

**CHICHESTER HARBOUR AREA OF OUTSTANDING NATURAL BEAUTY
THE SOUTH DOWNS NATIONAL PARK
CHICHESTER CATHEDRAL**

*A Study of the Views connecting the Protected Landscapes of Chichester Harbour
and the South Downs and the AONB views towards Chichester Cathedral*

PREPARED FOR CHICHESTER HARBOUR CONSERVANCY

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1. INTRODUCTION

1.1. THE PROJECT

This report has been commissioned by Chichester Harbour Conservancy (CHC) in order to assist with the preparation of the Chichester District Local Plan Third Review 2035.

Chichester Harbour Conservancy submitted a response to the Public Consultation on the Local Plan Third Review in February 2019. The emerging Chichester District Local Review Plan includes proposals for significant levels of development directly to the North and North-East of the Chichester Harbour Area of Outstanding Natural Beauty (AONB) in the East/West corridor. The plan outlined a minimum of 2350 new residential dwellings, with new roads, industrial development and infrastructure close to the boundary of the Chichester Harbour AONB and within the setting of the National Park. The National Park Authority and Chichester Harbour Conservancy are concerned that the volume and location of this potential development may substantially affect the landscape setting of the AONB and the South Downs National Park and that detailed evidence on their joint special qualities should inform the identification of appropriate development areas within the two zones of the study. This study forms part of that evidence.

1.2. THE BRIEF

The commissioning bodies have therefore sought an assessment of the potential visual effects of development and further identification of the visual sensitivities of the two designated landscapes which occur within Chichester District. They have also required the identification of areas which could be affected by development proposals which might be visible from either or both of the designated landscapes. The main focus of the report relates to two areas. These are firstly, the area which lies between Chichester Harbour and Chichester Cathedral, a major local land mark, and one of the only medieval English Cathedrals which is visible from the sea. Secondly, the area of Chichester District which lies between these two designated areas (the east- west corridor) and contributes to priority views both towards the National Park from the Harbour, and from the Downs to the AONB. The key requirements of the brief include:

- developing a methodology and criteria for identifying key viewpoints.
- mapping and recording key views, between Chichester Harbour Area of Outstanding Natural Beauty (AONB) and Chichester Cathedral and between the South Downs National Park, and the AONB.
- mapping and recording where key views start and stop.
- photographic recording of views to form the evidence base for the mapping.
- preparation of a short report, which could form part of the evidence base for the Local Plan Review.

The report has been subdivided into two parts, with the first part addressing views towards the Cathedral from Chichester Harbour AONB, whilst the second part deals with views both to and from the AONB to the South Downs, over the intervening east west corridor.

1.3. STUDY AREA

The study area lies to the north and east of Chichester Harbour along the East West corridor as identified in the Chichester District Local Plan Third Review consultation document. The extent of the study area has been established through a combination of existing evidence on representative views, local knowledge and field study and is restricted to the areas where views of the key landmarks are likely to be visible, and where potential development may affect these views. Although Chichester Harbour AONB extends across the Hampshire

County Boundary into Havant District, the study is restricted to the Chichester District. The study area however includes the Hampshire part of the AONB where there are views over the proposed Chichester District development sites.

The mapping at Appendix 1 shows the extent of the study area.

1.4. THE TWO PARTS OF THE STUDY

The first part of the study area is the North Eastern part of the AONB including the Apuldram and Dell Quay areas of the Chichester channel leading up to Fishbourne. This area includes some of the best views of Chichester Cathedral from both the land and the water.

The second part of the study area covers the central and northern parts of the AONB; primarily the Bosham and Chidham area where there are views north towards the South Downs. It is in these areas where visual impacts from potential development in Southbourne, Chidham, Hambrook and Bosham need to be considered. This part of the study also includes viewpoints on the South Downs which look back towards the AONB over the intervening east-west corridor land.

1.5. METHODOLOGY

The study is primarily concerned with visual effects on representative views and the potential for development to affect views. It has therefore focused on the collection and use of photographic evidence to support the analysis of potential visual effects. The selection of representative views has made use of a combination of local knowledge and professional judgement building on work undertaken by consultants working for the council in 2005ⁱ and for the National Park in 2015ⁱⁱ. The detailed methodology is described in Appendix 2, and an explanation of Terminology is included at Appendix 3.

Whilst we have identified representative views and viewpoints, this is not intended to be an exhaustive list, but representative and proportionate to the level of information available about any proposed development. There are often other important and highly valued views that will require consideration as part of the visual assessment of specific development proposals. The representative view has been chosen from a sequence following along a specific route or series of possible view locations. At each specific viewpoint the view may change depending on the time of year, exact position and direction faced. We have never the less sought to assess the sensitivity of particular viewpoints, and to identify the most sensitive locations and views compared to other more representative views.

This report is structured as follows:

1. Introduction: describes the reasons for the study being commissioned.

2 Background and Policy Context describes the background and planning policy context to the project

3. Part 1 study: Chichester Cathedral views from the Harbour: describes the nature of the area of AONB which is potentially affected by development, the nature of receptors and views and the extent of visibility of the Cathedral,

4. Part 2 study: Chichester Harbour and the Downs: describes the nature of the areas of AONB and National Park which are potentially affected by development, the nature of receptors and views and the extent of inter-visibility between the two designated landscapes over the intervening land of the east west corridor,

5. Part 1 study: Assessment of development effects: assesses the potential effects of development on the key views between the designated landscape and the Cathedral.

6. Part 2 study: Assessment of development effects: assesses the potential effects of development on the representative views between the two designated landscapes.

7. Conclusions: considers the scale and significance of the visual effects which might result from potential planned development, and whether it is possible to mitigate the effects. A series of recommendations are provided, regarding the need for further study to help develop more detailed visual mitigation measures once development proposals are further advanced.

2. BACKGROUND AND POLICY CONTEXT

2.1. CHICHESTER HARBOUR AONB

Chichester Harbour is a nationally protected landscape which was designated as an Area of Outstanding Natural Beauty in 1964 under the National Parks and Access to the Countryside Act 1949.

The primary purpose of the AONB designation is to “conserve and enhance the Natural Beauty of the AONB” in recognition of its nationally important landscape. AONB's also have complementary aims that recognise the importance of public recreation and the economic and social needs of local communities. AONB Partnerships have a set of core functions to deliver this purpose. These core functions are focussed on the preparation and implementation of the statutory Management Plan for the AONB, providing advice to partners on their work in the AONB (such as planning) and providing a mechanism for joint working by partners including local communities. Chichester Harbour Conservancy is the public body for the management of the AONB.

In 1971 Chichester Harbour Conservancy was established with the function to protect the interests of navigation and the conservation of nature. The Conservancy has responsibility for the management of the Chichester Harbour AONB. Since 2000 local authorities have each been required to prepare a Statutory Management Plan for AONBs in their geographic area every five years. The Chichester Harbour Conservancy has published a Chichester Harbour AONB Management Plan regularly on behalf of Hampshire and West Sussex County Councils, Chichester District Council and Havant Borough Council to set out the framework for action to manage the protected landscape. The Third Review of the Chichester Harbour Management Plan which was formally adopted in April 2019, establishes a new long-term vision to 2050 and reaffirms the special qualities of the AONB. The 10 special qualities outlined in the Management Plan collectively define the significant and distinctive features of the Chichester Harbour protected landscape.

These are listed below:-

- The unique blend of land and sea- especially the combination of expanses of open waters, narrow inlets and intimate creeks.
- The frequently wooded shoreline.
- The flatness of the landform, unusual among AONBs, accentuates the significance of sea and tide and of distant landmarks across land and water.
- The open water of the central area of the Harbour.
- The overall sense of wilderness within the seascape.
- The particularly strong historic environment and heritage assets.
- The picturesque harbours-ide settlements.
- The wealth of flora and fauna, and notably the vast flocks of wading birds add to the richness and diversity of the landscape.
- The unspoilt character and unobtrusive beauty.
- The very special sense of peace and tranquillity, largely engendered by the gentle way the AONB is used and closeness to nature that is experienced.

The latest Landscape Character Assessment of Chichester Harbour was refreshed) in April 2019 (by the 2005 authors Chris Blandford Associates). This identified various key landscape issues and concerns which might result from development adjoining the AONB, such as:

- Loss of distinctive settlement identity
- Erosion of rural character

- Noise and light pollution,
- Visual intrusion and the loss of important views
- Disturbance to wildfowl
- Water quality impacts from additional nutrient loadings and
- Loss of tranquillity and of a sense of wilderness

In summary the key landscape issue was felt to be:

Ensuring that any major development outside the designated AONB does not adversely affect the character and setting of the AONB;

2.2. SOUTH DOWNS NATIONAL PARK

The South Downs National Park was designated in 2002 as England's newest National Park indicating the national importance of its landscape, biodiversity, socio-economic and cultural heritage. The South Downs National Park Authority is responsible for promoting the purposes of the National Park and the interests of the people who live and work within it. The purposes are:

- To conserve and enhance the natural beauty, wildlife, and cultural heritage of the area
- To promote opportunities for the understanding and enjoyment of the special qualities of the National Park to the public.
- In addition, the National Park has a duty to seek to foster the economic and social wellbeing of the local communities within the National Park in pursuit of its purposes.

A South Downs National Park Partnership Management Plan 2014-2019 and a detailed Landscape Character Assessment (South Downs Integrated Landscape Character Assessment 2011: SDILCA) have been prepared for the National Park. The 2014 Partnership Management Plan identified the seven special qualities of the South Downs National Park. The special qualities are listed below:-

- Diverse, inspirational landscapes and breath-taking views
- Tranquil and unspoilt places
- A rich variety of wildlife and habitats including rare and internationally important species
- An environment shaped by centuries of farming and embracing new enterprise
- Great opportunities for recreational activities and learning experiences
- Well-conserved historical features and a rich cultural heritage
- Distinctive towns and villages and communities with real pride in their area

This plan is currently subject to review; with a consultation to be launched shortly and running until December.

