historic pastures around hamlets and villages (FGoC)

Landscape strategy and key sensitivities and guidelines:

- Conserve the undeveloped rural character of the area.
- Maintain and enhance the historic character of the area
- Conserve and manage distinctive habitats including meadows, heathland, chalk grassland, stream sides and woodland.
- Promote management of existing woodland, especially where under pressure from gravel working or urban fringe development.
- Conserve and enhance the character and setting of small villages and hamlets.
- Promote good management of important village and roadside trees. Plant new tree features in villages.
- Encourage careful woodland design to screen new housing and other visually intrusive landscape elements, for example, pig farms, communication aerials.
- Consider the cumulative impact on landscape character of small developments and land use change.
- Avoid the introduction of suburban styles and materials.
- Ensure any new development is well integrated into the wider landscape. Use new woodland and hedgerow planting as appropriate.
- Conserve ancient semi-natural woodland as an historical, landscape and wildlife feature.
- Encourage good management of existing woodland and tree groups, including planting up edge areas.
- Conserve hedgerows and allow for the growth of hedgerow trees.
- Suburban expansion pressures from the urban fringes.
- Inappropriate or visually intrusive road improvements.

- Erosion of historic character due to changes in farming practices.
- Expansion of horse paddocks.
- Conserve existing mature trees and other vegetation as a setting to new built development (FGoC)
- Respect the setting of Fishbourne Palace, focussing development to the north of the railway line (FGoC)
- Consider opening up new public views of the cathedral where possible (FGoC)

Relevant forces for change/ key issues / threats / opportunities:

- Potential development pressure from the extension of existing settlements.
- Lack of woodland management resulting in a decline in the structure and condition of existing woodlands.
- Major existing road improvements along the A27 trunk road and the possibility of new ones.

Sub-area map:

