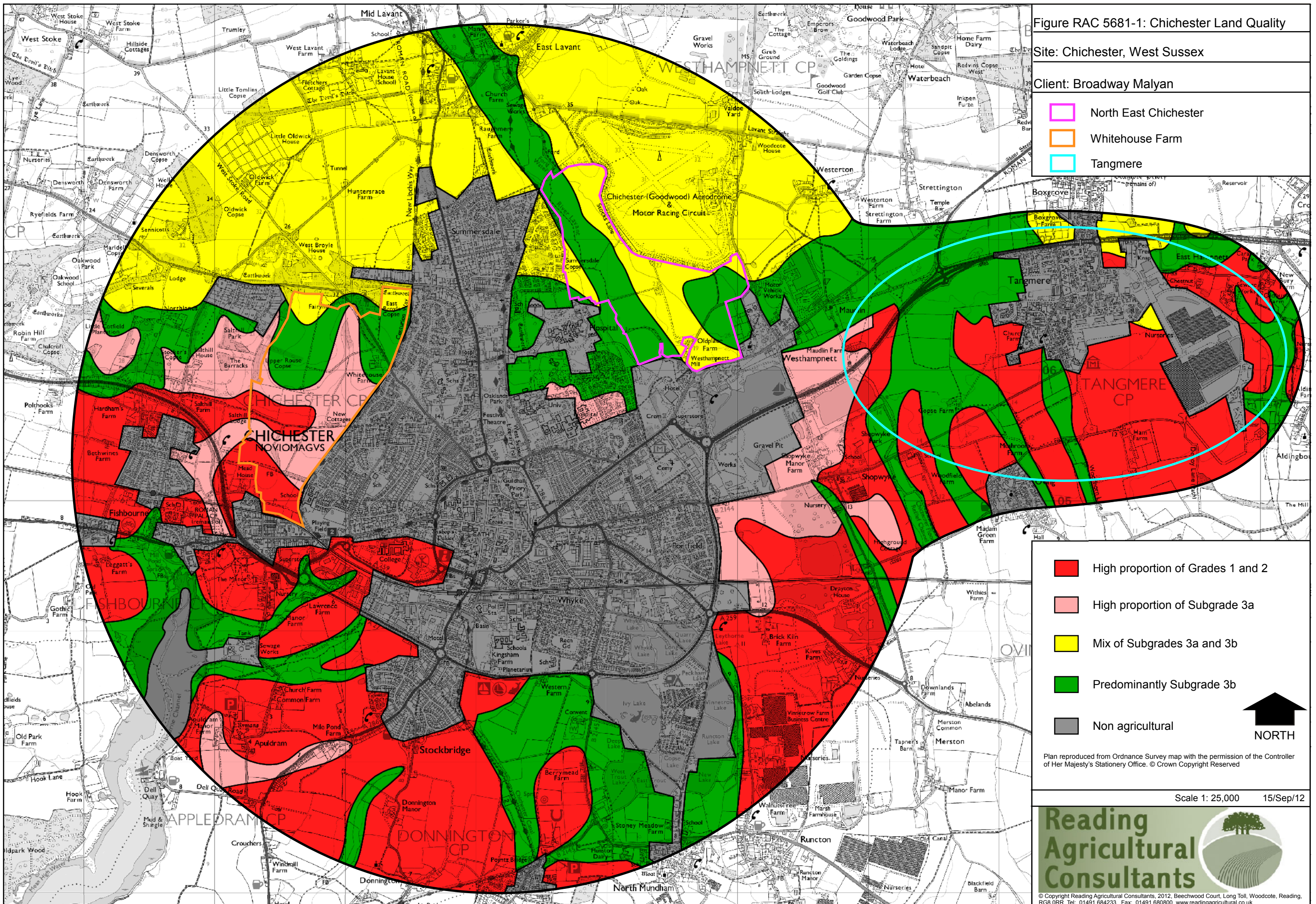


Figure RAC 5681-1: Chichester Land Quality

Site: Chichester, West Sussex

Client: Broadway Malyan

- North East Chichester
- Whitehouse Farm
- Tangmere



Appendix 5

Phase 3 Chichester Strategic Development Location (SDL) – call for sites submission.

11436_R01 Supporting Note

1.0 Introduction

- 1.1. Tyler Grange LLP undertook a “Strategic Landscape Assessment” for the Westhampnett / North East Chichester Strategic Development Location in December 2013 (now referred to as the Phase 3 Site).
- 1.2. This document considered the overall strategy for the site promotion and was generated from the findings and analysis of desk top and field studies using evidence bases and site visits available at that time.
- 1.3. In reflecting on the relevance of the document it is confirmed that while it was produced in 2013 it still remains generally accurate.
- 1.4. The baseline changes are set out below.

2.0 Baseline Changes

- 2.1. Development on the first phase of this SDL between Madgwick Lane and Stane Street is already delivering residential development in a change to the 2013 baseline. Development in relation to the second phase at Graylingwell is due to take place which will also alter the baseline within the SDL.
- 2.2. Since the preparation of the 2013 document, the Chichester Local Plan has been adopted and those policies relevant to landscape are set out below. It is noted that policy 17 refers to the SDL within the adopted Local Plan. It is also noted that the Local Plan Review Preferred Options Consultations of February 2019 is also a consideration for this supporting landscape and visual document.
 - Policy 1 – Presumption in favour of sustainable development.
 - Policy 2 - Development Strategy and Settlement Hierarchy.
 - Policy 7 – Masterplanning Strategic Development.
 - Policy 10 – Chichester City Development Principles.
 - Policy 17 – Westhampnett / North East Chichester Strategic Development Location.
 - Policy 33 – New Residential Development.
 - Policy 47 – Heritage and Design.
 - Policy 48 – Natural Environment.
 - Policy 52 – Green Infrastructure.
 - Policy 54 – Open Space, Sport and Recreation.