In July 2019 the South Downs National Park Local Plan was adopted which sets out all the planning policies for the national park. The landscape policies are closely connected to the special qualities 1 (Diverse, inspirational landscapes and breath-taking views), and 2 (Tranquil and unspoilt places). Research and a wide evidence base have been used to develop the landscape and design policies. There are four policies specifically relating to landscape. Policy SD5 Landscape Character, SD 7 Relative Tranquillity, SD8 Dark night Skies, and Policy SD6 (Safeguarding Views). This policy draws on the research conducted into Special Quality 1 (South Downs National Park: View Characterisation and Analysis LUC November 2015) which is relevant to this study in providing a foundation for evidence on view types within the SDNP and its setting.

The View characterisation study identified the iconic / special views based on the following criteria:

- viewpoints marked as such on Ordnance Survey maps;
- viewpoints where facilities for the enjoyment of the view have been provided;

- viewpoints noted in the SDILCA as being natural observation points from which to appreciate the landscape;
- views that have been painted forming an 'iconic' representation of the South Downs in people's minds.

In the 2015 study three representative viewpoints in the designated areas were identified and are also relevant to this report due to their location within the study area. These are:

- Viewpoints at St. Roches Hill, the Trundle (11)
- Kingley Vale (48) and
- (Chichester Harbour AONB (61))

These views have been classified in the study as 'Views from the high downs looking south out to sea'. Viewpoint 61 from Itchenor is a long distance view towards the skyline of the South Downs. The relevant extract from this study which provides further details and descriptions is included at Appendix 4.

The aims and management guidelines for this view type recommends that:

'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. For example by using native vegetation to enhance existing views that contain development, and minimise visibility of new development from the Park.'

2.3. THE PLANNING POLICY FRAMEWORK

The National Planning Policy Framework has confirmed the protected status of AONBs and NPs (which have the same level of protection). The NPPF gives guidance on how planning policies should conserve and enhance landscapes and how the character of landscapes can be assessed in statutory local planning and management documents, by undertaking landscape character, sensitivity and capacity assessments. It also recommends that the likely effects of proposed development can be assessed through the preparation of Landscape & Visual Impact Assessments.

In the recent revisions to the NPPF in July 2019 the government sets out how development within the setting of National Parks and AONBs should be dealt with: [- 042 Reference ID: 8-042-20190721]

'Land within the setting of these areas often makes an important contribution to maintaining their natural beauty, and where poorly located or designed development can do significant harm. This is especially the case where long views from or to the designated landscape are identified as important, or where the landscape character of land within and adjoining the designated area is complementary. Development within the settings of these areas will therefore need sensitive handling that takes these potential impacts into account.'

The provision of landscape-related advice to planning authorities is one of the statutory functions of National Parks. It is a responsibility for all AONB Partnerships and National Parks to advise on landscape matters and engage positively with local authorities in the development of Local Plans and policies

Under Part IV of the CROW Act 2000 paragraphs 84 and 85 give a statutory duty to public bodies to have regard to the purpose of conserving and enhancing the natural beauty of the Area of Outstanding Natural Beauty. Chichester District Council is therefore duty bound to work closely with the Chichester Harbour Conservancy and the South Downs National Park in the preparation of the Local Plan Third Review.

2.4. THE DISTRICT LOCAL PLAN REVIEW

Between December 2018 and February 2019 Chichester District Council undertook a Public Consultation on the Chichester Local Plan Third Review 2035. Chichester Harbour Conservancy submitted a response to the Public Consultation expressing their continued concerns about the level of development planned close to the boundary of the AONB and its impact on the designated landscape.

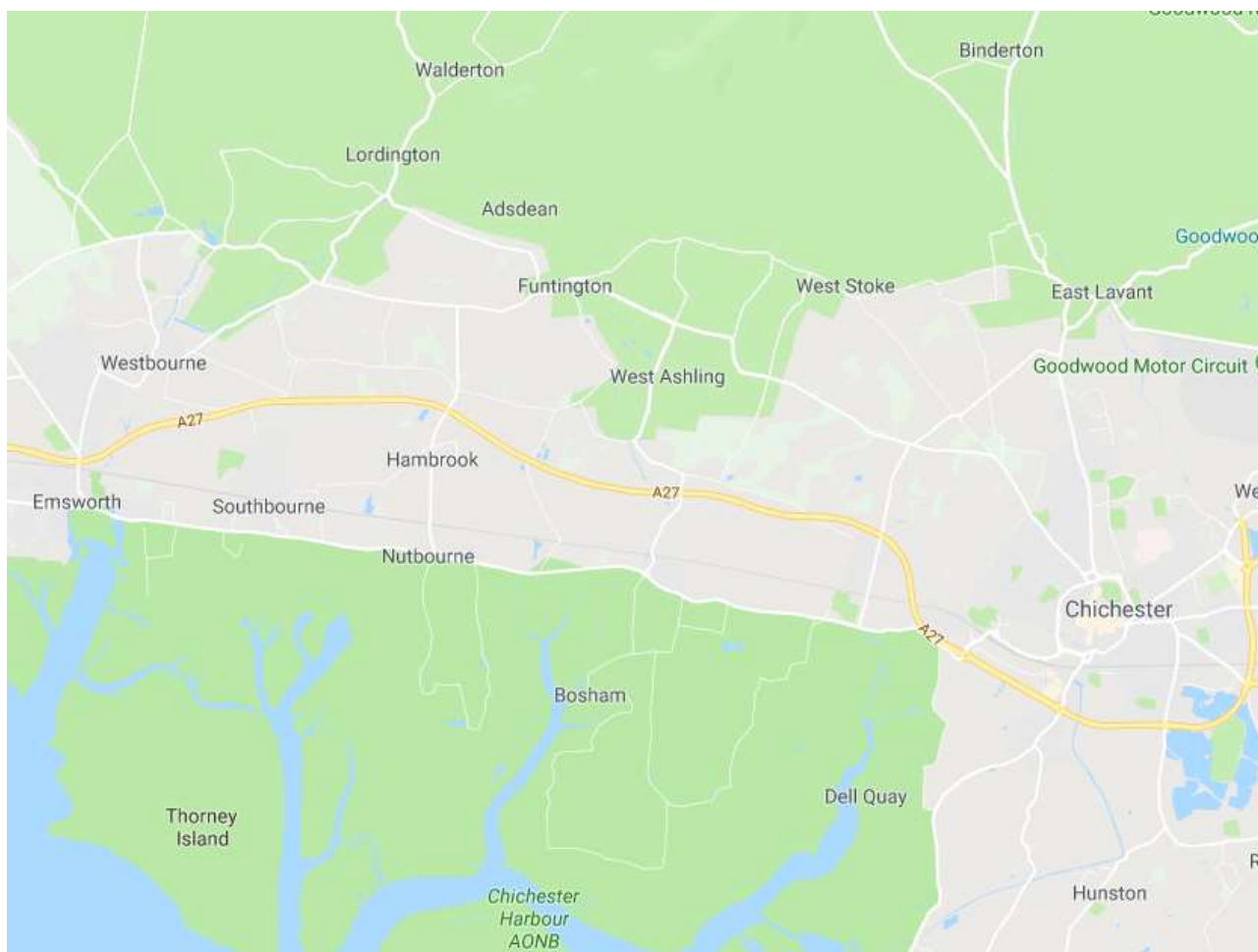


Figure 1: Extract from Google Mapping showing the countryside gap (coloured grey) between Chichester Harbour AONB to the south and the South Downs National Park to the north, and between the Harbour and the City of Chichester.

The emerging Local Plan included proposals for significant levels of development directly north and north-east of Chichester Harbour AONB, in the east/west corridor, including a minimum of:

- 100 dwellings and a new link road at Apuldram; and
- 250 dwellings at Fishbourne; and
- 250 dwellings at Bosham; and
- 500 dwellings at Chidham and Hambrook; and
- 1,250 dwellings at Southbourne.

These together total 2350 dwellings as well as new roads and infrastructure, employment sites, community facilities and schools.

There are defined sites at Apuldram, Fishbourne and Bosham, but the exact sites at Chidham & Hambrook and Southbourne have not yet been determined. Although none of these development proposals are inside the AONB or National Park, they could have a potential detrimental impact on the protected landscapes. The addition of this number of dwellings and a new road connecting Stockbridge with Fishbourne will have a large cumulative impact on the north of the AONB. The current number of dwellings within the AONB is 5069 and the addition of the proposed scale of development will increase dwellings by a minimum of 46% within close proximity to the protected area which is considered unsustainable and contrary to the latest guidance in the NPPF.

The Third Local Plan Review does however contain some environmental protection policies relevant to this study. The proposed West of City Strategic Wildlife Corridor Policy S30 will provide some level of protection, however their rationale does not take landscape and the importance of the key views from Chichester Harbour AONB to the South Downs or views from the National Park to the harbour into consideration. The Plan also recognises the important role that the countryside performs in providing a setting for settlements. A study on the potential of identifying countryside gaps is currently being undertaken by the District Council. Although Countryside Policy (S24) identifies the need to protect landscape, character, quality and tranquillity of the countryside from inappropriate development, it does not sufficiently account for the value of the representative and key views. {Extracts from the Local Plan Review and Policies S30 and S24 are found at Appendix 5}

