

APPENDIX 1: STUDY AREA WITH DESIGNATIONS & POTENTIAL DEVELOPMENT AREAS





## APPENDIX 2: METHODOLOGY

The identification of relevant viewpoints was initially undertaken as part of a desk exercise using a combination of 1-25000 scale ordnance survey mapping, and google earth aerial imagery. Professional judgement of the nature of the landform and intervening tree groups helped to identify locations where key views might be possible. These provisional viewpoints were then examined by field survey to assess whether the target landmarks were visible. In the case of the part 1 study this was Chichester Cathedral, in the case of part 2 this was a much wider target of either areas of Chichester Harbour (primarily the Chichester, Bosham or Thorney channel), or the South Downs ( primarily Kingley Vale, and the Trundle ).

Previous work undertaken by others as part of the studies for Chichester District Council (Future development of Chichester Landscape and Visual Amenity Considerations' 2005) and for the South Downs National Park (View characterisation and analysis 2015 had both identified important viewpoints which were included. In the case of the latter study ( covering a much larger area) special or Iconic viewpoints had been based on whether sites had been marked on OS mapping as viewpoints, whether facilities for enjoying the view were provided, whether the LCA mentioned a specific viewpoint, and whether the location had been used or referred to in artistic works. EG Arthur Tansley and Kingley Vale, or Lambert and the Dell Quay area. These factors were taken into account when the sensitivity of viewpoints was considered. In addition locations which are recognised honey-pot areas such as harbour side pubs, sailing clubs or popular viewpoints were also taken into account. The sensitivity of views was assessed on the basis of a combination of value and popularity. Views which were primarily rural with few detractors were given a higher rating, as were viewpoints which were more accessible, associated with artistic works, or with wildlife or heritage features. A simple rating of high medium or low was allocated to each view based on these criteria, and locations were mapped using a traffic light system.

In locations where the targets were either fully or partially visible a photographic record was made from the most clearly visible section of say the footpath in that area, and the footpath and the key viewpoint was recorded on 1-25000 scale mapping. In addition to the photography a pro forma was completed to describe the location and view.

Subsequent desk study and mapping compiled an overall picture of the key locations where the most relevant views could be obtained.

Photographs were recorded using a Nikon D5300 digital SLR camera, with the lens set to a focal length of 40MM which is the equivalent to the human eye in this camera. The camera uses GPS to record the locations of viewpoints and these were also transferred to the pro forma using the World co-ordinates system

Presentation of the photographic evidence in the report included the addition of red lines superimposed on the photographs to indicate the positions of known development sites. A commentary was then included to cover the extent of the site visible from each photographic location.

## APPENDIX 3 TERMINOLOGY.

### LANDSCAPE CHARACTER

**Landscape character:** A combination of topography, natural and manmade patterns which together contribute to the appearance of the landscape.

**Character:** A distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse.

**Elements:** Individual components which make up the landscape, such as trees and hedges.

**Features:** Particularly prominent or eye-catching elements, like tree clumps, church towers, or wooded skylines.

**Characteristics:** Elements, or combinations of elements, which make a particular contribution to distinctive character.

**Characterisation:** The process of identifying areas of similar character, classifying and mapping.

**LCA: Landscape Character Assessment:** The process of assessing the character of the landscape and describing its character.

**Landscape Character Types:** Combinations of Land Description Units that share the same key characteristics. Character Types often occur in more than one discrete geographical area.

**Landscape Character Areas:** Geographically discrete areas strongly associated with a place, and often comprised of more than one character type.

**Land Description Units:** Distinct and relatively homogenous units of land, each defined by their Physiography, Ground Type, Land Cover and Cultural Pattern that set the extent of each spatial unit.

**Sensitivity:** The degree to which a landscape with a character is inherently sensitive or sensitive to a particular pressure. A landscape of high sensitivity is one that, once lost, would be difficult to restore. It is primarily a function of landscape character sensitivity (i.e. the degree to which a landscape character area is vulnerable to change which will affect its character); and visual sensitivity (i.e. the degree to which a particular view or visual landscape experience is vulnerable to change).

Landscape value is also relevant in assessing landscape sensitivity and capacity for energy development. This term refers to the intrinsic value attached to a landscape, often reflected in designation or recognition, and expressing national or local consensus as to the degree of importance of a landscape.

**Capacity:** The degree to which a particular landscape character type or area is able to accommodate change without significant effects on its character, or overall change of landscape character type.