2.3. Policy 17 – Westhampnett / North East Chichester Strategic Development Location.

“Land to the west of Westhampnett and north-east of Chichester city is allocated for mixed development, comprising 500 homes, community facilities and open space and green infrastructure, including a linear greenspace with public access along the Lavant Valley. Development will be masterplanned in accordance with Policy 7.”

2.4. The following site-specific requirements apply to the site:

“Provision should be made for green links to the South Downs National Park and Chichester city. Development should be designed with special regard to the landscape sensitivity of the site (specially to views towards and from within the South Downs National Park), and to reduce the impact of noise associated with the Goodwood Motor Circuit/Aerodrome. Major new structural planting will be required to soften the impact of development on views from the north and around the Motor Circuit. Development should be designed with special regard to the Graylingwell Hospital Conservation Area, the buildings of the former pauper lunatic asylum and the Grade II registered park and garden in which they sit, and to other listed buildings in the vicinity of the site and their setting. Important views of Chichester Cathedral spire from the area should be protected.”

2.5. In addition, the Graylingwell Park Development now occupies the site of the Graylingwell Hospital Conservation Area and this has changed the character of this part of east Chichester since the undertaking of the assessment.

2.6. In terms of published landscape classifications at national, county and district levels, none have changed.

2.7. In terms of visual amenity, changes concerning new built form are ongoing within the Graylingwell Park Development and additional matters relating to views from the South Downs National Park and dark skies have come in to force. Priority views described in the Future Growth of Chichester: Landscape and Visual Amenity Considerations (LUC April 2005) from the Trundle and Madwick Lane remain relevant as set out in the Tyler Grange “Strategic Landscape Assessment.”

2.8. While the SDL lies outside the South Downs National Park (SDNP) the South Downs Partnership Management Plan 2014 – 2019 (SDPMP) identifies qualities that relate to the wider landscape and in particular views from it that include the stunning panoramic views to the sea. *“Diverse, inspirational landscapes and breathtaking views.”*

2.9. In addition, General Policy 3 of the SDPMP states that the *“tranquillity and dark night skies should be protected and enhanced.”*

2.10. Policy SD7 of the South Downs Local Plan: (Preferred Options) September 2015 considers the safeguarding of views and refers to another recently published document the “South Downs National Park: View Characterisation Analysis” (VCA), and Policy SD9: Dark Night Skies, refers to light pollution in relation to the Dark Skies Reserve (approved in 2016) and any development that may affect the dark sky core boundary.

2.11. The South Downs National Park Authority (SDNPA) commissioned Landuse Consultants Ltd (LUC) in 2014 to prepare a “View Characterisation and Analysis” study concerning mapping and analysis of views to and from the SDNP. This document sits as an evidence base beside the South Downs Integrated Landscape Character Assessment (SDILCA 2011) providing analysis of the key types of view to inform decisions about change.

- 2.12. Two representative views from the SDNP within which the SDL lies were identified, notably the hilltop view from the Trundle on St Roche's Hill (reference 11 in VCA) and the hilltop view from the Halnaker Windmill (reference 66 in VCA). Both are considered to be of the same view type that includes views from the Downs above the coastal plain, looking south across the developed coastal plain and out to sea.
- 2.13. Further to representative views, the VCA also identifies specific landmarks across the SDNP such as the Trundle, Goodwood Racecourse Stadium and the Halnaker Windmill that are considered to contribute to the special qualities of the SDNP. Views to landmarks outside of the SDNP include Chichester Cathedral.
- 2.14. In terms of the opportunities described in the Tyler Grange "Strategic Landscape Assessment" there is no change.
- 2.15. The key conclusions in relation to the Phase 3 site are as follows:
- None of the land within the site is the subject of any national or local level landscape designations. The site is not subject to any other designations indicating that development should be restricted as set out in the NPPF 2018 (footnote 6).
 - It is accepted that there are some views from the SDNP looking south and southwest across the settled coastal plain towards Chichester city and Westhampnett, from locations such as The Trundle and Halnaker Windmill. However, these views are distant and panoramic and the SDL is set against the context of the urban edge of Chichester city and represents a small component within the wide panorama.
 - Opportunities exist to deliver landscape improvements in keeping with the character of the area and in accordance with published landscape character guidance.
 - Opportunities exist to diversify the landscape features and increase the functionality of the land, particularly in respect of the riparian environment.
- 2.16. Accordingly, it is evident that whilst landscape and visual issues should inform development within the SDL, they do not in themselves provide a material constraint to development within the site.

23 December 2013

Westhampnett / North East
Chichester Strategic Development
Location

Stage 1: Project Development

Strategic Landscape Assessment



Report Number: 1566_R01d_CB_RW

Author: C. Brockhurst FLI

Checked: R. Hughes CMLI

Introduction

The purpose of this document is to:

- Support the overall strategy for the Site promotion; and
- Provide information to the team in respect of the evolving masterplan.

The information contained in this 'bundle' has been generated from the findings and analysis of desktop and field studies.

This information and the supporting data collated as part of the studies will be taken forward at the time of preparing a Landscape and Visual Impact Assessment.