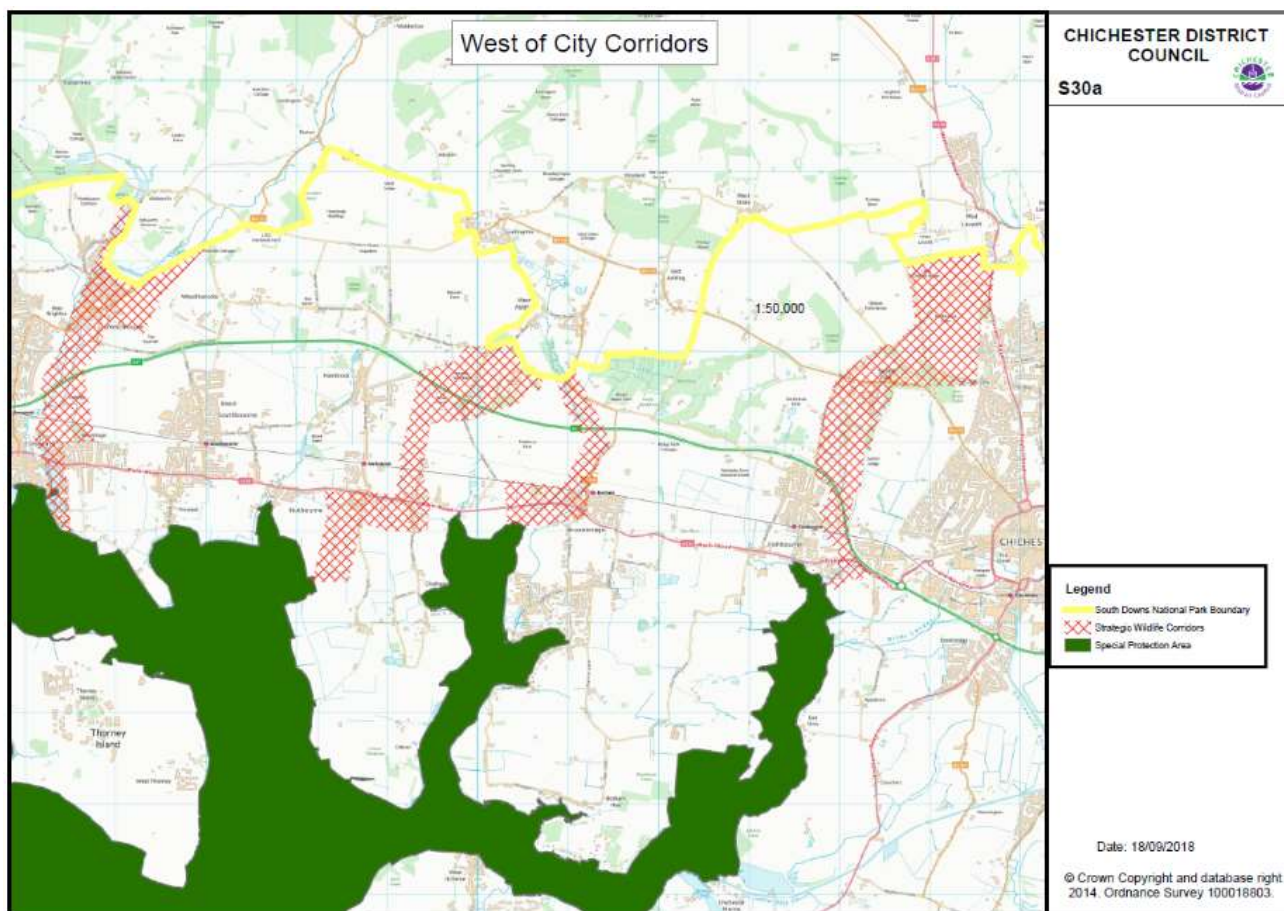


Figure 2: Plan taken from CDC mapping showing proposed Strategic Wildlife Corridors in accordance with Policy S30

There is also concern that each policy issue is being considered in isolation. A more strategic approach would be to consider all of the constraints together and identify an area strategy for development which can be agreed by all parties.

In summarising the background planning context to the study; it is clear that national guidance requires local authorities to take note of the impacts or harm which development proposals will have on nearby protected landscapes when undertaking their planning functions. This is considered to be a part of their overall duty to conserve and enhance the landscape of National Parks and AONB's.

Both the Harbour Conservancy and the National Park have concerns regarding the extent of development being planned by Chichester District Council for land adjoining and between the two designated landscapes. Specifically there are concerns about risks to the setting of the protected landscapes and the interrelationship between the two. Substantial new development sites will have potential visual effects on views both to and from the AONB and National Park.

This study therefore seeks to further investigate the potential for impacts on views from and to both the AONB and National Park in the vicinity of the east west corridor allocations in the Chichester Local Plan Review.

3. PART 1 STUDY: VIEWS TO CHICHESTER CATHEDRAL

3.1. STUDY AREA

This part of the study relates primarily to views from the water in the upper section of the Chichester (Fishbourne) channel (from Chichester Marina Northwards) and from both waterside and footpaths within the landward sections of the AONB around Apuldram, Dell Quay, Fishbourne and Bosham. The land is broadly flat and relatively low lying with none of the study area exceeding 10 metres Above Ordnance Datum (AOD).

3.2. GEOLOGY AND TOPOGRAPHY

The land is part of the wider Chichester Coastal Plain, formed by a combination of marine processes and post glacial deposition during the Ice ages. These processes moved eroded material from the Downs southwards, sorting and depositing clays, silts, sands and gravels to form the coastal plain. Chichester Harbour is in fact a series of flooded river valleys which were formed at this time, but are now fed by much reduced rivers since the end of the glacial periods. Rising sea levels relative to the land have created the typical sea inlets in the harbour. The land surrounding the Harbour, is suited to the production of many arable and horticultural crops, The area is subject to some of the highest light levels in the UK and is therefore intensively farmed unless vulnerable to either fluvial or marine flooding, Numerous sea walls surround the lower lying parts of the harbour, most commonly earth banks, help to prevent flooding of the land. There are never the less various areas which are prone to flooding or sit in the Environment Agencies Flood zone 3 which are vulnerable to either marine or fluvial flooding. The mapping at Figure 3 below shows how low -lying land will be vulnerable to flooding, which is becoming increasingly likely as a result of climate change, combined with isostatic tilt and rebound.



Figure 3: Extract from Flood mapping for the Chichester Harbour study area; parts of the Stockbridge/ Apuldram development site are located in flood zone 3.

3.3. LANDSCAPE CHARACTER

The Chichester Harbour AONB was designated due to the complex interrelationship between the sea and the land which occur. There is a complex marine heritage and the area includes waterside pubs, quays and traditional boatyards as well as the modern marinas. Areas of moorings occur in the more accessible areas, whilst the heads of the

channels are generally more peaceful from a marine viewpoint. These areas are however located closest to the edges of the designated area, and are more vulnerable to the pressures which result from urban expansion and development; precisely the pressures which AONB designation is designed to prevent.

A Landscape Character Assessment (LCA) of the AONB was prepared in 2005 and was updated in 2019. This has subdivided the AONB into a series of different character areas. The Assessment separates the Fishbourne Channel, the Manhood Peninsula (where Apuldram, Dell Quay and Chichester Marina occur) and the Bosham Peninsula into different character areas. The report describes how visitors to the AONB are attracted to see the long views across the water towards the wooded shoreline. A survey undertaken as part of the LCA found that 'appreciating the scenery and views' was one of the most important activities undertaken by people who responded to the survey, with boating being the second most important activity.

The Fishbourne Channel is the easternmost of the inlets and located closest to Chichester. The former port of Chichester was located at Dell Quay which retains some historic wharf buildings and a waterside pub. The tidal nature of the harbour means that much of the upper parts of the inlet turn to mud at low tide which support important numbers of wading birds. Parts of the channel are fringed by reeds, whilst others consist of coarse shingle salt marsh or mud. The adjoining land is often fringed by trees or woodland which is a characteristic feature of parts of the AONB. Management of the AONB has focussed on maintaining the heads of the channels as a tranquil zone, and these areas have been kept free of moorings and largely left to be used by walkers and wildlife. The whole of the water area up to mean high water is designated as part of the Solent SPA as a European protected area for wildlife. There are controls on dogs as part of the management of this area to prevent the disturbance of wildfowl that use the mudflats for feeding and roosting.

3.4. TREES AND WOODLANDS

In the flat landscape of the AONB the trees and woodlands which fringe the shore, and are a characteristic feature of the Harbour can prevent views of the wider landscape. There are some larger woodland areas at Salterns Cope and Old Park Wood, which extend down to the shoreline. Lines of trees are also important. The intensive horticultural uses have encouraged the planting of shelterbelts and particularly lines of poplar trees in the past. These trees provide visual screening in some areas and can prevent views out of the AONB towards the nearby developed areas of Chichester and its' Cathedral. However, many of these trees are beginning to reach the later stages of their life cycle and are likely to be lost to disease or old age in the near future. In consequence therefore the presence of these screening trees cannot be relied upon to prevent the changes in views which might occur as a result of future development. The report has been prepared during the summer when deciduous trees are in leaf using summer photography, winter views will be generally more open when leaf fall has opened up the canopies of screening trees.

3.5. VISIBILITY AND THE CATHEDRAL

The Cathedral tower and spire are one of the most significant landmarks in the area, and can be seen from high points on the downs for some 15 kilometres distance. Similarly, when making landfall from the Channel the spire can be a useful guide mark. At a height of 84.5 metres the Cathedral spire particularly stands out against the open sky; so low- level views from the north; east and west are generally clearer than long distance views from the south, where the Cathedral can be lost in views where the backdrop is the South Downs. The painting of the harbour and the downs by George Lambert at Figure 4 has used a bird

eye viewpoint to enable the 19th century artist to show the harbour at Dell Quay, the Trundle and the Cathedral. A windmill is shown on the Quay at that time.



Chichester Harbour by George Lambert 1828 (Reproduced by kind permission of the Trustees of the Goodwood Collections)

Distance and visibility are important; at distances beyond 15 Kilometres it is rarely possible to see the Cathedral unless it is a very clear day. At the time of writing the Cathedral roof is being replaced and the white temporary roof structure draws attention to the Cathedral in the photographs within the report.

Chichester District Council are aware of the significance of views of the Cathedral. They commissioned a report on: 'The Future Growth of Chichester: Landscape and Visual Amenity Considerations' from LUC in 2005. This report highlights the importance of the views of the Cathedral to the setting of the city and identified a series of priority views which includes views from the AONB and in particular the Fishbourne Channel.

The extract from this report at Appendix 6 shows the key viewpoints of the Cathedral which were identified in the LUC study.

3.6. NATURE OF VIEWS AND RECEPTORS

One of the key requirements of the brief was to identify key viewpoints from the AONB to the Cathedral.

Table 1 below and the mapping at Appendix 7 show the positions of key viewpoints which have been ranked according to their sensitivity as described in the Methodology (Appendix 2).