Each landscape has its own sensitivities, depending on its landform and land-cover as well as on a range of other characteristics and values including, for example, enclosure, visibility, condition, scenic and perceptual qualities, natural and cultural heritage features and cultural associations. Importantly, sensitivity depends on landscape character as well as on landscape values.

### VISUAL IMPACT ASSESSMENT

**Development effects:** A tangible effect caused by the construction of the development. This can be temporary or short term (such as the loss of hedging which is subsequently replaced), or a long term effect such as the construction of a building with an indeterminate lifespan. Effects can be negative neutral or positive depending on their nature and the nature of the landscape or view.

**Landscape Impact:** Impacts on landscape character and resources, including effects on the physical and aesthetic values of the landscape caused by changes in elements, features and other qualities as a result of the development. The scale of an impact is

judged on the basis of the a combination of the area affected, the size of the development, the degree to which it differs from the existing character, and whether it damages or restores existing characteristics of the landscape. Impacts can be positive as well as negative. Terms used for the scale of impact range from zero, insignificant, low, and significant to high.

**Visual impact:** impact on visual amenity, including effects upon potential viewers and viewing groups (e.g. residents, employees, or visitors) caused by changes in the appearance of the landscape as a result of the development, and experienced by people at locations where viewers are present (visual receptors). The scale of an impact is judged on the basis of a combination of distance, proportion of the view which will be affected and the extent that the target will be screened by existing vegetation. Impacts can be positive as well as negative. Terms used for the scale of impact range from zero, insignificant, low, and significant to high.

**Mitigation measures:** changes in the proposed design, or the provision of additional or alternative solutions to overcome or reduce the scale of an impact (landscape or visual).



## APPENDIX 4: EXTRACT FROM SDNP VIEW CHARACTERISATION REPORT 2015

### Views from the high downs looking south out to sea



Looking south-east to Goring-by-Sea (left) and Ferring (right), from Highdown Hill (VP31)

#### Description

- 3.22 This view type includes views from the downs above the coastal plain, looking south across the developed coastal plain and out to sea.

#### Examples of views

- 3.23 The following viewpoints represent this view type: 11, 31, 45, 48, 52, 53, 55, 56, 65, and 66.

#### Monitoring Points

- 3.24 The following viewpoints have been photographed as monitoring points: 31, 48, 52, and 56.

#### Special Qualities

- 3.25 The elevated position of these viewpoints on the downs above the coastal plain means this view type represents the 'breathtaking views' that are noted in the first of the Park's special qualities. It also reveals a rich variety of wildlife and habitats including some of the iconic habitats of the South Downs such as the downland and yew woodland (at Kingley Vale), the tranquillity of the downs compared to the settled coastal plain, the way that farming has shaped the landscape in the form of distinctive field patterns, and the rich cultural heritage as a result of heritage assets in the view.

#### Threats

- 3.26 Threats to this view type could result from changes that affect the iconic chalkland habitats of the downs, or from intrusive new developments within the view either by day or night that affect the sense of tranquillity within the National Park. Many of these views are across the developed coast and therefore development forms an existing part of these views (often in the background).



### **Aim & Management Guidance**

- 3.27 The aim is to ensure that there remain opportunities to access and appreciate these panoramic views, and to ensure the special qualities recorded above are retained. In particular, it will be important to:
- Maintain the undeveloped character of the downs within the National Park which contrasts with the developed coastal plain, and ensure that development outside the National Park does not block, or adversely affect the quality of, views towards the sea.
  - Ensure that any built development outside the park is integrated into its context in terms of scale, form and materials – consider using native vegetation to enhance existing views that contain development, and minimise visibility of new development from the Park.
  - Maintain the distinctive chalk grassland and woodland habitats that characterise the downland (refer to guidance for the downland landscape types A, B and D, as relevant, contained in the South Downs Integrated Landscape Character Assessment for more guidance).
  - Encourage sensitive integration of fencing, tracks, hardstanding, jumps and other features associated with hobby farms, private stables and urban fringes.



## **APPENDIX 5: RELEVANT POLICY FROM LOCAL PLAN REVIEW CONSULTATION DRAFT**

### **Policy AL6: Land South-West of Chichester (Apuldram and Donnington Parishes)**

Approximately 85 hectares of land is allocated at land south-west of Chichester, as defined on the policies map, for an employment-led development to include approximately 33 hectares of employment land (suitable for B1b/B1c/B2 and B8 uses) and a minimum of 100 dwellings along with a new link road connecting the A27/A259 Fishbourne roundabout and A286 Birdham Road.