Contents

Introduction

Landform

Landscape Planning

Landscape Character

Views and Visibility

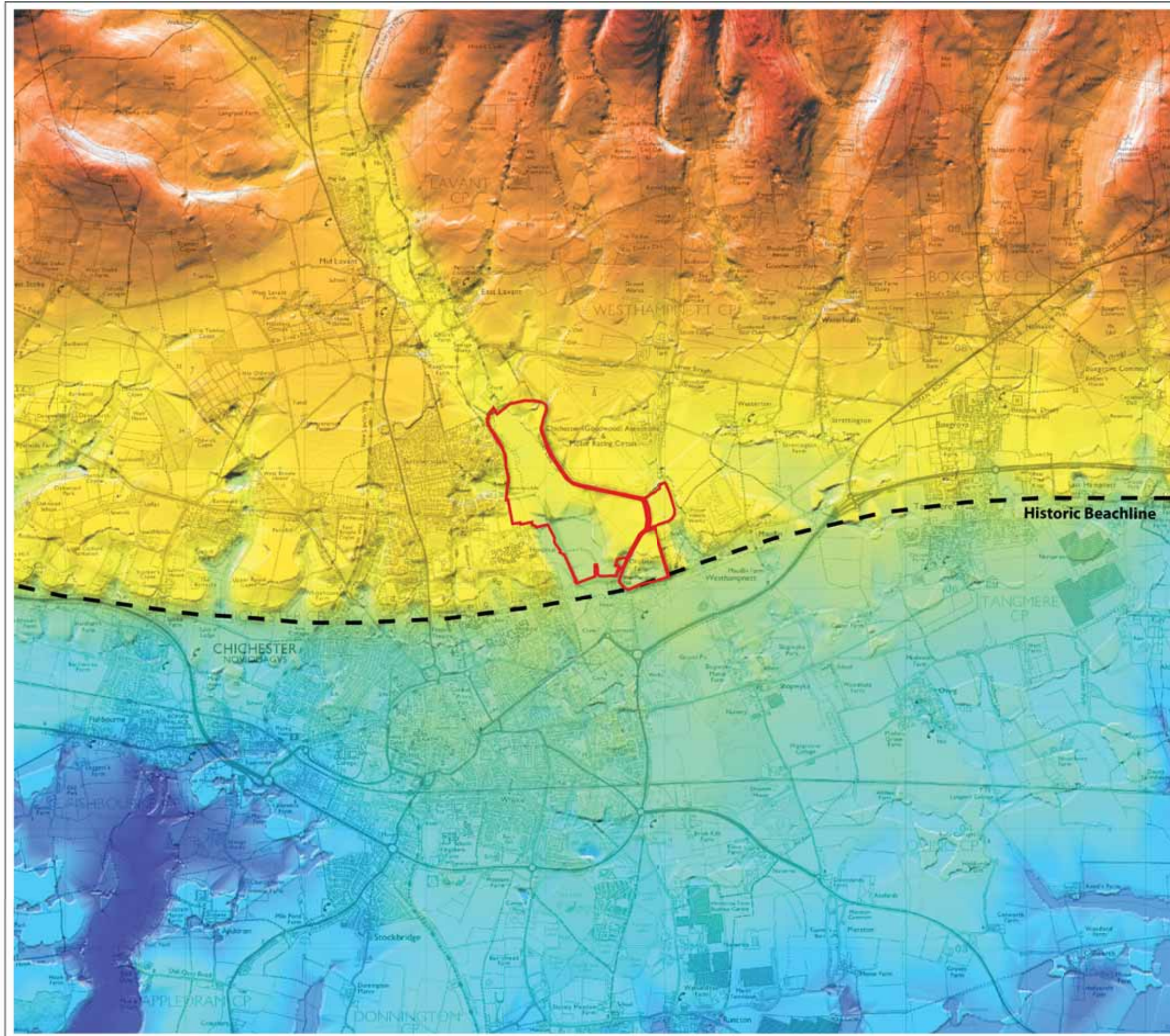
Opportunities

Landform

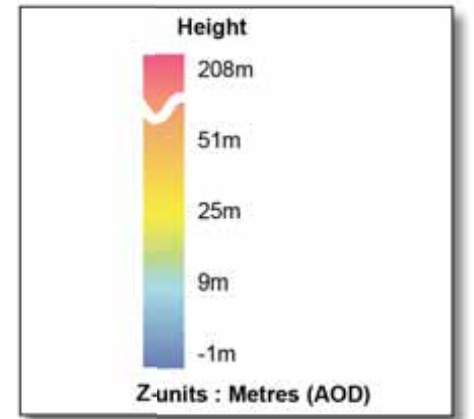
Using Ordnance Survey landform data **Plan 1: Topography (1566/P01b)** illustrates the extent to which the underlying geology and hydrology has influenced the landform.

Of note is the fact that the site occupies landform at a similar or lower level to the existing settlement of Chichester. This is of relevance when considering views from the east towards the west.

The lower lying ground is likely to be affected by the local hydrology and a balance will be needed in respect of positioning development to sit with a continuous relationship with Chichester whilst avoiding land liable to flooding.



 Site Boundary



Source:
The plan has been prepared using GIS computer software (MapInfo) and Ordnance Survey landform data, and as such does not take into account built form or vegetation present within the landscape.



Project	Westhampnett / North East Chichester SDL
Drawing Title	Plan 1: Topography
Scale	As Shown (Approximate)
Drawing No.	1566/P01b
Date	December 2013
Checked	CB/SC



Lion House, Rowcroft, Stroud, Gloucestershire GL5 3BY
T: 01453 765 500 E: info@tylgrange.co.uk W: www.tylgrange.co.uk

Landscape Planning Context

The site lies outside of the South Downs National Park. The Development Plan has yet to include policies in respect of this National Designation.

The role of the South Downs National Parks Authority is to control and influence the development of land and buildings within its boundaries.

- Of note are the two statutory purposes:
- The preservation and enhancement of natural beauty; and

Encouraging the provision or improvement for people resorting to National Park for the enjoyment of the opportunities for open-air recreation.

The designation process makes reference in respect of open-air recreation to the character of the park and position in relation to centres of population.

The site is not protected by any statutory or non-statutory landscape designations.