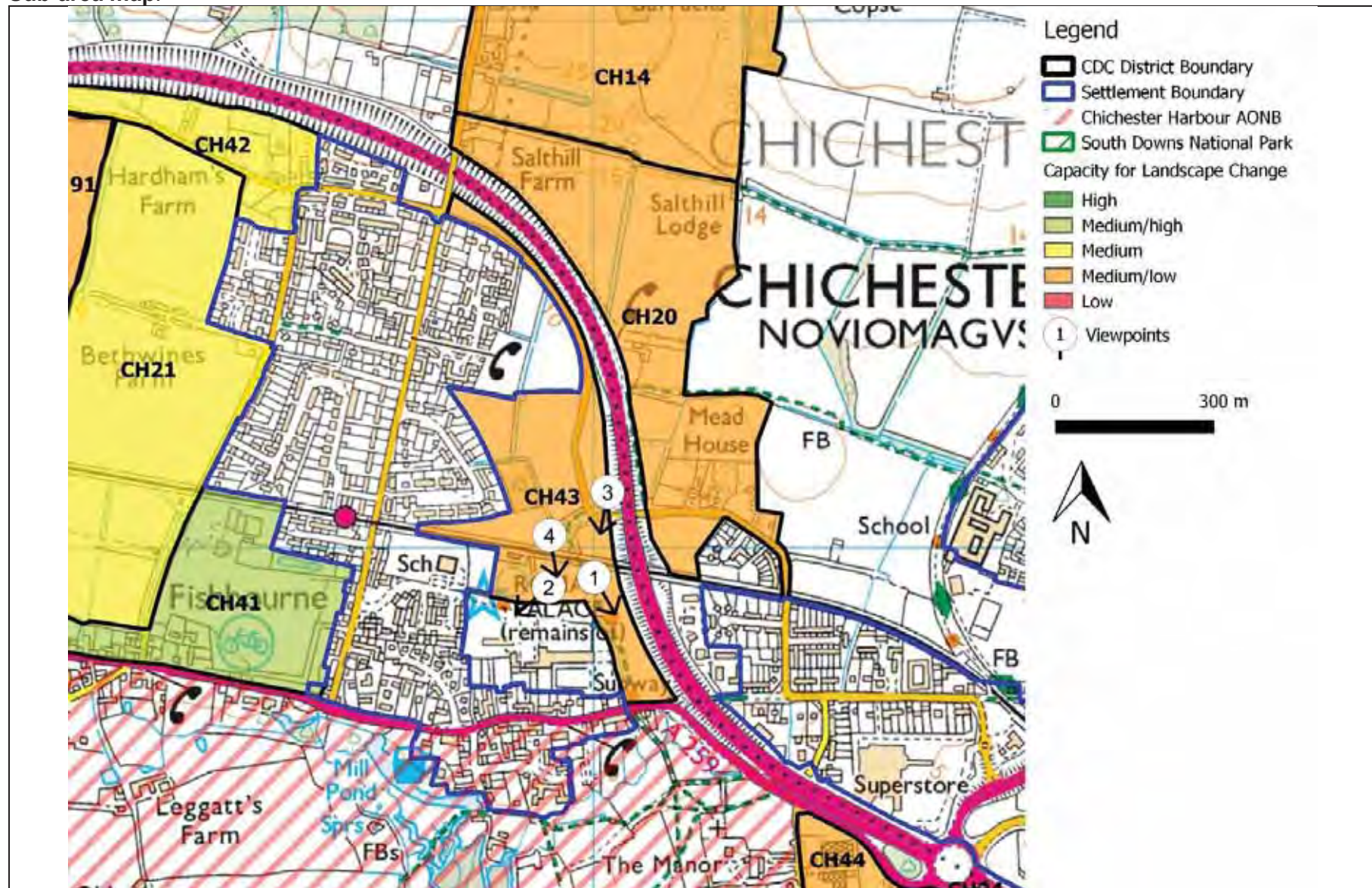


Figure: CH43 Capacity of landscape to accept change and location of photographic viewpoints

Sub-area description:

The CH43 East Fishbourne Pastures sub-area is characterised by an area of small scale enclosed pastures on the low lying coastal plain sandwiched between Fishbourne and the A27 cutting. The sub-area forms part of the open setting of Fishbourne Palace Scheduled Monument and Registered Park and Garden and is crossed by the National cycle route 2 in the south. The sub-area is crossed by the train line and Clay Lane. The sub-area forms part of a gap between the settlements of Chichester and Fishbourne, particularly appreciated along Clay lane which crosses the sub-area. The Chichester Harbour AONB lies adjacent to the south of the area, south of the A259.

For more detail refer to record sheets.

Photographs:

Photo 1: View over sub-area from public right of way crossing area looking south-east across



Photo 2: View over the sub-area from public right of way crossing area looking south-west towards Fishbourne Roman Palace



Photo 3: View over the sub-area from Clay Lane looking south across paddocks



Photo 4: View over the sub-area from public right of way crossing area looking south along public right of way crossing gap

Please refer to section 3 methodology of the assessment process**1. Visual Sensitivity: Medium**

- Southern end visible from PRoW crossing area
- Southern end visible in views from visitors to the Fishbourne Roman Palace Registered Park and Garden (Grade II*) and Scheduled Monument
- Views from some properties on the eastern edge of Fishbourne and from motorists on Clay lane crossing area in the north and from A259 in south who experience a break in development between Chichester and Fishbourne
- Views from edge of the Chichester Harbour AONB to the south
- Highways planting restricts views from A27
- Views from National cycle route 2 crossing southern end of area
- Views from the edges of Fishbourne conservation area adjacent to the south
- Views from the Train line crossing sub-area
- Views out of sub-area to the Fishbourne Roman Palace
- Rural area although affected by urbanising elements and has a neglected and unmanaged appearance
- Good vegetation structure, although unmanaged, provides a good structure on which mitigation planting could build upon
- Generally new mitigation planting could be in character however could impact on views to historic features