Table 1: Key views towards Chichester Cathedral from within Chichester Harbour AONB

Code	Location	Type of view	Sensitivity
CH2	Chichester Channel North of Westlands	Representative of views within the Chichester Channel looking towards Dell Quay and the Cathedral	Medium

CH14	Park Lane Bosham	Representative of views towards Cathedral across open agricultural land	Medium
CH16	Footpath 237 south of Fishbourne	Representative of views towards Cathedral across open agricultural land	Medium
CH17	Footpath 236 south of Fishbourne	Representative of Iconic view towards Cathedral across water from coastal path	High
CH18	Footpath 236 south of Fishbourne	Representative of Iconic view towards Cathedral across water from coastal path	High
CH19	Head of Fishbourne Channel	Representative of Iconic view towards Cathedral across water from head of channel past sewage works largely hidden in summer	High
CH20	Footpath 3059 south of Fishbourne church	Representative of Iconic rural view towards Cathedral from coastal path between trees	High
CH21	Footpath 178 from Harbour to Apuldram	Representative rural view towards Cathedral across pasture between trees downs in background (Goodwood)	High
CH22	Footpath 176 towards development site and cathedral	Representative rural view towards Cathedral across pasture between trees	Medium
CH24	Dell Quay Road looking north towards Cathedral and Downs	Representative rural view towards Cathedral across agricultural land with trees framing view and no detractors	Medium
CH25	Salterns way path looking north towards Cathedral and Downs	Representative rural view towards Cathedral across agricultural land with trees framing view and no detractors	Medium
CH26	Salterns way path looking north towards Cathedral and Downs	Representative rural view towards Cathedral across agricultural land with trees framing view and no detractors	Medium
CH27	Salterns way at Chichester Yacht Club	View over stored dinghies towards Cathedral largely hidden by masts	Low
CH28	Public footpath 37-2 north of Chichester Marina	Representative long distance rural view towards Cathedral across agricultural land with trees framing view and no detractors	Medium
CH29	A286 Cutmill bridge at entrance to Marina	Representative view towards Cathedral along road crossing canal bridge Cathedral largely hidden by trees	Low

The key views which are illustrated in Appendix 8 show how the Cathedral is seen as a landmark from the areas of AONB to the South and West. The AONB designation means

that the landscape is considered to be of the highest value and of a similar level to a National Park. The recreational use of the harbour is high with walking, cycling, wildlife viewing and boating attracting many visitors to the harbour. Recreational users in a designated landscape are considered to be the most highly sensitive receptors of key views. Views over water in the harbour are a key element of a number of these views and the presence of the Cathedral in the view adds to the character and quality as a result. Views where there are already incongruous features are limited as a result of the existing trees and woodlands. The main incongruous feature which affects the area is the Apuldram water treatment works, which is partially hidden from most harbour-side views. Although this is partially hidden in views from the harbour, the deciduous trees after leaf fall will allow this feature to become more visible during the winter.

3.7. LEVELS OF VISUAL SENSITIVITY

Views of the Cathedral from certain areas might be considered to be more sensitive than others, depending on the number of viewers and the nature of their occupation at the time the view is being experienced. The 2005 study identified some 6 priority viewpoints; being:

- View from Chichester Marina,
- View from Copperas Point,
- View from footpath edging Fishbourne Channel
- Views from the Water in Fishbourne Channel
- View from Park Lane Bosham
- View from Dell Quay Road.

Each of these viewpoints was revisited some 14 years on and any apparent changes have been noted within the text accompanying the photographs at Appendix 9

Various additional viewpoints were added to these priority views to provide a finer level of coverage of the study area, these included various footpaths on the west side of the Fishbourne channel and the east side of the Bosham peninsula as well as the western approaches to Itchenor.

4. POTENTIAL DEVELOPMENTS AND EFFECTS

4.1. NATURE AND SCALE OF DEVELOPMENT

The location of proposed development areas to the south and west of Chichester are already known. These are shown on the mapping and consist of two major areas; firstly to the south of the A27 Chichester by pass between Stockbridge and the AONB boundary, and land at Clay lane to the west of Chichester.

The first strategic allocation site at Stockbridge to the south of Chichester is bordered by the A27, Apuldrum Lane and existing residential development along the Birdham Road. It is understood that this site will accommodate 100 dwellings, 33 hectares of employment land, a new link road and a neighbourhood /community hub on an overall area of 85Ha.

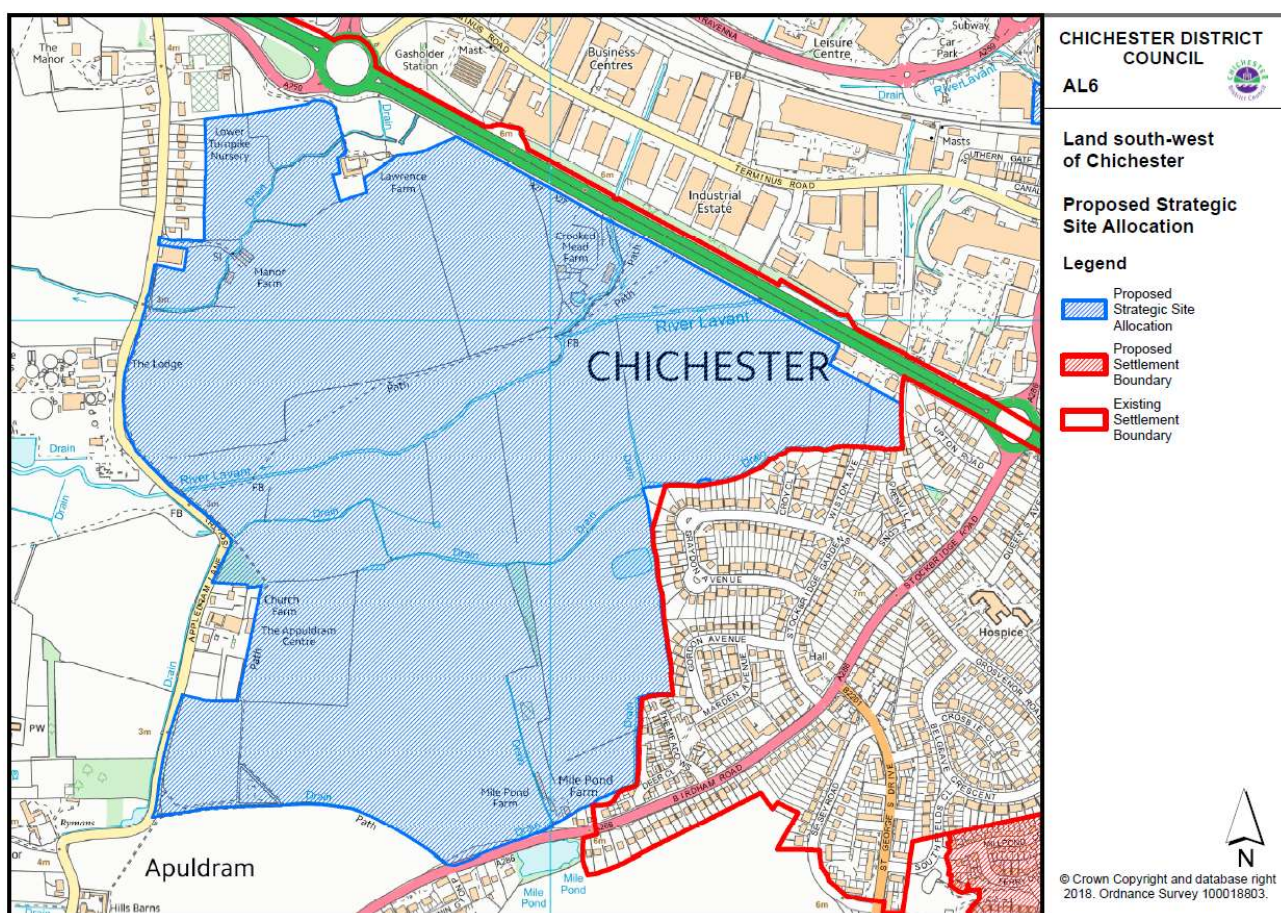


Figure 4: Proposed development site between Stockbridge and Apuldrum.

The height of the new buildings will be critical in determining how visible they are from within the AONB. It can be assumed that 2 storey housing would be between 7 and 9 metres high, whereas three storey housing or flats would be closer to 11 metres.

Employment buildings are likely to be higher (for example 21metre high new commercial buildings constructed beside the Bognor road were recently approved by CDC). Should employment buildings this high be permitted on this site, there would undoubtedly be significant visual effects on key views towards the Cathedral from the Salterns Way cycle route and footpaths in the AONB.

The Cathedral is some 84 metres high and it can be safely assumed that views of this from the AONB are unlikely to be blocked by new development, however the character and value of these views could be affected if new employment or housing intrudes into the

landscape and devalues the nature of these views, which are currently almost totally rural in character.