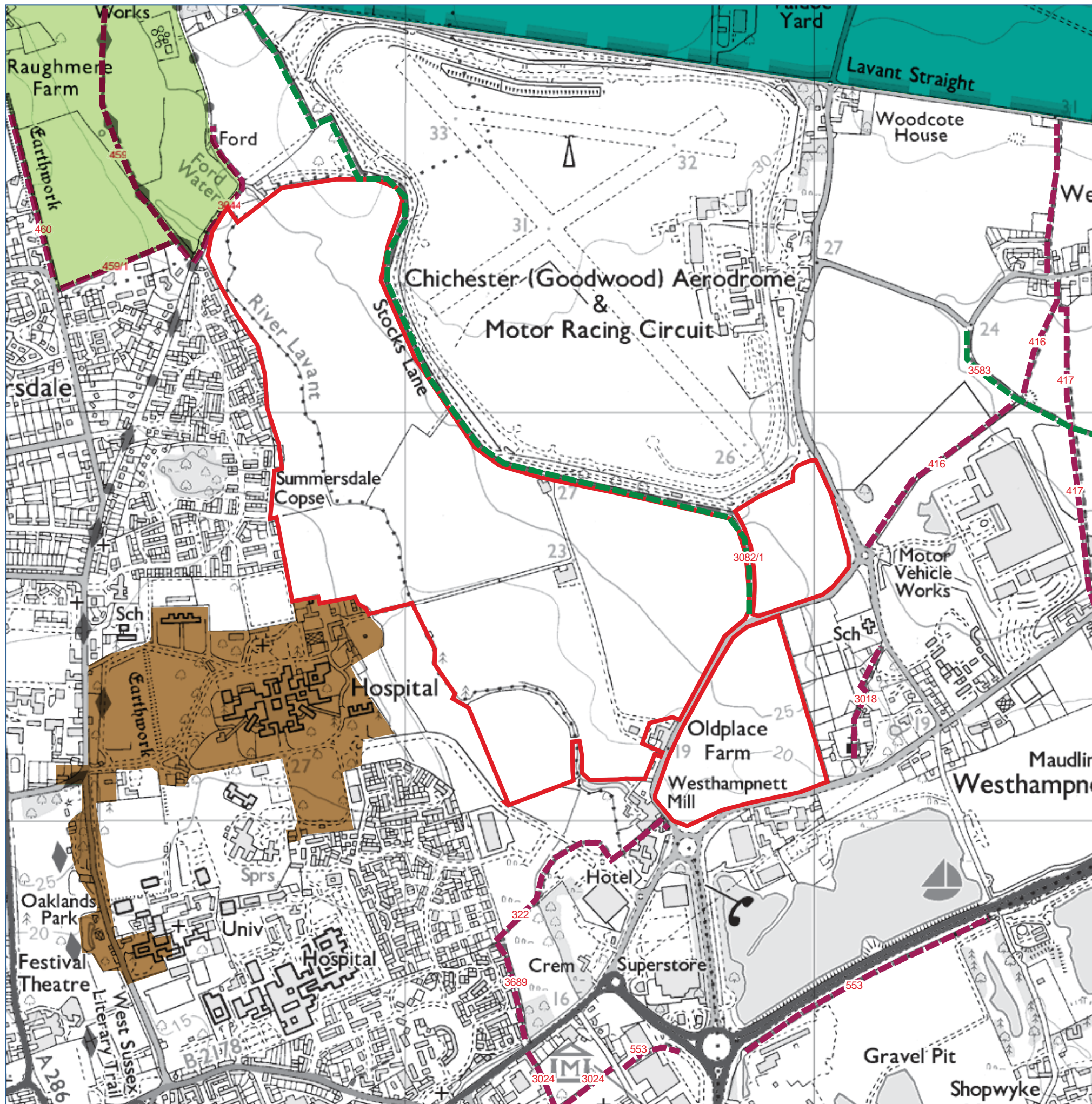
The Graylingwell Hospital Conservation Area requires public views into and out from the CA to be protected, and where possible, enhanced.

There is a requirement that changes do not undermine the distinctive character of the landscape. This is supported by BE14 which requires new development to incorporate "appropriate landscaping".

The amenity value of the Public Rights of Way should not be eroded as a result of new development.

Generally the policy context requires the overall enhancement of the environment as part of new development proposals.





Site Boundary

South Downs National Park

West Sussex Structure Plan

Specific Policy

Graylingwell Hospital Conservation Area (Policy CH4)

'Chichester and Lavant' Strategic Gap (Policy CH3)

General Policy

Policy LOC2 - Development in the countryside

Policy CH1 - Character

Note: Above policies extracted from the West Sussex Structure Plan 2001-2016 (adopted February 2005)

Local Plan

Specific Policy

Policy RE6 - Strategic Gaps

General Policy

Policy R4 - Public Rights of Way

Policy BE14 - wildlife, habitat, trees, hedges and other landscape features

Note: Above policies extracted from the Chichester District Local Plan First Review (adopted April 1999)

Public Rights of Way
(Data extracted from West Sussex County Council's website)

Footpath

Bridleway



Project Westhampnett / North East Chichester SDL

Drawing Title **Plan 2: Landscape Related Planning Policy and Public Rights of Way**

Scale As Shown (Approximate)

Drawing No. 1566/P02b

Date December 2013

Checked CB/SC



Lion House, Rowcroft, Stroud, Gloucestershire GL5 3BY
T: 01453 765 500 E: info@tylergrange.co.uk W: www.tylergrange.co.uk

Landscape Character

Landscape characterisation is a judgement-free process. It does not indicate value or determine if one landscape is better than another.

The published landscape character classifications cascade from the National to District level. These have some relevant information but are not site specific and a local character assessment is required.

The national classification is of limited relevance at a site specific level.

The West Sussex County Council (WSCC) landscape character assessment provides background to planning policy and guidance for the production of Local Development Frameworks and Supplementary Planning Documents.

Chichester District Council has not undertaken a district wide landscape character assessment. Localised studies have been prepared by CDC in respect of potential development sites around Chichester and in its environs.