2. Landscape Sensitivity: Medium

- Low lying flat landscape under 10m AOD
- Ponds fall within sub-area and drainage ditches cross area with possible small areas of wet meadow. Ditches are bridged in places providing access
- Small scale pasture/paddock fields with enclosure provided by boundary vegetation including along roads
- Some land appears unmanaged
- Partially contained by the built edge of Fishbourne to the west and tree belts along the A27 to the east
- Tree belt and wooded strips adjacent to A27 and small block of deciduous woodland in west along A27. The deciduous woodland is identified on the Priority Habitat Inventory.
- Within Strategic Wildlife Corridor identified by Chichester District Council connecting from the Harbour to the south and northwards to Lavant
- Sub-area form part of the open setting to the Fishbourne Roman Palace Registered Park and Garden (Grade II*) immediately adjacent to the west
- Fishbourne conservation area lies adjacent to the south of the sub-area - fields within the sub-area at the eastern end of Fishbourne Road, outside the conservation area boundary, are a noted open space described as a swath of grass which is used for grazing horses
- The grass field in the south contributes to open setting of nearby listed buildings (Grade II) in conservation area to the south

- The sub-area forms part of the rural gap between the built up areas of Fishbourne and Chichester
- Tranquillity affected by road noise, the train line and associated infrastructure
- Accessible by footpath and National cycle route crossing area

3. Landscape Character Sensitivity: Medium (combines 1 and 2)

4. **Wider Landscape Sensitivity: Medium / high**

- The adjacent settlement edge is reasonably well contained by vegetation.
- The small scale pasture/paddock fields contribute to the rural setting of Fishbourne and Chichester and are characteristic of the wider character area
- The sub-area is somewhat isolated from the wider landscape sandwiched between Fishbourne and the A27 and has some urbanising influences
- The sub-area provides an important contribution to the rural gap between Fishbourne and Chichester perceived from Clay Lane, the PRoW crossing area and the A259.

5. Overall Landscape Sensitivity: Medium / high (combines 3 and 4)

6. **Landscape Value: Medium**

- Contributes to open setting of nearby listed buildings (Grade II), the adjacent conservation area and Fishbourne Roman Palace Registered Park and Garden (Grade II*) and Fishbourne Roman Palace Scheduled Monument
- Setting of the AONB
- Crossed by the National cycle route 2
- The importance of the Fishbourne retaining its separate identity is identified in the Fishbourne Neighbourhood Plan

APPENDIX 3

EXTRACT FROM CHICHESTER LOCAL PLAN REVIEW 2035 LANDSCAPE GAP
ASSESSMENT (MAY 2019)

8. Fishbourne and Chichester

Potential location of gap map:

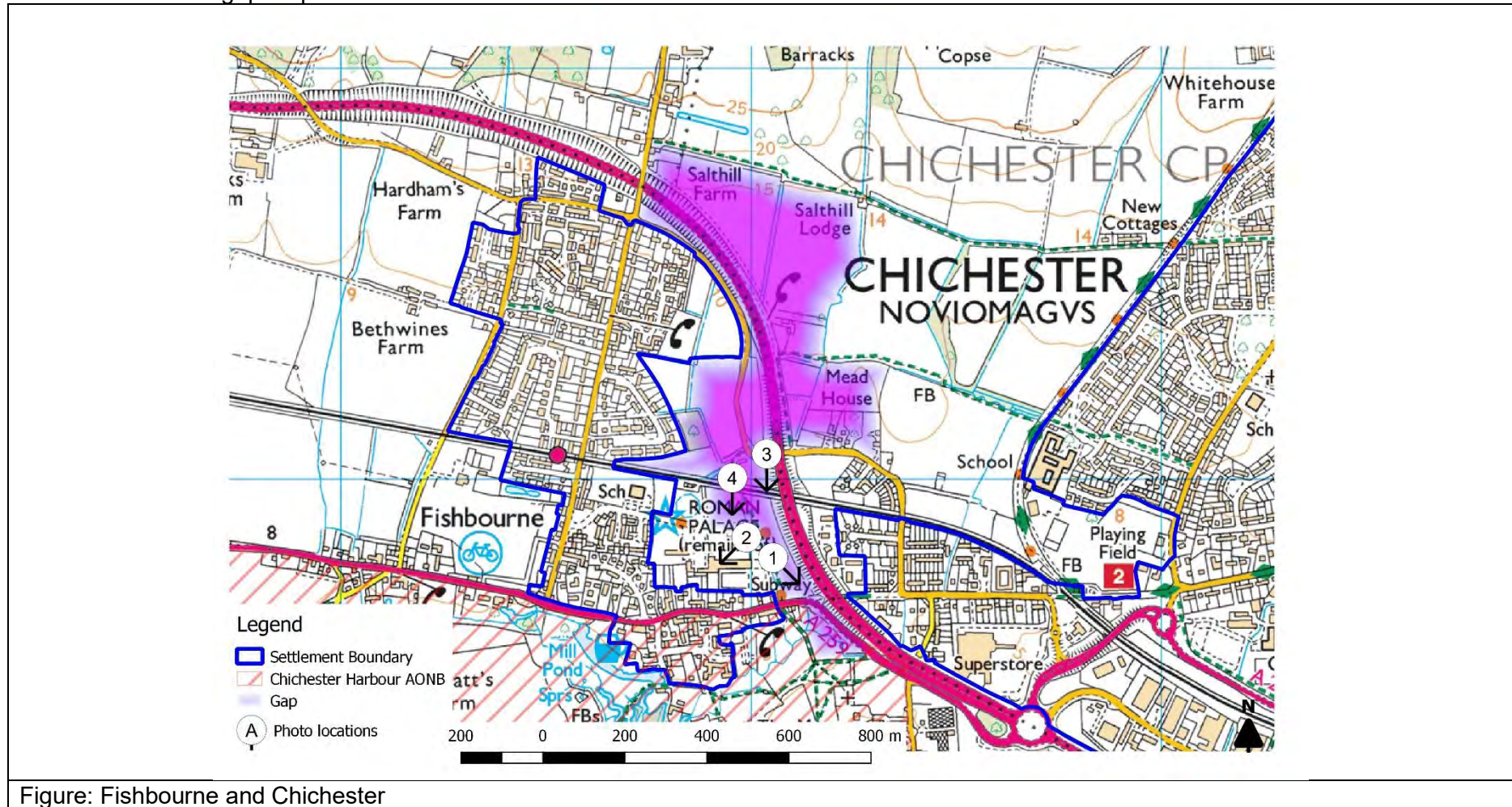


Figure: Fishbourne and Chichester

Photographs:



Photo 1: View over the gap from public right of way crossing area looking south-east across



Photo 2: View over the gap from public right of way crossing area looking south-west towards Fishbourne Roman Palace



Landscape gap description

- 8.1. The Fishbourne and Chichester gap comprises an area of low lying flat landscape coastal plain landscape. The Chichester Harbour AONB lies adjacent to the south of the area, south of the A259. The landscape is predominantly small to medium scale pasture/paddock fields with some land appearing unmanaged and is adjacent to the Fishbourne Roman Palace Scheduled Monument in the south. The fields are enclosed by boundary vegetation, including along roads, and the area is partially contained by the built edge of Fishbourne to the west and tree belts along the A27 which divides the gap in two. The gap is crossed by the train line and Clay Lane. The gap provides separation between the settlements of Fishbourne and Chichester (including the strategic development area west of Chichester). The area of fields to the west of the A27 provides the most effective contribution to the separation. However, open fields and vegetation to the north and east of the A27 also make a contribution to the perceived

separation experienced from along Clay Lane and public rights of way (north and east of the A27) as well as contributing to the rural setting of the settlements and their separation from the A27.