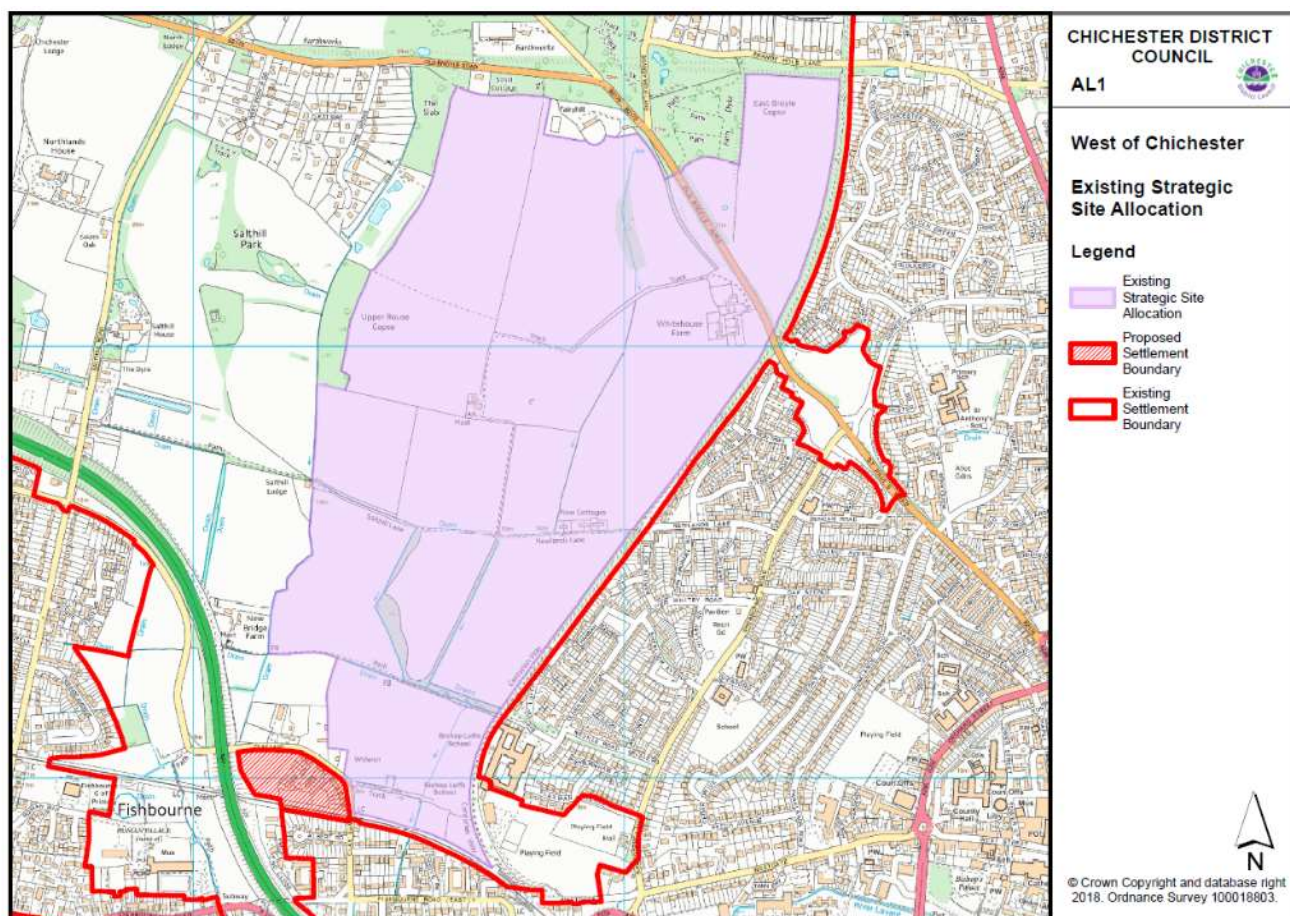


Figure 5: Proposed development at Clay Lane and existing strategic allocation to the west of Chichester

Another major development site lies to the west of Chichester and the north of the AONB. Whilst it does not abut the AONB boundary the southern edge of the proposed development site lies approximately 330 metres from the AONB. There are however, existing houses and garden trees obscuring sight lines between the site and the AONB. The site itself is subdivided by existing hedges, hedgerow trees and tree lines, and rises to the north varying in height from less than 10 up to 30 metres AOD. It is therefore possible that tall houses constructed to the north of the site could be visible from the centre of the Chichester Channel off Dell Quay unless intervening hedgerows and trees are retained on this proposed development site.

There will inevitably be increased pressure placed on the AONB as a result of this additional development being placed so close to the boundary. There would be impacts on tranquillity as a result of additional traffic noise and recreational use. These pressures on the AONB will need to be considered 'in combination' with the added pressures resulting from development on the closer Stockbridge to Apuldrum strategic allocation site.

At this stage insufficient detail is known about the proposed two development sites. However, it seems likely that the Stockbridge development will inevitably be visible from the AONB. Development would very likely impact on views of the Cathedral which are considered to be highly sensitive. Measures which could be incorporated into the proposals to mitigate visual impacts to the AONB are discussed in chapter 7.

4.2. POTENTIAL CHANGE IN VIEWS

At present views towards the Stockbridge site are partially screened by existing trees. The presence or height of existing trees varies greatly, some are less than 6 metres whilst others exceed 20 metres. Intervening trees which screen views of the proposed development site are likely to be outside the ownership of the developer and may be vulnerable to removal or loss due to diseases. In some cases, the trees are Elm regrowth which is just reaching the stage whereby it is likely to be killed by Dutch elm disease. Other trees include Ash which is also liable to die as a result of Chalara. It is therefore likely that the development site may become more visible from the AONB over the next few years than it is at present.

The Council commissioned a landscape capacity study of the East -West corridor in 2018 and the November 2018 draft report considers 5 sub areas of the proposed Stockbridge/ Apuldram development site. Out of the 5 areas this study considers that only one of the 5 areas (that abutting Stockbridge and furthest from the AONB) has more than a low or medium to low capacity to accommodate development. Summary sheets for the 5 areas (22, 23, 24, 44, and 55) are included at Appendix 8.

The numbered viewpoints on the plan at Appendix 7 which could be affected as a result of the Stockbridge/ Apuldram development include Ch 14-29 excluding Ch 15, 23 and 27. The degree to which the views could be affected are difficult to ascertain at this stage pending the preparation of further details of the proposals.

Guidance on potential mitigation measures and recommendations for further work are included in Section 7. In both cases the current draft policy wording refers to protection of views of the Cathedral spire and the setting of the AONB. It will however not be possible to assess the full effects of the development on these until the master plan for this development has been prepared. At this point in time however it must be considered to be highly likely that there will be significant adverse effects on the visual amenity of the users of the AONB as a result of the proximity of the proposed development immediately adjoining the AONB.

Considerable efforts will need to be made to constrain this development in order to reduce these potential harmful effects. Indeed it is likely that any future allocation would conflict with recent changes in NPPF guidance, and allocating this sight would be inadvisable as a result of the scale of adverse visual effects on the protected landscape.

A more appropriate solution might be to restrict the area of development to land furthest from the AONB particularly avoiding the most sensitive land parcels identified in the Capacity study and referred to in the 2005 guidance included at Appendix 10.

5. PART 2 STUDY: VIEWS TO AND FROM THE SOUTH DOWNS

5.1. STUDY AREA

The South Downs are an iconic landscape which was designated as a National Park in 2009. The chalk areas extend from the Hampshire Downs near Winchester in the west, to the sea at Beachy Head in the east. Whilst relatively low in height in national terms rising between 200 and 270 metres AOD; they are a dominant feature in the landscape of the SE of England. Within the low-lying landscapes of the South, the downs provide both an attractive long-distance backdrop of an undulating escarpment, and panoramic vistas of the surrounding landscape both north to the Weald and south to the coastal plain. The study area is a relatively small area of the National Park to the north and west of Chichester. It consists primarily of a line of hills which are sometimes referred to as a secondary escarpment, but are in fact residual areas of harder chalk which run along the southern edge of the Downs. It includes land on the top of Kingley Vale, Walderton Down and the Trundle, which are publicly accessible and have expansive views looking down over the study area and the sea from an elevation of between 200 and 150 metres AOD. The views from these high points southwards overlook the east west corridor and the potential development sites identified in the Chichester District Local Plan Third Review.

5.2. LANDSCAPE CHARACTER

The Character of this part of the downs is described in the 2015 South Downs Integrated Landscape Character Assessment (SDILCA) ⁱⁱⁱundertaken for the South Downs National Park Authority (SDNPA) (see Appendix 7). This shows how at a National Park wide level the area maybe subdivided into the Upper Coastal Plain and the Higher Wooded Estate Downland. The National Park boundary extends south of these higher areas and falls towards the lower lying villages of East and West Ashling and Funtingdon which sit at the level of a spring line which feeds the relic rivers which once carved the Fishbourne, Bosham and Nutbourne Channels. These areas of the upper Coastal Plain include some heritage features, parks and earthworks, and there is a strong network of woodland and hedgerow trees. Between the Harbour AONB (which is defined by the A259 former A27) as boundary), and the National Park lies the area of land which is being considered for development. This area also includes the A27 dual carriageway road which was constructed in the 1970's/ 80's. Tree planting along the line of the east west road embankments is also now tending to provide screening of the road traffic from the wider landscape; although future maintenance of the trees cannot be guaranteed and could include their coppicing or removal.

5.3. GEOLOGY AND TOPOGRAPHY

The land at the foot of the downs was once subject to marine erosion and deposition which occurred when sea levels were much higher; these led to the formation of marine cliffs and associated beaches, which are more or less obvious when studying the contours of the area. The former 100 foot beach lies at 30 M AOD and can be seen running through Woodmancote, to the north of Hambrook where the area was dug for gravel. The gravel was also dug from this beach area to the North West of Chichester at Hunters Race. Lower lying gravel deposits to the east of Chichester have also been dug from the former 15 ft beach. In general, the lower slopes of the downs consist of brick-earths which often overlay sand or gravel deposits. The height difference of between 190 and 206 metres between the low land adjoining the harbour and the representative viewpoints is significant, enabling long distance views to occur.

5.4. TREES AND WOODLANDS

The pattern of tree lines and woodland within the study area are shown on the mapping at Appendix 3. Major woodland lies on the top of Bow Hill and on the side of Kingley Vale, a National Nature Reserve, which was designated due to the presence of ancient yew trees and a number of associated invertebrates and flowering plants. There is a clearing at the top of the 'vale' where the first Chairman of the Nature Conservancy Arthur Tansley is commemorated by the 'Tansley Stone'. This was his favourite viewpoint in all of Britain, and he described how:

'As one approaches the top of the coombe, the views to the south extend to the elegant spire of Chichester Cathedral and the snaking inlets of Chichester Harbour, with the silvery glint of the English Channel and the coast of the Isle of Wight beyond.'

Tansley was instrumental in getting the Kingley Vale designated in 1952 as one of the first National Nature Reserves.

Other woodland areas include Stoke Clump; sited on high ground on the approach to Bow Hill, and woods at Ashling Wood, Mouthey Copse and the adjoining Oak Wood.