Provision will also be made for sustainable transport facilities (if required) and a neighbourhood centre / community hub (incorporating local shops and flexible space for employment/small-scale leisure use).

Publicly accessible local and strategic open space and green infrastructure, to include a managed country park, will also be provided.

Development proposals will need to address the following site-specific requirements:

Be provided as a high quality form of development planned as a sustainable urban extension of Chichester City, that is well integrated with neighbourhoods on the southern side of the city, providing good access to the city centre and key facilities;

Development of the site should be phased so that the link road and a significant element of the employment provision are delivered at an early stage of development;

Protect existing views of Chichester Cathedral spire and the setting of the Chichester Harbour Area of Outstanding Natural Beauty which should be analysed at an early stage of the masterplan;

Necessary highway improvements to adequately mitigate the likely impacts on the highway network;

Make provision for regular bus services linking the site with Chichester City centre, and new and improved cycle and pedestrian routes linking the site with the city, Stockbridge, Fishbourne and settlements to the south;

Provide mitigation to ensure the protection of the adjacent SPA, SAC, SSSI and Ramsar at Chichester Harbour; and

Provision of on-site public open space and play areas;

Proposals will need to demonstrate that sufficient capacity will be available within the sewer network, including waste water treatment works, to accommodate the proposed development.

Development proposals should address the provisions of the West Sussex Minerals Plan, and associated guidance, in relation to the site being within a defined Minerals Safeguarding Area.

### **Policy AL7: Highgrove Farm, Bosham**

Approximately 13 hectares of land at Highgrove Farm, Bosham, as defined on the policies map, is allocated for a residential-led development of a minimum of 250 dwellings and a two-form entry primary school.

Development in this location will be expected to address the following site-specific requirements.....in relation to landscape points 5 and 6

Provision of landscaping and screening to minimise the impact of development on Bosham, and the setting of the Chichester Harbour AONB and South Downs National Park, including views to and from the wider and surrounding area;

Provision of buffer landscaping to the north, south and east of the new development

### **Policy AL9: Fishbourne Parish**

Land will be allocated for development in the revised Fishbourne Neighbourhood Plan for a minimum of 250 dwellings. Development will be expected to address the following requirements.....



Point 5. Detailed consideration of the impact of development on the surrounding landscape, including the South Downs National Park and Chichester Harbour AONB and their settings. Development should be designed to protect long-distance views to the South Downs National Park;

**Policy AL10: Chidham and Hambrook Parish**

Land will be allocated for development in the revised Chidham and Hambrook Neighbourhood Plan for a minimum of 500 dwellings, a two form entry primary school and supporting facilities and infrastructure. Development will be expected to address the following requirements:-.....point 5.