Existing landscape character, visual context and key views

- 8.2. The gap is rural in character although is affected by urbanising elements and has a neglected and unmanaged appearance in places. The landscape of the gap is enclosed in character with boundary vegetation, including along roads, and the area is partially contained by the built edge of Fishbourne to the west and tree belts along the A27 crossing the gap providing some visual containment. The adjacent settlement edges are reasonably well contained by vegetation and the visual barrier provided by the A27 on a raised embankment with adjacent tree belts restricts intervisibility between the settlements which contributes to their perceived separation. This perceived separation is further enhanced by successive layers of vegetation. The gap forms part of a low lying flat coastal plain landscape forming part of the setting of Chichester and Fishbourne, however, it is severed from the wider landscape by the A27 and surrounding built form. The south-western pattern of fields forms a coherent wedge of rural landscape between Fishbourne's eastern edge and the A27 and the fields in the south contribute to the setting of the AONB, Fishbourne Conservation Area, listed buildings and Fishbourne Roman Palace Scheduled Monument.
- 8.3. The key places where the undeveloped land within the gap can be perceived is from the Clay Lane which directly links to Chichester, the A259, the public right of way crossing and bounding the area, the train line, National Cycle Route 2 crossing southern end of area and from adjacent to the Fishbourne Roman Palace Scheduled Monument. Boundary vegetation, including along roads, and the built edge of Fishbourne to the west and tree belts along the A27 restrict views in places. In places there are views across the pasture/paddock fields within the gaps which contribute to the perceived separation of the settlements. Highways planting restricts views from A27. There is some intervisibility with the AONB to the south.

Recommendation

- 8.4. This gap forms part of the former strategic gap between Chichester and Emsworth.
- 8.5. It is important that the area between Fishbourne and Chichester is retained as open countryside. The gap is essential in preventing the coalescence of the settlements and maintaining their separate identities.
- 8.6. Comments:
1. Provides an important area of predominantly undeveloped countryside between the built up area of Fishbourne and Chichester
 2. The present gap between Chichester and Fishbourne is already narrow (200m at its narrowest point)

3. People travelling west through the extensive urban area of Chichester benefit from the perception of travelling through a reasonable stretch of open fields along Clay Lane before reaching the smaller settlement of Fishbourne.
4. The gap provides a key contribution to the perceived separation of the settlements particularly experience by people travelling along Clay Lane, the public right of way crossing and bounding the area, the train line, National Cycle Route 2 crossing the gap and the A259
5. The perceived separation experienced along Clay Lane is particularly effective where open fields occur on both sides of the road increasing the feeling of openness
6. The gap is important in the wider part it plays as part of a succession of gaps along the East-West corridor that break up and help define the separate identities of the string of settlements between Chichester and Emsworth.
7. Development in much of this area would be conspicuous from the roads and public rights of way
8. The open character of the landscape contributes to the rural setting of the settlements and provides some separation between the settlements and the A27.
9. The openness of the gap contributes to the open landscape setting of the AONB, Fishbourne Conservation Area, listed buildings and Fishbourne Roman Palace Scheduled Monument.
10. The vegetation and open fields form part of the Strategic Wildlife Corridors identified by Chichester District Council