CDC have advised TG that the Future Growth of Chichester document (which contains detailed information on the site) is a background document only and not used as planning guidance.

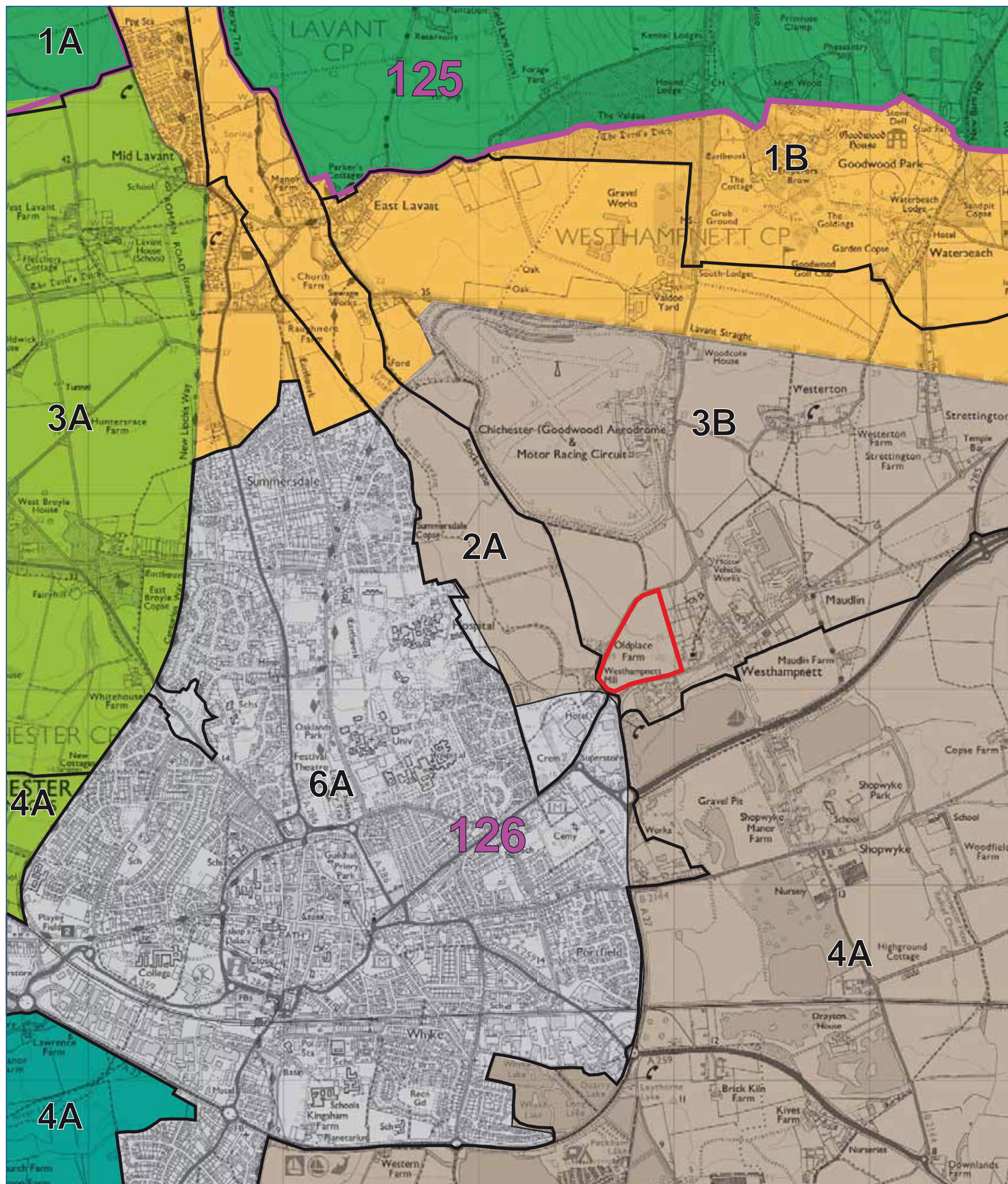
CDC's preference is the Landscape Capacity Assessment prepared by Hankinson Duckett Associates. This does not cover the site.

Key Features relevant to the site:

- Low lying, flat open landscape;
- Meandering streams;
- Low density hedgerows and trees;
- Extensive intervisibility (see next section);
- Local disturbance from Goodwood Racing Circuit;
- Urbanising features eroding sense of rurality.


Opportunities to:

- Create new green infrastructure including multifunctional spaces and new tree planting;
- Strengthen boundaries;
- Provision of a management strategy for the urban edge; and
- Enhance the character of the watercourse.



 Site Boundary

National Character Area

 125 South Downs


 126 South Coast Plain

Note: As defined on the National Character Areas Map of England (Natural England).


West Sussex Landscape Character Areas

 Chichester to Yapton Coastal Plain (SC9)

 Halnaker Upper Coastal Plain (SC7)

 Western Downs (SD1)

 Ashlings Upper Coastal Plain (SC6)

 Chichester Harbour (SC3)

Note: As defined in A Strategy for the West Sussex Landscape (adopted October 2005)

The Future Growth of Chichester Landscape Character Areas

 1A Stoke Down

 1B Lavant Down

 2A Lavant Valley

 3B Westhampnett Upper Coastal Plain

 4A Chichester Coastal Plain

 6A Chichester

Note: As defined in The Future Growth of Chichester: Landscape and Visual Amenity Considerations (LUC, April 2005).