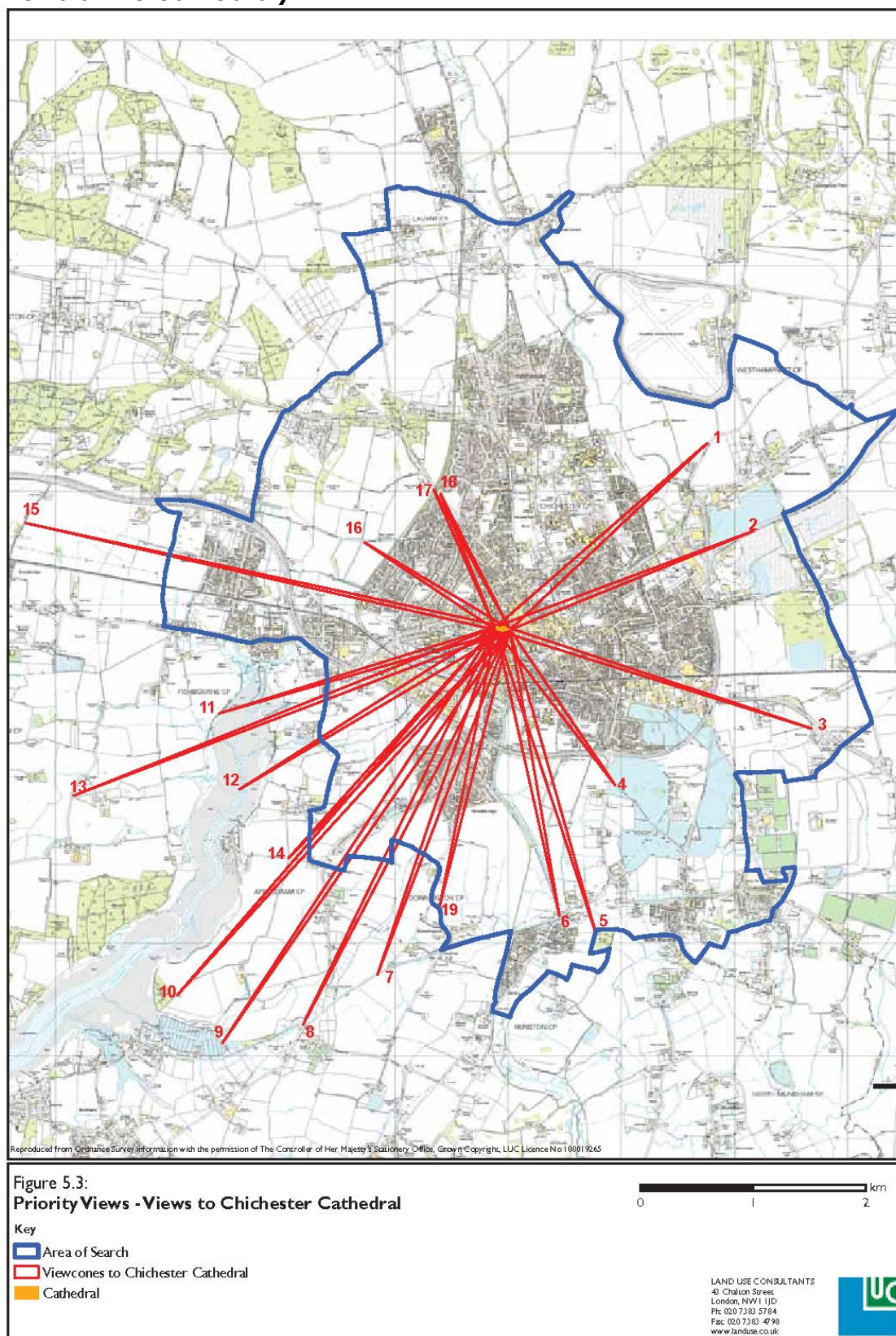
Detailed consideration of the impact of development on the surrounding landscape, including the South Downs National Park and Chichester Harbour AONB and their settings. Development should be designed to protect long-distance views to the South Downs National Park;

**Policy AL13: Southbourne Parish**

Land will be allocated for development in the revised Southbourne Neighbourhood Plan for a mixed use form of development to include a minimum of 1,250 dwellings, along with land to be allocated for employment and community uses subject to further examination of potential sites and including any amendments to the settlement boundary. Development will be expected to address the following requirements

Point 9. Detailed consideration of the impact of development on the surrounding landscape, including views towards the South Downs National Park and Chichester Harbour AONB and their settings, and any potential for coalescence between adjoining or nearby settlements along with a detailed landscape management plan;

## APPENDIX 6: EXTRACTS FROM 'THE FUTURE GROWTH OF CHICHESTER: Landscape and Visual Amenity Considerations' 2005 (showing identified priority views of the cathedral)



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## **VIEW 8: VIEW FROM THE A286 AT CUTFIELD BRIDGE**

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### **Character of the existing view**

- 5.52. This is a 'keyhole' view of the cathedral spire and roof between vegetation. The foreground of this view is dominated by the A286, traffic and signage, while the middle ground is characterised by trees that border the A286. The Sussex Downs are visible in the background. The cathedral is the main focus of the view and indicates the position of Chichester.

### **Quality/ integrity of the view**

- 5.53. The signage and road traffic in the foreground are the only detractors in this framed view of the cathedral.

### **Viewpoint type and importance**

- 5.54. This viewpoint is from the A286 approach to Chichester from the south coast. It is therefore a popular route into the city for both local residents and visitors and, although it only appears momentarily, many people experience the view.

### **Value of the view**

- 5.55. This view is valued locally for the role it plays in identifying the location of Chichester.

### **Important bands of trees/ vegetation**

- 5.56. Trees along the A286 screen views of fields beyond the road.