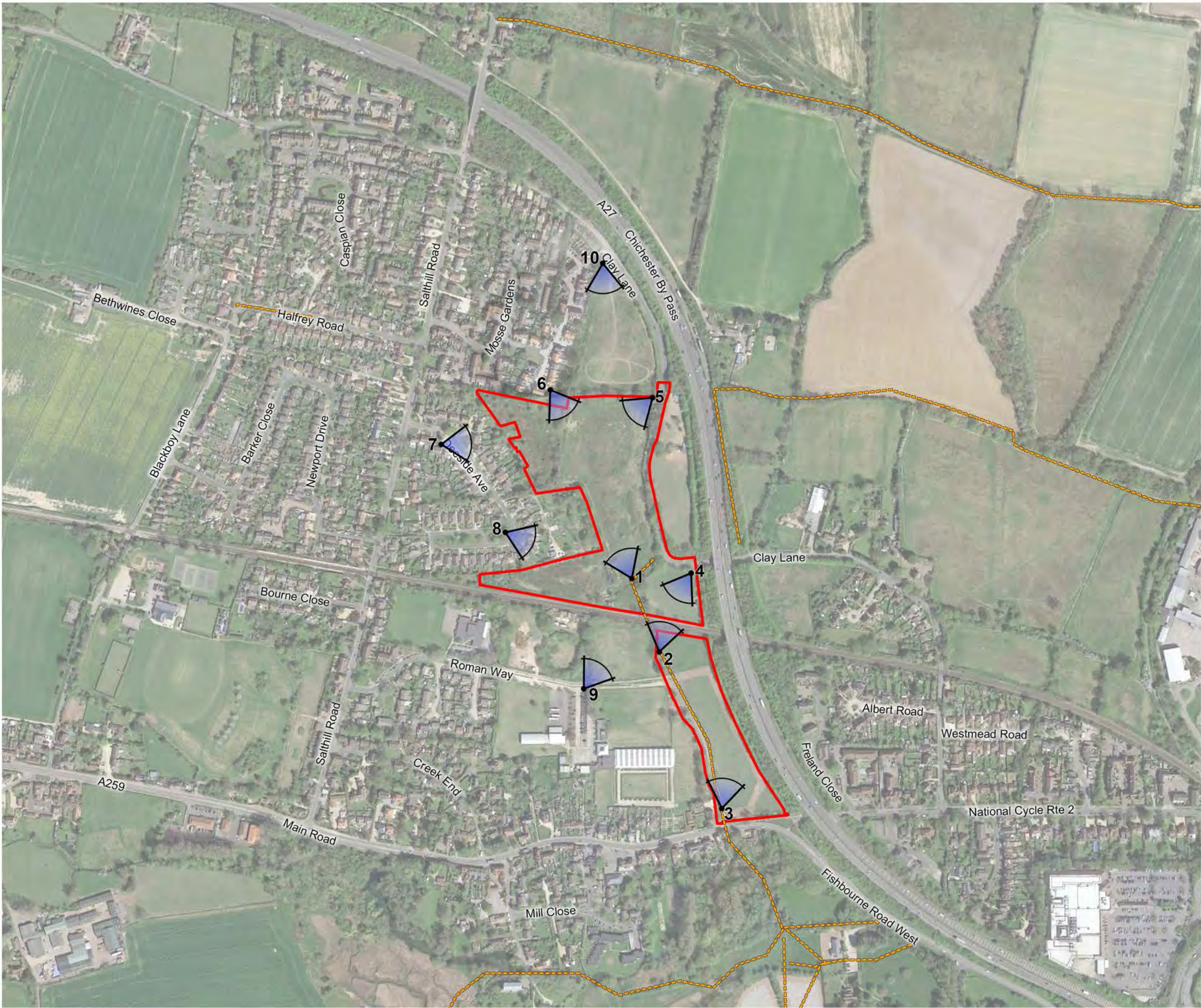
Guidelines, landscape mitigation and contribution to green infrastructure

1. Any proposed development should not visually, perceptually or physically lead to coalescence of settlements
2. Particularly conserve open fields where they occur on both sides of Clay Lane to increase the perception of openness and separation between the settlements
3. Maintain and strengthen the existing landscape framework through hedgerow and native tree planting
4. Create a new large scale tree and hedgerow framework to complement the open, intensively farmed landscape, whilst maintaining important views.
5. Maintain and strengthen field boundaries such as hedgerows and shelterbelts.
6. Conserve and link existing hedgerows and trees. Retain all good and moderate quality tree cover and locally distinctive boundary treatments and features.
7. Restore field boundaries through shelter belt planting. Encourage bold tree planting adjacent to roads to enhance both the visual and wildlife value of these areas.
8. Restore and strengthen the landscape of the gaps between settlements.
9. Encourage landscape enhancements around villages and on their approaches.
10. Strengthen the landscape framework and filter the views of the urban edge through planting of woodland, tree and shrub belts and groups. Use these to screen and unify disparate suburban elements, especially along roadside verges and on village edges

-
11. Encourage and promote land management schemes to increase species-rich grassland areas.
 12. Ensure any new development is well integrated into the wider landscape.
 13. Ensure the vegetated edges of the existing settlements are retained and protected including the screening provided by successive layers of vegetation
 14. Maintain and enhance the historic character of the area and retain the rural setting of designated and historic features including the Fishbourne Conservation Area, Fishbourne Roman Palace Scheduled Monument and adjacent listed buildings
 15. Conserve and enhance the rural open setting of the settlements and the AONB
 16. Retain other vegetated areas where they contribute to landscape and biodiversity value
 17. Retain the legibility and setting of PROW network
 18. Conserve rural character of lanes
 19. Consider opportunities to enhance and link to the Fishbourne Strategic Wildlife Corridor identified by Chichester District Council which cross the gap