Project Westhampnett / North East Chichester SDL

Drawing Title **Plan 3: Landscape Character - District Context**

Scale As Shown (Approximate)

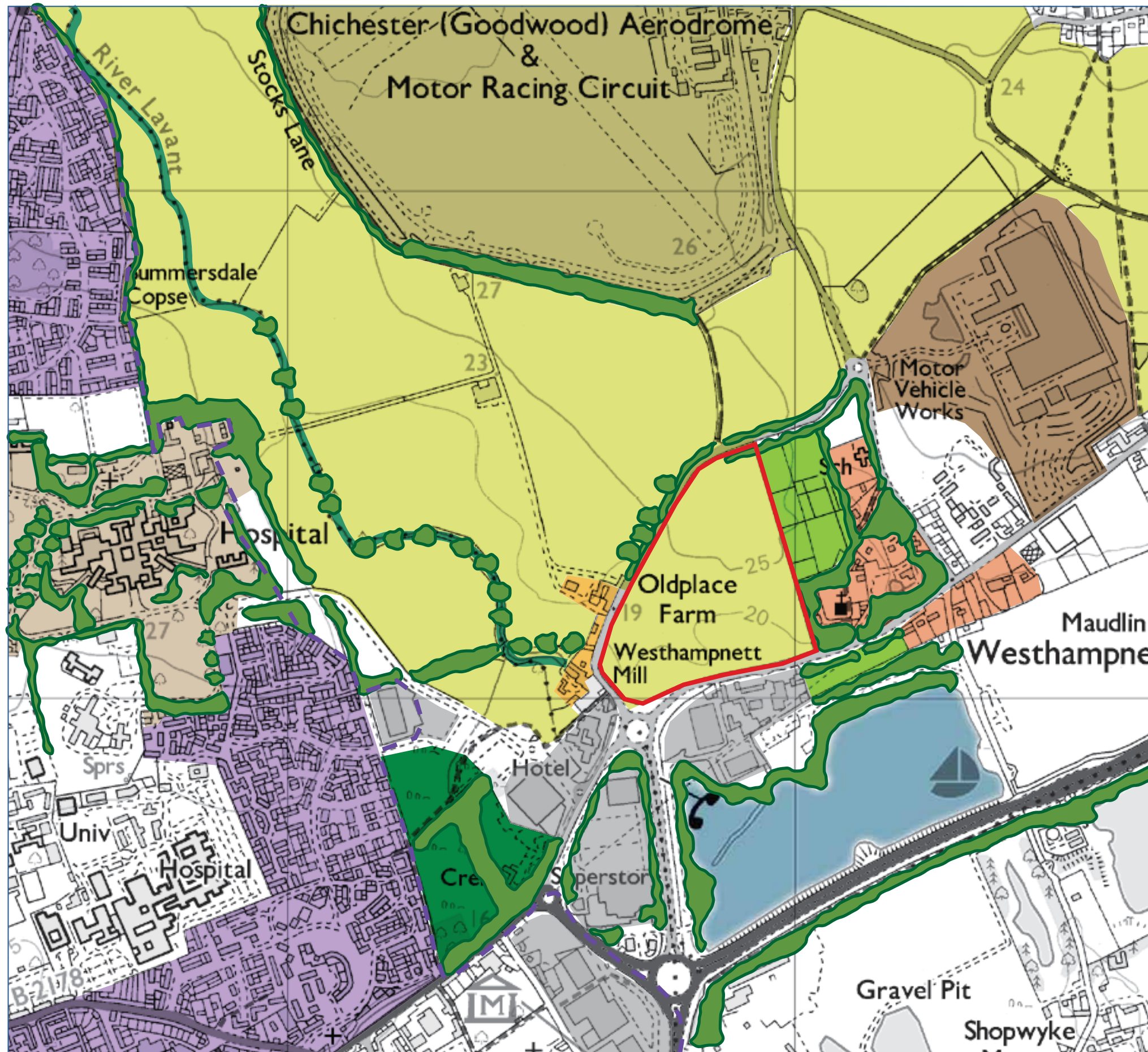
Drawing No. 1566/P03c

Date December 2013

Checked CB/SC



Lion House, Rowcroft, Stroud, Gloucestershire GL5 3BY
T: 01453 765 500 E: info@tylergrange.co.uk W: www.tylergrange.co.uk



- Site Boundary

- Undeveloped Landscape**
- Arable Farmland**
Low-lying open arable farmland with limited tree cover and presence of hedgerows.

- Developed Landscape**
- Goodwood racing circuit and aerodrome**
Man-made landscape incorporating mounding, linear tree features and built form. Activities erode the tranquility of the rural landscape.
- Motorworks**
New large scale/mass built form in banded new landscape.
- Paddocks**
Flat open paddocks with post and rail fencing.
- Western Residential Edge of Westhampnett**
Sporadic and cluster residential properties. Primarily old buildings and large gardens.
- Reservoir**
Man-made lake and recreational sailing area
- Retail and Business Units**
Development closely associated with the road infrastructure. Predominantly large mass generic "warehouse" style development with significant areas of car parking.
- Residential Area adjacent to Madgwick Lane**
A mixture loose grain old and new residential properties
- Crematorium**
Contained and tranquil landscape with limited access.
- Edge of Chichester**
- Grayingwell Hospital Conservation Area**
- Tight-grain residential**
- Existing Vegetation**



Project Westhampnett / North East Chichester SDL

Drawing Title **Plan 4: Landscape Character - Site Specific**

Scale As Shown (Approximate)

Drawing No. 1566/P04c

Date December 2013

Checked CB/SC

Views and Visibility

This section contains first sieve mapping using Ordnance Survey digital mapping.

This illustrates the potential area from where the site (**Plan 5**) or development (**Plan 8**) may be visible from. It does not take into account built-form or vegetation however it provides a starting point to the fieldwork and verification process.

During the summer months the visibility is restricted by vegetation including trees in leaf and arable crops. This has a significant effect on the ability to see the site from the local area.