The pattern of woodlands and tree lines tend to reflect an east west alignment, which interrupt clear views of the lower land between the two designated areas. This may however change as a result of Ash die back disease (formerly Chalara now *Hymenoscyphus fraxineus*) which is likely to have the effect of causing the removal of many of these trees

5.5. VISIBILITY

The high ground of the Trundle, Kingley Vale and Walderton Down is highly visible from the low lying land to the South, although inevitably as distance increases the visibility decreases. However, boats approaching the Harbour from the south have an increased awareness due to their height allowing sight above the curvature of the earth on the horizon for many miles out to sea. Kingley Vale in particular has a distinctively shaped dark woodland which is a familiar landmark to many sailors.

There is a high degree of inter-visibility between the two designated landscapes, which are only 1.2Km apart at the closest point. This is particularly so from the north south oriented harbour channels where the absence of screening trees allow longer views up towards the Downs. There are similarly clear views from the tops of these hills which include views towards the Isle of Wight in the distance, with the series of harbour channels a key feature in the distance.

Views from the Kingley Vale and Walderton Down orientate towards the Bosham and Nutbourne Channels, whereas the Chichester channel can be more clearly seen from the Trundle, due to the orientation and curvature of the slightly narrower channel.

5.6. NATURE OF VIEWS AND RECEPTORS

The South Downs provides a recreational resource for a wide range of visitors, from walkers, riders and cyclists who appreciate the nature conservation and historical features of the area to the race goers at Goodwood, who enjoy spectacular views from the tops of the grandstands at one of the south's most scenic racecourses.



Figure 6: Extensive views towards Chichester Harbour and the Isle of Wight from Goodwood Racecourse

Recreational visitors and residents within protected landscapes are considered to be the most sensitive receptors of any landscape change. This will be the case for many of the visitors to the South Downs section of the study area. The Trundle is a particularly sensitive viewpoint due to the presence of the scheduled historic monument. It is a popular location with car parking close by which overlooks the city and harbour. This has capacity for some 40 cars and there is parking close by for a further 60 vehicles. Goodwood racecourse has capacity to park many hundreds more vehicles, however whilst racegoers can appreciate the view their recreation is not necessarily primarily focussed on this in the way that walkers riders or cyclists are likely to be. The car park at West Ashling which provides access to the foot of Kingley vale has capacity for some 28 cars.

In contrast views from key 'honey-pot' areas in the AONB such as Dell Quay, Bosham Quay and West Itchenor are more heavily used, with some 6-800 car parking spaces, 800 plus parked dinghies and some 150 moored yachts crowding a much smaller area, with potential occupants using the Harbour AONB. The recreational use of the Harbour AONB is more concentrated, so in general there are more people looking up at the Downs, than down. Recreational users of the AONB include car drivers, sailors and people of all abilities, whereas the majority of the access to key viewpoints on the downs is by active walkers, riders and cyclists. Never the less despite the different accessibility of the viewpoints, it does not devalue the experience. People who have put a greater effort into reaching a viewpoint on the downs are rewarded with a more expansive and exhilarating experience, generally shared with fewer people and within a more isolated situation.

It should be noted the second purpose of the National Park is to **promote opportunities for the understanding and enjoyment of the special qualities of national parks by the public**. Although AONB designation (like national park designation) is primarily focussed on **conservation and enhancement of natural beauty on a landscape-scale**, the Chichester Harbour Conservancy Act complements this with **purposes of navigation, leisure, recreation and nature conservation**. When considered in combination, and with the exception of the planning function, there are strong similarities between the purposes of this AONB and that of a National Park.

5.7. REPRESENTATIVE VIEWS AND VIEWPOINTS

The South Downs National Park: View Characterisation Study identified iconic and representative viewpoints in the South Downs National Park. This included special viewpoints at the Trundle (11) and Kingley Vale (48). The former being an Iron Age Hill fort/camp with high levels of accessibility next to the Goodwood racecourse, and the latter being closely associated with Arthur Tansley. Additional Representative viewpoints have also been identified including points at Stoke Clump, Walderton Down and Stoke Hill. These and the levels of visual sensitivity are listed at Table 2 and have been shown on the Mapping at Appendix 7. Viewpoints immediately adjoining potential development sites which might overlook the Downs have also been included.

Table 2: Viewpoints with key views from the South Downs

Number	Location	View type	Sensitivity
SD1	Walderton Downs	Representative View from footpath descending side of Down	Medium
SD2	Walderton Downs	Representative View from footpath descending side of Down	Medium
SD3	Top of Stoke Down	Representative View from footpath along side of Kingley Vale	Medium
SD4	Tansley Stone/Devils Humps Kingley Vale	An 'Iconic view' treasured by Arthur Tansley and described in his writing. His memorial stone is located close to bronze age barrows	High
SD5	Stoke Clump	Representative view from elevated footpath within the lower slopes of the Downs	Medium
SD6	The Trundle	Iconic Views from most accessible location with views over the coastal plain to the Isle of Wight. As well as access for parking the site is a scheduled Iron age hill Fort	High
SD7	Breach	View over potential development site located outside of protected landscape; Downs visible	Low
SD8	Drift Lane looking N west	View over potential development site located outside of protected landscape; Downs not visible	Low
SD9	Drift Lane looking East	View over potential development site located outside of protected landscape; Downs; Downs not visible	Low
SD10	Highgrove farm looking east	View over potential development site located outside of protected landscape; Downs likely to be visible from within site	Low

5.8. LEVELS OF VISUAL SENSITIVITY

The sensitivity of the views which are experienced will depend on a combination of the accessibility, the number of users, the isolation of the location and the nature of the view itself. Views from an elevated position over lower lying countryside are one of the attractions of the South Downs. The addition of the sea and areas of water to the view are clearly likely to add to the sensitivity of the view. Views that are framed by trees towards a distant landmark (e.g. the Cathedral or the Isle of Wight) might also be considered more valuable. Similarly views which contain more 'natural' components such as trees or open downland might be valued more than ones overlooking farmland.

A study commissioned by the National Park Authority^{iv} considered the main viewpoints within the study area at a National Park wide scale. These included The Trundle, Devils Humps at Kingley Vale. West Itchenor was used as a location which looked back towards the Downs.

Views towards the Downs are generally more available to the public in areas south of the Downs across the coastal plain. They provide a backdrop to views north from the AONB which are particularly visible across intervening areas of water, such as along the north south oriented harbour channels. Views over land towards the Downs are often screened by trees or buildings, and are therefore more rare. Key and representative viewpoints which look towards the Downs were identified and have been listed at Table 3 and are shown on the mapping at Appendix 7

Table 3 : Viewpoints with key views towards the South Downs

Number	Location	View type	Sensitivity
CH1	Junction Thorney and Chichester Channels	Representative of views within the outer harbour area looking towards the Downs	Medium
CH3	Top of Nutbourne Channel	Representative of views towards the downs from the water at the heads of the channels	Medium
CH4	Footpath adjoining Nutbourne Channel	Representative of views towards the downs from land adjoining the water	Medium
CH5	Footpath crossing field to south of Nutbourne	Representative of views towards the downs from open agricultural land	Low
CH6	Footpath adjoining top of Bosham Channel	Representative of views towards the downs from land adjoining the water, close to A259	Medium
CH7	Footpath crossing field to south of Chidham	Representative of views towards the downs from open agricultural land	Low
CH8	Footpath adjoining coast at Chidham next to Bosham Channel	Representative of views towards the downs from land across the water	Medium
CH9	West Itchenor Hard	Representative view looking across moorings with downs intermittently visible in distance	Medium
CH10	Top of Bosham Channel	Representative of views towards the downs from the water at the heads of the channels	Medium
CH11	Footpath adjoining	Representative of views towards the	Medium

	Bosham Channel	downs from shore across the water	
CH12	Quay meadow Bosham	Iconic viewpoint adjoining Church featured in Bayeux tapestry and owned by NT. Major honey-pot with view to Downs	High
CH13	Chequer Lane Bosham	Representative of views towards the downs across the A259 road looks towards development site Downs visible in background	Medium
CH15	Park Lane Bosham	Representative of views towards Downs across open farm land screened by tree line	Low
CH23	Dell Quay looking north towards Downs	Popular and iconic viewpoint over water from historic port with access to sailing club and Pub moored boats and sailing activity hot spot	High
CH24	Dell Quay Road looking north towards Cathedral and Downs	Representative rural view towards Cathedral across agricultural land with trees framing view and no detractors	Medium
CH30	View North towards downs across A259 over development site	Presence of busy road detracts from location and views	Low

Views which include features which are considered to be detractors such as sewage works, dense new housing development or other large man-made structures can devalue the view and these could therefore be considered less sensitive.

The construction of new housing can consequently cause damage to the value of a view and needs to be carefully undertaken in order to minimise damage to views from sensitive locations, with national Landscape designation such as AONB and National Park being a factor in the judgement of the sensitivity of a viewpoint.

6. POTENTIAL DEVELOPMENTS AND EFFECTS

6.1. NATURE AND SCALE OF DEVELOPMENT

The exact sites which are likely to be identified for development, and which might be overlooked by key viewpoints on the South Downs have not yet been fully identified, due to the progress of revised Neighbourhood planning and consultation on the Local Plan Review. This study considers the potential development zones which have been identified so far in the local plan process and gives broad /strategic level assessment on possible impacts on the 2 protected landscapes.

It is likely that land to the North East of Southbourne may be allocated to receive some 1250 housing units, although no firm details are currently available. The site shown on the mapping is a provisional location which has been used to assess visibility of this area from the National Park. (see figure 7 below).