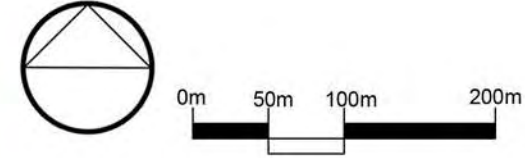
APPENDIX 4




VISUAL ASSESSMENT



NOTES:
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 No Dimensions to be scaled from this drawing.



- Key:
-  Application Site Boundary
 -  Public Right of Way
 -  Viewpoint Location

REV	DATE	NOTE	DRAWN	CHK'D
REVISIONS				

aspect landscape planning

TITLE
 Fishbourne, Chichester
 Viewpoint Location Plan

CLIENT
 Gleeson Strategic Land

SCALE 1:5,000@A3	DATE MAY 2021	DRAWN EL	CHK'D MF
DRAWING NUMBER 6953 /VLP		REVISION	



Viewpoint 1 (Panorama Image for Context Only)



Viewpoint Coordinates: E 483946, N 105051

Date & time of photograph: 22/10/2019 10:53

AOD & Viewing height: c. 7m AOD 1.6m

Weather conditions: Clear, good visibility.

Viewpoint 1 (Annotated Panorama Image for Context Only)



Viewpoint 1 (Single Frame Image)



Viewpoint 2 (Panorama Image for Context Only)



Viewpoint Coordinates: E 483985, N 104931

Date & time of photograph: 22/10/2019 11:01

AOD & Viewing height: c. 5m AOD 1.6m

Weather conditions: Clear, good visibility.

Viewpoint 2 (Annotated Panorama Image for Context Only)



Viewpoint 2 (Single Frame Image)



Viewpoint 3 (Panorama Image for Context Only)



Telecom mast within the south eastern corner of the northern part of the site

Mature vegetation to the eastern site boundary / A27 transport corridor

Viewpoint Coordinates: E 484059, N 104745

Date & time of photograph: 22/10/2019 11:04

AOD & Viewing height: c. 7m AOD 1.6m

Weather conditions: Clear, good visibility.

Viewpoint 3 (Annotated Panorama Image for Context Only)



Viewpoint 3 (Single Frame Image)



Viewpoint 4 (Panorama Image for Context Only)



Viewpoint Coordinates: E 484027, N 105046

Date & time of photograph: 22/10/2019 11:41

AOD & Viewing height: c. 7m AOD 1.6m

Weather conditions: Clear, good visibility.

Viewpoint 4 (Annotated Panorama Image for Context Only)



Viewpoint 4 (Single Frame Image)



Viewpoint 5 (Panorama Image for Context Only)



Viewpoint Coordinates: E 483976, N 105293

Date & time of photograph: 22/10/2019 11:39

AOD & Viewing height: c. 10m AOD 1.6m

Weather conditions: Clear, good visibility.

Viewpoint 5 (Annotated Panorama Image for Context Only)



Viewpoint 5 (Single Frame Image)



Viewpoint 6 (Panorama Image for Context Only)



Viewpoint 6 (Annotated Panorama Image for Context Only)

Viewpoint Coordinates: E 483834, N 105302

Date & time of photograph: 22/10/2019 11:27

AOD & Viewing height: c. 9m AOD 1.6m

Weather conditions: Clear, good visibility.



Viewpoint 6 (Single Frame Image)



Viewpoint 7 (Panorama Image for Context Only)



Viewpoint Coordinates: E 483694, N 105230

Date & time of photograph: 22/10/2019 11:22

AOD & Viewing height: c. 7m AOD 1.6m

Weather conditions: Clear, good visibility.