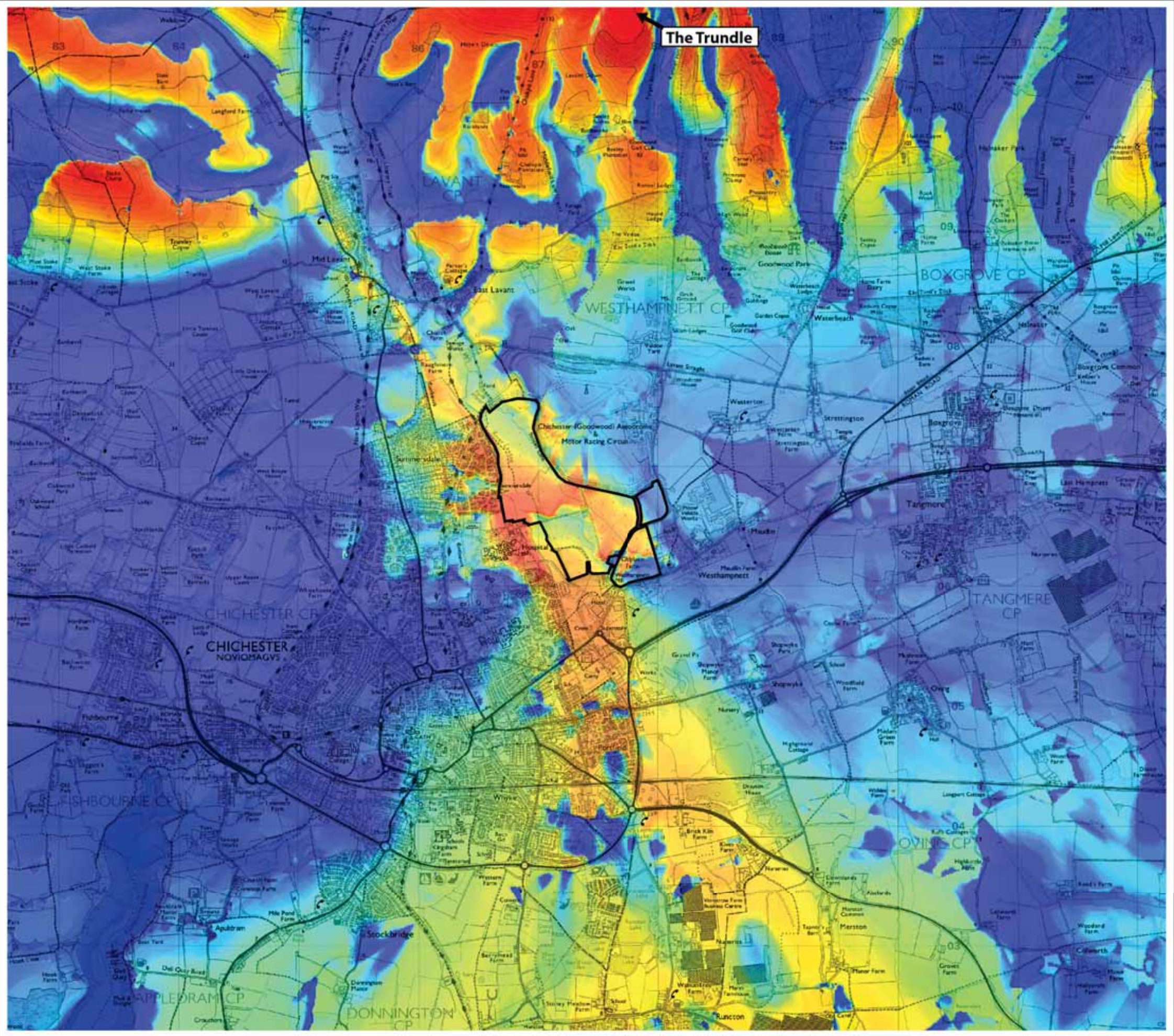
Reference is made to priority views in The Future Growth of Chichester: Landscape and Visual Amenity Considerations, April 2005. CDC has indicated that the study is not adopted and is for background reference only. These “viewcones” are accidental rather than by design.


Plan 6a, Plan 6b and photosheets demonstrate the nature of these views and relevance in planning the expansion of Chichester.

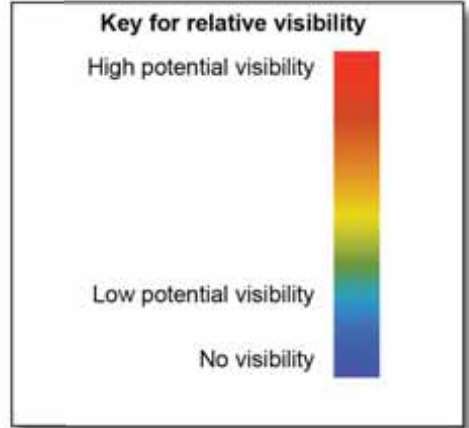
Due to the wooded character of the local area and landform the opportunities to view the undeveloped site are limited.

Views towards Chichester are characterised by a mix of rural foreground and the presence of primarily large scale “warehouse” type buildings or clusters of residential properties.

Trees soften the appearance of the settlement in the views.



 Site Boundary



Source:
 The Zone of Theoretical Visibility (ZTV) illustrates the extent to which the site(s) as a whole is potentially visible from the surrounding area (1.6m high receptor). The plan has been prepared using GIS computer software (MapInfo) and Ordnance Survey landform data, and as such does not take into account built form or vegetation present within the landscape. Field verification is required to refine the accuracy of the ZTV.