## **VIEW 9: VIEW FROM CHICHESTER MARINA/ YACHT BASIN**

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### **Character of the existing view**

- 5.57. There are views of the cathedral spire from the public footpath that borders Chichester Yacht Basin. This is a representative view from the eastern end of the basin. The foreground of the view is dominated by open water and reed beds which indicate the low lying nature of the Chichester's landscape setting. The middle ground is dominated by layers of hedgerows and trees which filter views to the cathedral. The Sussex Downs forms an attractive backdrop. The cathedral spire is the main focus of the view, rising above the treeline in the distance.

### **Quality/ integrity of the view**

- 5.58. This is an aesthetically pleasing view of the cathedral across marshes and farmland with no detractors visible. The view reveals the character of the lowland coastal plain landscape to the south-west of Chichester.

### **Viewpoint type and importance**

- 5.59. This viewpoint is from the marina and public footpath within the Chichester Harbour AONB. Many visitors to the marina and users of the public footpath experience this view of the cathedral. There is also a bird hide looking over the marshes towards the cathedral. Visitors to the AONB are likely to have a particular interest in the scenic quality of their surroundings.

### **Value of the view**

- 5.60. This view is valued locally by users of the marina and more widely by visitors to the AONB.

### **Important bands of trees/ vegetation**

- 5.61. Intermittent vegetation along the hedgerow on the field boundary east of New Barn and the A286 screen views beyond Crouchend.



## **VIEW 10: VIEW FROM SALTERNS COPSE**

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### **Character of the existing view**

- 5.62. There are views of the cathedral spire from the public footpath that runs along the edge of Salterns Copse to Copperas Point. This is a representative view from the north end of Saltern's Copse.
- 5.63. The foreground of this view is dominated by the open coastal landscape of Chichester Harbour and farmland which reveal the low lying nature of Chichester's landscape setting. The middle ground is dominated by farmed fields and layers of hedgerows and trees which filter views to the cathedral. The Sussex Downs form an attractive backdrop to the view. The buildings at Dell Quay and the cathedral spire are the two main focal points of the view.

### **Quality/ integrity of the view**

- 5.64. This is an aesthetically pleasing view of the cathedral across the harbour and open farmland with no visible detractors. There have been few changes since this view was painted by George Lambert in 1828 except for the location of some vegetation along the harbour edge and the addition of new buildings at Dell Quay.

### **Viewpoint type and importance**

- 5.65. This viewpoint is from within the Chichester Harbour AONB and is accessible on foot. The importance of this viewpoint is heightened due to its association with a painting from a point nearby by George Lambert in 1828.

### **Value of the view**

- 5.66. This view is valued by visitors to the AONB and users of the public footpath.

### **Important bands of trees/ vegetation**

- 5.67. Trees along the harbour edge south of Dell Quay filter views at close proximity. Another significant layer of vegetation occurs at Apuldram which provides a screen to views of the fields beyond this hamlet.

## **VIEW 11: VIEW FROM PUBLIC FOOTPATH ALONG WEST SIDE OF FISHBOURNE CHANNEL**

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### **Character of the existing view**

- 5.68. The cathedral is visible from a large part of Chichester Harbour including a substantial length of public footpath between the head of Fishbourne Channel and Oldpark Wood. This view is representative of a number of views from this public footpath and has been chosen because it provides a clear view of the cathedral (due to lower tree cover).
- 5.69. The foreground of this view is dominated by the open coastal edge of Chichester Harbour which confirms the low lying nature of the Chichester's landscape setting. The middle ground is dominated by layers of hedgerows and trees which filter views to the cathedral – houses on the outskirts of Chichester are also visible below. The Sussex Downs form an attractive backdrop to the view. The cathedral is the main focal point in this view.

### **Quality/ integrity of the view**

- 5.70. This is an aesthetically appealing view of the cathedral across the open water of the harbour. The outline of the nave, spire and bell tower, and the enormous scale of the cathedral, can be easily appreciated from this viewpoint. Some existing residential development is visible between trees on the shore line, but this does not detract from the quality of the view.

### **Viewpoint type and importance**

- 5.71. This is a popular viewpoint for users of the footpath along the harbour edge south of Fishbourne. The location within the Chichester Harbour AONB heightens the importance of this viewpoint. Visitors to the AONB are likely to have a particular interest in the scenic quality of their surroundings.

### **Value of the view**

- 5.72. This view is valued by visitors to the AONB and users of the footpath alongside Fishbourne Channel.