Viewpoint 7 (Annotated Panorama Image for Context Only)



Viewpoint 7 (Single Frame Image)



Viewpoint 8 (Panorama Image for Context Only)



Viewpoint Coordinates: E 483773, N 105106

Date & time of photograph: 22/10/2019 11:19

AOD & Viewing height: c. 8m AOD 1.6m

Weather conditions: Clear, good visibility.

Viewpoint 8 (Annotated Panorama Image for Context Only)



Viewpoint 8 (Single Frame Image)



Viewpoint 9 (Panorama Image for Context Only)



Site beyond intervening vegetation that bounds the railway line to the southern boundary of the northern part of the site

Viewpoint Coordinates: E 483891, N 104894

Date & time of photograph: 22/10/2019 11:11

AOD & Viewing height: c. 6m AOD 1.6m

Weather conditions: Clear, good visibility.

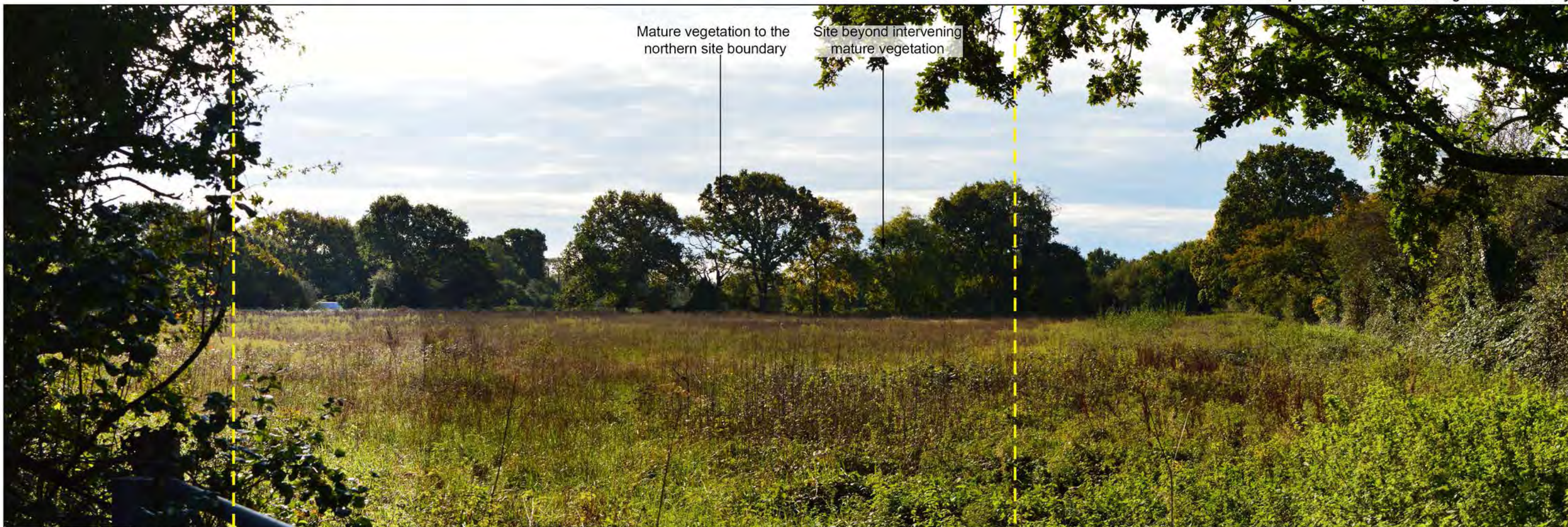
Viewpoint 9 (Annotated Panorama Image for Context Only)



Viewpoint 9 (Single Frame Image)



Viewpoint 10 (Panorama Image for Context Only)



Viewpoint 10 (Annotated Panorama Image for Context Only)

Viewpoint Coordinates: E 483907, N 105489

Date & time of photograph: 22/10/2019 11:33

AOD & Viewing height: c. 9m AOD 1.6m

Weather conditions: Clear, good visibility.



Viewpoint 10 (Single Frame Image)

landscape planning • ecology • arboriculture

aspect

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