Project Westhamnett / North East Chichester SDL
 Drawing Title **Plan 5: First Sieve Visual Analysis**
 Scale As Shown (Approximate)
 Drawing No. 1566/P05b
 Date August 2012
 Checked CB/SC



Lion House, Rowcroft, Stroud, Gloucestershire GL5 3BY
 T: 01453 765 500 E: info@tylgrange.co.uk W: www.tylgrange.co.uk



-  Site Boundary
-  Photoviewpoint locations (see photo sheet)
-  Vegetative features - limiting or obscuring views
-  Built form - limiting or obscuring views
-  Field verified visual envelope Site only
-  Potential for views (no public access to verify)
-  Localised earth bunds
-  Notable features - landmarks in the view from the wider landscape

Views Focussed on the Cathedral

-  Priority View 1: From Madgwick Lane

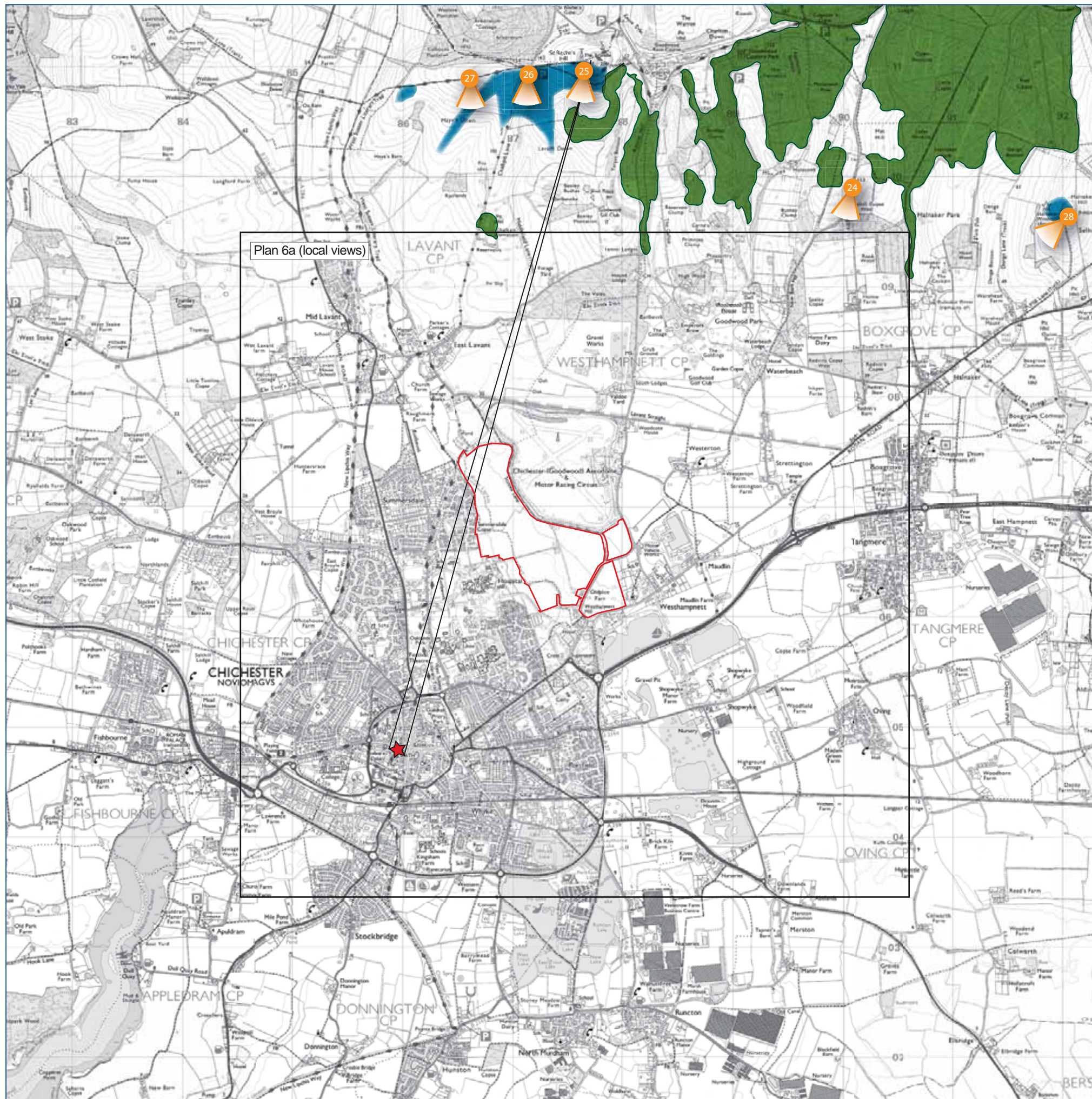
Note: As defined in The Future Growth of Chichester: Landscape and Visual Amenity Considerations (LUC, April 2005).








Project	Westhampnett / North East Chichester SDL
Drawing Title	Plan 6a: Winter Viewpoint Locations and Field Verified Visual Envelope
Scale	As Shown (Approximate)
Drawing No.	1566/P06f
Date	December 2013
Checked	CB/SC




Stroud House, Russell Street, Stroud, Gloucestershire GL5 3AN
 T: 01453 765 500 E: info@tylgrange.co.uk W: www.tylgrange.co.uk



-  Site Boundary
-  Photoviewpoint locations (see photo sheet)
-  Vegetative features - limiting or obscuring views
-  Field verified visual envelope Site only
-  Notable features - landmarks in the view from the wider landscape

Panoramic View of Chichester in its Landscape Setting

-  Priority View 26: View from the Car Park and Viewpoint at The Trundle

Note: As defined in The Future Growth of Chichester: Landscape and Visual Amenity Considerations (LUC, April 2005)



Project	Westhampnett / North East Chichester SDL
Drawing Title	Plan 6b: Winter Viewpoint Locations and Field Verified Visual Envelope (distant vantage points)
Scale	As Shown (Approximate)
Drawing No.	1566/P06g
Date	December 2013
Checked	CB/SC



Lion House, Rowcroft, Stroud, Gloucestershire GL5 3BY
 T: 01453 765 500 E: info@tylgrange.co.uk W: www.tylgrange.co.uk