### **Important bands of trees/ vegetation**

- 5.73. Vegetation around the manor House and along Apuldram Lane screens views of fields to the east of Apuldram Lane.



## **VIEW 12: VIEW FROM FISHBOURNE CHANNEL**

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### **Character of the existing view**

- 5.74. The cathedral is visible from a large part of Chichester Harbour including much of the Fishbourne Channel. This view is representative of the view from the Fishbourne channel and has been chosen because it represents the clearest views of the cathedral.
- 5.75. The foreground of this view is open water, the midground dominated by trees that line the harbour shores and the cathedral spire the focal point of the view.

### **Quality/ integrity of the view**

- 5.76. This is a generally a high quality view with few incongruous features. The sewage treatment works, on the eastern bank of the Channel, interrupts the wooded shoreline in the middle ground of the view and is the only detracting feature in this view.

### **Viewpoint type and importance**

- 5.77. This is a popular viewpoint for sailors on the Fishbourne Channel and for users of the footpaths along the harbour edge south of Fishbourne. The location within the Chichester Harbour AONB heightens the importance of this viewpoint.

### **Value of the view**

- 5.78. This view has existed since the cathedral was built. It is therefore an historic viewpoint which has been appreciated by sailors for centuries. It is valued today by visitors to the AONB as well as everyday users of the Fishbourne channel and surrounding public footpaths.

### **Important bands of trees/ vegetation**

- 5.79. Vegetation along the harbour edge and rows of hedgerow trees filter views of the fields between the harbour and Chichester.

## **VIEW 13: VIEW FROM PARK LANE ON THE BOSHAM PENINSULA**

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### **Character of the existing view**

- 5.80. The cathedral is visible from a large part of Chichester Harbour including a large part of the Bosham Peninsula. This view is representative of the view from the Bosham Peninsula and has been chosen because it represents a clear view of the cathedral from a public highway.
- 5.81. The foreground and middle ground of this view are dominated by open farmland of the Bosham Peninsula, punctuated by hedgerows and copses. In the distance development on the outskirts of Chichester can be seen in front of the cathedral, but it is the cathedral that draws the eye.

### **Quality/ integrity of the view**

- 5.82. Overhead wires are the only detractors in this middle ground of this high quality view of the cathedral. The outline of the nave, spire and bell tower and the enormous scale of the cathedral can be appreciated from this viewpoint

### **Viewpoint type and importance**

- 5.83. This viewpoint is from Park Lane which winds its way across the Bosham Peninsula within the Chichester Harbour AONB. It is also representative of the views from the public footpaths that cross the peninsula to the east of Park Lane.

### **Value of the view**

- 5.84. This view of the cathedral is valued by visitors to the AONB (both by car and on foot) and by residents on the Bosham Peninsula.

### **Important bands of trees/ vegetation**

- 5.85. Trees in copses around farms and vegetation along the water's edge filter views towards Chichester thereby limiting views at ground level. Locations closer to Chichester are therefore less visible from this viewpoint.



## **VIEW 14: VIEW FROM DELL QUAY ROAD**

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### **Character of the existing view**

- 5.86. There are views of the cathedral from the open fields to the south-west of Chichester. This viewpoint has been chosen because it is representative of views from this direction and is from the busy road to Dell Quay as well as at a junction of a public footpath.
- 5.87. The foreground of this view is dominated by a ploughed field with intermittent field boundaries. The middle ground is characterised by hedgerows and belts of trees which form a wooded setting to the cathedral. The Sussex Downs form an attractive backdrop to the view. The cathedral is the main focus of the view whose spire is seen against an open sky.

### **Quality/ integrity of the view**

- 5.88. The degraded quality of the field boundaries in the foreground and overhead wires detract from the quality of this view. However, it still remains a clear view of the cathedral in which the nave, spire and bell tower can be appreciated.

### **Viewpoint type and importance**

- 5.89. Although the foreground to this viewpoint is somewhat degraded, this viewpoint is from the access road to the historic Dell Quay and on a public footpath within the Chichester Harbour AONB. Visitors to the AONB are likely to have a particular interest in the scenic quality of their surroundings.

### **Value of the view**

- 5.90. This view is valued by visitors to the AONB (both on the road to and from Dell Quay and on the public footpath between Chichester Marina and Apuldram).