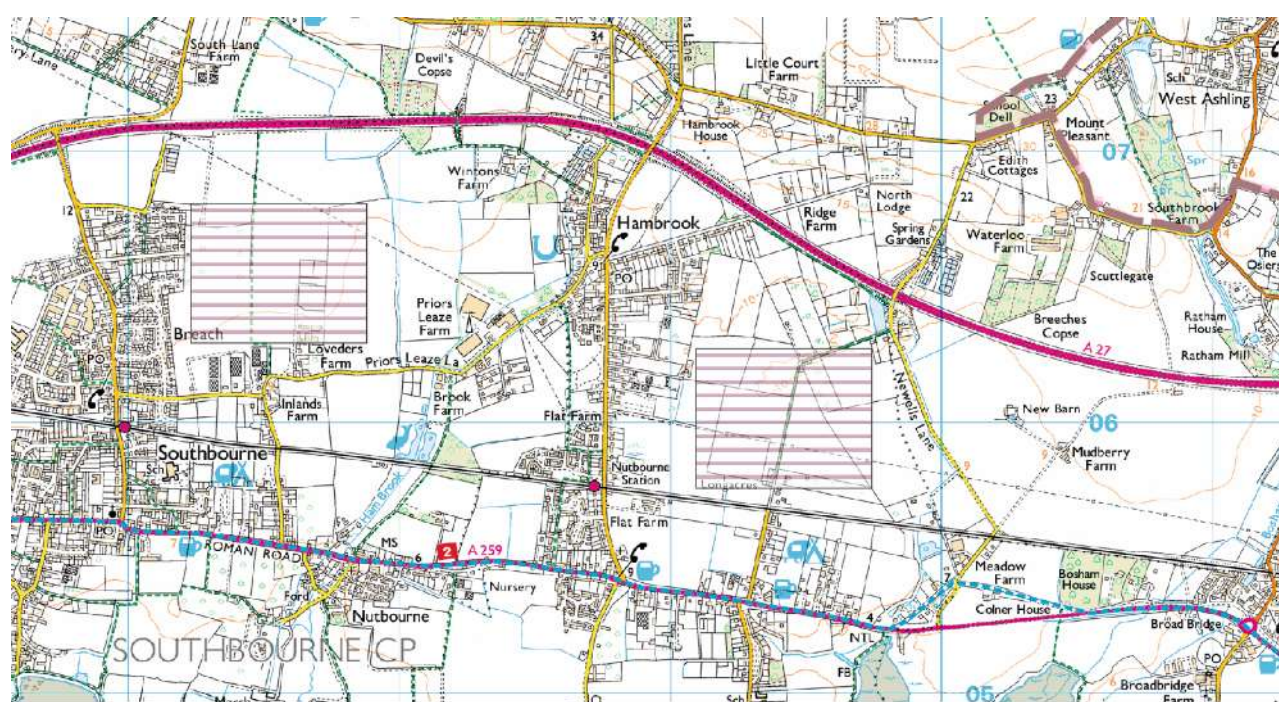


Figure 7: Showing indicative positions for potential housing sites at Breach (Southbourne) and Drift Lane (Hambrook and Chidham). The horizontal hatched rectangles indicate the potential positions for the purpose of assessing visibility from the neighbouring protected areas. The respective Neighbourhood plans will determine the actual sites.

The mapping at Figure 7 also shows an indicative site at Drift Lane. Chidham and Hambrook are also required to allocate a further 500 homes to the Parish, the exact location for this is currently being considered as part of the Neighbourhood plan process but it is understood that the Drift Lane area is being considered for this allocation.

Another site which is situated to the North of Bosham at Highgrove farm is also being considered and details are shown below at Figure 8. It is intended that this site should accommodate some 250 units and a school on an area of 13 Ha.

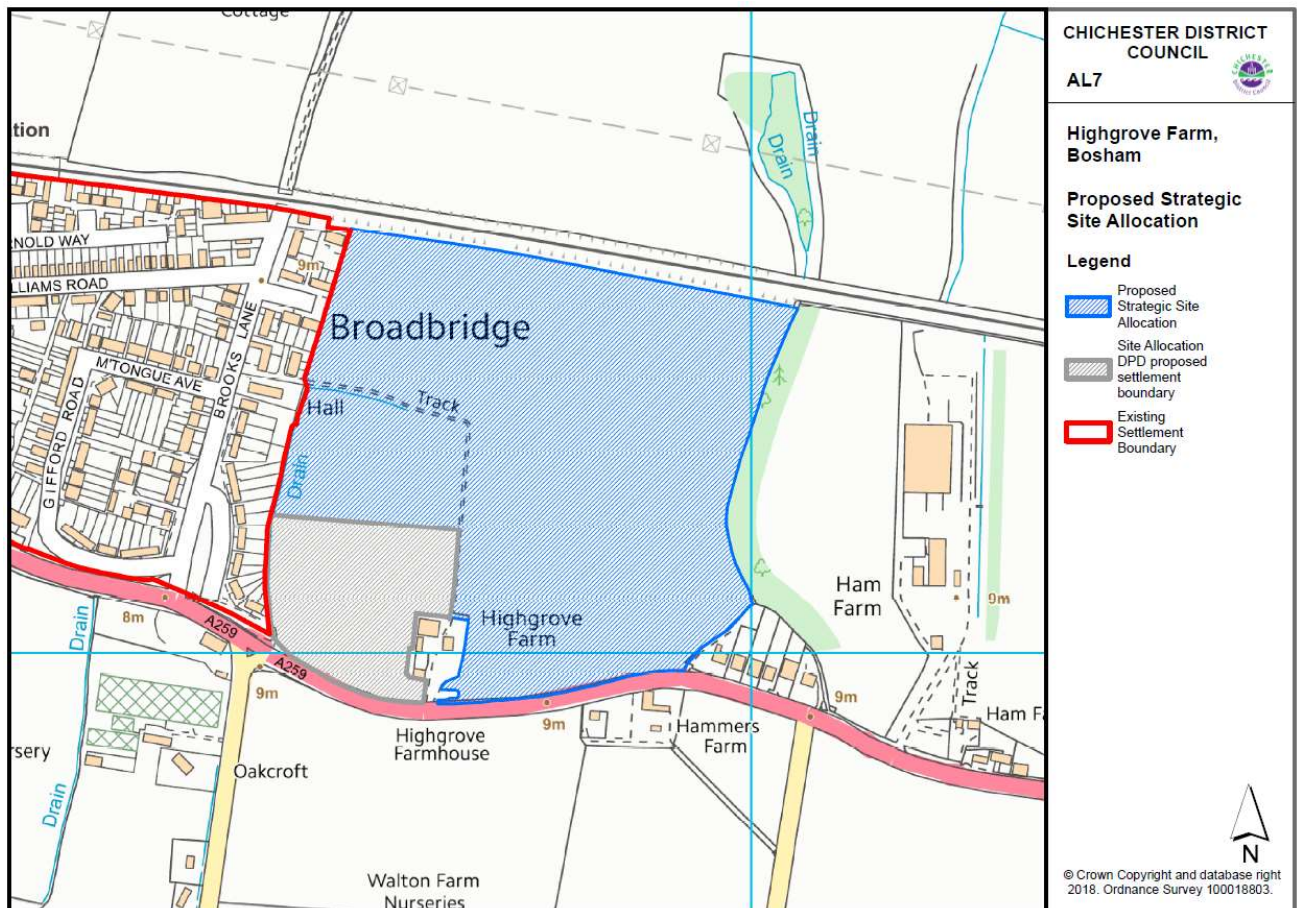


Figure 8. Proposed development site at Broadbridge, Bosham, (Blue shading).

The final housing site which needs to be considered within this study is the previously allocated strategic site to the West of Chichester, which will definitely be visible from the South Downs National Park. This development area will add to the potential adverse visual effects on both the designated areas and needs to be considered in combination with the proposals at Southbourne, Chidham and Hambrook, Bosham and Stockbridge. All these sites are potentially visible from key viewpoints in the South Downs National Park and the Chichester Harbour AONB and contribute to the setting of views from the nationally protected areas.

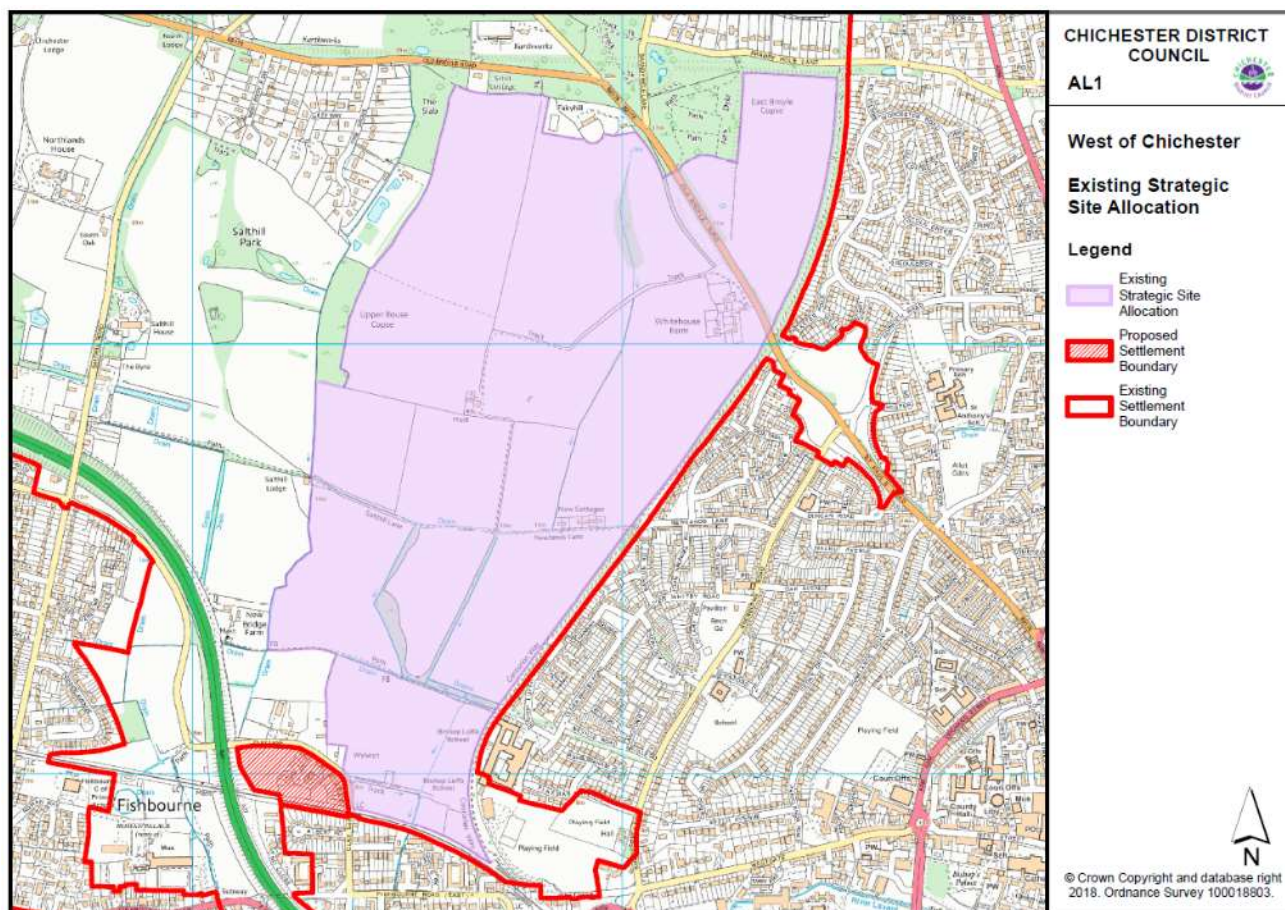


Figure 9. The existing allocation on the West of Chichester strategic site also need to be considered.