### **Important bands of trees/ vegetation**

- 5.91. Some low and intermittent hedgerows dividing the fields around Apuldram partially filter views of fields beyond this point, but the area remains generally open. Vegetation along the ring road screens views of buildings on the existing edge of Chichester.



APPENDIX 7: MAPPING OF KEY VIEWPOINTS & SENSITIVITY





APPENDIX 8: PHOTOGRAPHS SHOWING VIEWS TO CATHEDRAL FROM THE AONB

VIEWS TOWARDS CHICHESTER CATHEDRAL FROM CHICHESTER HARBOUR AONB



VIEWPOINT LOCATIONS



**VIEWS FROM VIEWPOINT CH 2 OFF BIRDHAM MARINA IN CHICHESTER CHANNEL**



An 'Iconic' view for sailors using the waters of the Chichester Channel. Tall buildings visible behind the woodlands between the AONB and the Cathedral Spire would lessen the value of this view.



**VIEWS FROM VIEWPOINT CH 14 PARK LANE BOSHAM**



The Cathedral spire is visible over much of the Bosham Peninsula; where gaps in the tree and woodland screen permit. These are likely to increase with aging of the tree population.



**VIEWS FROM VIEWPOINT CH 16 FOOTPATH SOUTH OF FISHBOURNE**



There is a risk that views such as this would change if buildings of a similar height to the bell tower (e.g. as arrowed) became visible among the trees, should tall industrial buildings be permitted.

**VIEWS FROM VIEWPOINT CH 17 HARBOURSIDE FOOTPATH SOUTH OF FISHBOURNE**





Relatively low industrial buildings could become visible from this footpath beside the Fishbourne Channel if permitted in the proposed development area ( see indicative building arrowed) Winter views will be more open and there is a risk of the tree population declining in both height and number.



**VIEWS FROM VIEWPOINT CH 18 FOOTPATH SOUTH OF FISHBOURNE**



Similar to other views from the Fishbourne Channel, north of Dell Quay, screening of the proposed development site relies on the presence of trees. These include poplars, willows and other potentially short lived trees, along with elm regrowth ash and sycamore which are vulnerable to disease. Loss of these would open up views (particularly in the winter) of new development and adversely affect the visual and rural character of the AONB.



**VIEWS FROM VIEWPOINT CH 19: IN THE FISHBOURNE CHANNEL**



There are views to the Cathedral from the water in the Fishbourne Channel north of Dell Quay. These include views past the sewage works which are screened by existing trees during the summer. The proposed development site lies either side of the view to the Cathedral in the approximate area indicated by red arrows.



**VIEWS FROM VIEWPOINT CH 20 FOOTPATH SOUTH OF FISHBOURNE**



Footpath 176 leads to the proposed development area, and looks directly across the development site towards the Cathedral for much of its length. 2 Storey housing and any taller industrial buildings are likely to be seen above the existing trees, particularly during the period when deciduous trees are leafless during the winter.

**VIEWS FROM VIEWPOINT CH 21 FOOTPATH TO APULDRAM CHURCH**





**Views from this footpath towards the Cathedral are currently screened by a combination of overgrown hedging, elm regrowth and relatively short lived trees. The proposed development site lies immediately beyond the opening between the trees and is only screened by intervening hedgerows. These could be cut by the landowners and this would open up views of the new housing and industrial buildings from this part of the AONB.**



**VIEWS FROM VIEWPOINT CH 22 FOOTPATH TO CHICHESTER**



Scrub and hedging along the side of the Salterns Way close off this view from the AONB boundary on Appeldram Lane south, however any clearance of this would open up this view across the proposed AL6 towards the Cathedral from the AONB.



**VIEWS FROM VIEWPOINT CH24 DELL QUAY ROAD**



The new housing /industrial development site would be visible from this location looking towards the Cathedral. Intervening trees are owned and controlled by other landowners and their long term presence cannot be guaranteed.

**VIEWS FROM VIEWPOINT CH26 SALTERNS WAY ADJOINING SALTERNS COPSE**





**This longer distance view towards the Cathedral from the Salterns way includes views with the South Downs as a backdrop. The 'wooded' middle distance view relies on lines of mature trees which could be easily lost over time and there are few likely established replacements. Development as proposed in the Stockbridge area is therefore likely to become more visible as these trees decline and are not replaced.**



**VIEWS FROM VIEWPOINT CH27 CHICHESTER YACHT CLUB**



The proposed developments are unlikely to be visible from the land to the south of Chichester Marina