The development zones within the East West corridor are still in the early stages of identification and allocation. This study has been prepared on the best available information at the present time and is designed to contribute to that process of site selection. There are several aspects of the development proposals which could affect the degree of impacts on the protected landscapes - building height , land use e.g. housing , economic, or social, which will affect how well development sits within the landscape or not. These details are not yet available so the following assumptions have been made for the purposes of this study:

- The height of the proposed buildings have not been determined, yet taller and larger buildings are likely to be generally more visible within the landscape.
- It can be assumed that housing will either be 2 or 3 storey and therefore some 7-11 metres in height.
- School buildings are proposed for the developments at Bosham, Chidham and Southbourne whilst the latter is also due to accommodate Employment and Community uses.
- Employment development may be assumed to be both larger in scale and in height and will often be of a light reflective colour. This will mean that there is a higher likelihood of these buildings being visible from the South Downs than more domestic scale buildings.

6.2. POTENTIAL FOR ADVERSE EFFECTS ON VIEWS

SOUTHBOURNE

The provisional Southbourne site (1250 houses plus school community and employment is visible from the Walderton Down and Kingley Vale viewpoints (SD 1, 2 and 3). The site concerned is an extensive flat and open area with few internal or perimeter trees to

mitigate views from the wider landscape and South Downs National Park. Changes to the character of the views from these viewpoints is therefore inevitable if development proceeds. It is not possible to assess whether any particular type of development could be made acceptable until more details are available. It is possible that employment buildings, which are often extensive with a sizeable footprint, could cause greater visual effects than smaller buildings which might be more readily accommodated within the landscape. Hence the master planning of this site needs to be carefully undertaken with these viewpoints in mind in order to minimise adverse effects on views from the Downs. Given the relative differences in size of the buildings and the nature of the landscape it is likely that the site will be most visible from the South Downs, and Walderton Down in particular.

The photographs at Appendix 12 & 13 show how the elevated and yet oblique views resulting from the distance between viewpoint on the Downs and the Southbourne site are relatively well screened by intervening trees at this point in time. It is however likely that new buildings which rise above the land surface will become more visible. Given the extent of the area required to accommodate some 1250 homes and the general openness of this site; these changes are likely to be significant in scale, particularly affecting Walderton Down, and to a lesser extent Kingley Vale. The general topography and levels of Chichester Harbour AONB, are such that it is unlikely that the Southbourne development will be visible from within the AONB unless particularly tall employment buildings are located on the southern boundary. In general, there are existing buildings to the south of the Breach site, and trees along the Ham brook will prevent views north from the AONB, unless there are buildings which are taller than the existing 2 storeys. If this were the case then views of development from the water, and the coastal footpath would become possible.

CHIDHAM AND HAMBROOK

We understand that the Chidham and Hambrook housing (500 homes plus school) may be allocated to the Drift Lane area. Land to the west of Drift lane is relatively well enclosed and rural in character, and Drift Lane itself is enclosed by tall hedges and mature trees. Land to the east of Drift lane is more open with views extending east as far as Chichester with the Cathedral being visible from Newell Lane. In this area the east-west railway line, combined with the large high voltage cables and pylons, which also run east west, have helped to prevent development extending very far northwards from the A259. Land to the south of the railway is less rural and might also provide space for new development. This land is however located closer to the A259 which forms the boundary to the AONB. There are unlikely to be significant views of the Drift Road housing from the South Downs Viewpoints. Depending on the scale and layout of development, it is unlikely that housing at Drift Lane would be visible from the sensitive heads of channels areas of the Harbour, although if located south of the railway the development is likely to be visible from the A259.

HIGHGROVE FARM

The proposed development site at Highgrove Farm is situated immediately adjoining the A259 at Broadbridge. The site is relatively open to the North and there are views to and from the Downs and in particular from Kingley Vale. There are also views from the AONB which sits immediately to the south of the road. In both cases the new development is likely to be visible from a protected landscape, although the scale of the adverse visual effect is likely to be greater from the south and the AONB rather than the north. The Highgrove Farm site abuts existing dense housing development on one side, the A259 on the south and the railway to the north. It is not situated close to the sensitive heads of the channels and whilst very clearly located in the setting of the AONB and likely to block views out from the AONB towards the Downs. The master planning and design of the

development needs to take account of the proximity to the AONB and incorporate appropriate mitigation measures in order to minimise adverse effects on the setting of the AONB.

6.3. IN COMBINATION EFFECTS ON VIEWS.

Consideration needs to be given to the overall significance of the cumulative or 'in combination' effects of all the development sites on both single viewpoints and on a sequence of views along a route such as a footpath or bridleway. Cumulative effects include both the potential allocation of 2354 homes within the east west corridor together with the existing Policy 15 West of Chichester Strategic Development Location allocation for 1600 homes and 6 hectares of employment land.

All potential development sites are situated at least one kilometre from the National Park boundary, and a minimum of between 3 and 4 kilometres from key viewpoints. The combined effects, particularly in the winter when trees are bare, will be apparent from the South Downs. Although the development sites are located closer to the Chichester Harbour AONB there will be some screening from trees (in summer) and existing development along the A259 road. However long views towards the downs may be affected if development includes tall buildings. The level of significance of this adverse visual effect is very difficult to assess at this stage of the process, and until more detailed proposals are available. However, the level of adverse visual effect is likely to be significant unless considerable efforts are made to mitigate visual effects on the protected area views.

A major concern is the loss of trees and woodland due to Ash die back disease. The trees and woodland within the Upper Coastal Plain currently constrain views between the downs, the east-west corridor and the harbour. Many of these trees are ash which will be expected to die within the next 2 years before development takes place. The passage of time will inevitably therefore result in these sites becoming more visually prominent and potentially harmful to views from the protected landscapes, affecting the setting of both the South Downs and Chichester Harbour. The potential to which existing off site vegetation is relied on to provide mitigation needs further study to identify the likely effects of its loss by disease. Where future off site replacement planting cannot be secured by planning condition the loss of ash and or ash mixed woodland within the upper coastal plain may make sites unacceptable to development. Many woodland areas are comprised of ash mixed with other trees, however it is not always possible or desirable for forestry extraction to only take ash down within mixed stands as this is complex and time consuming work. It is likely that much would require clear felling whilst the timber still has a market value. The resultant opening up of the landscape would lead to very serious in combination visual effects which could not be overcome by mitigation efforts due to the timescales involved.

7. DISCUSSION

7.1. SENSITIVITY OF RECEPTORS

In assessing the visual effect of any development proposals, the extent of areas from which they are visible, and the sensitivity of the receptors needs to be considered. This report has been prepared due to the sensitivity of views from nationally designated landscapes and the importance of the receptors of these views which include residents and various recreational users. The highest level of sensitivity is normally applied to 'active receptors' such as walkers, riders, sailors or cyclists who are more able to appreciate views and the environment than motorists. Both Chichester Harbour AONB and the South Downs are popular recreational areas which have been designated as a result of their scenic beauty. Mapping at Appendix 14 shows our assessment of the relative levels of intensity of countryside recreational uses within the study area. The recreational receptors of the visual effects in the main identified areas are given the highest sensitivity rating.

7.2. SCALE AND SIGNIFICANCE OF EFFECTS

The timing of the preparation of this report during the summer has not been ideal. The photographic views which record potential visibility of development sites and priority views include deciduous trees which are in full leaf. A better idea of the potential adverse effects could be drawn if the work had been undertaken during the winter months when these trees were bare. There may well be an argument that the photographs should be retaken in the winter to provide a fuller picture of the baseline against which the likely adverse visual effects might be judged. The adverse changes which would occur as a result of Ash dieback disease will also become more apparent over time.

Until further decisions in relation to site allocation and master-planning have been undertaken, it is difficult to assess precise adverse visual effects on either the National Park, or the AONB. At this stage we can suggest that there are likely to be some adverse visual effects on the upper reaches of the Fishbourne Channel as a result of the developments at Stockbridge and Fishbourne under policy AL6, and AL9.

The scale of planned developments at Bosham, Chidham and Hambrook, and Southbourne also raise concerns in relation to views down from the National Park and in particular the levels of in combination effects. The development at Southbourne is of particular concern and the annotated photographs at Appendix 10, show how this site is visible from the SD1 and 2 viewpoints. It is suggested that the scale and significance of adverse effects need to be considered during the site allocation process, and that mitigation measures are not likely to fully compensate for the adverse visual effects of development on this site. Whilst the overall level of adverse visual effects may be of a minor level, given the sensitivity of the receptors of the changes, the allocation of each of these sites needs to be further reviewed to take into account the potential for adverse impacts on the settings of the protected areas of Chichester Harbour and the South Downs.

7.3. MITIGATION MEASURES

Mitigation of potential adverse landscape and visual effects needs to be considered at the very beginning of the site allocation process. **In some cases, the best mitigation measure is to choose a different site.** If it is accepted that the recent NPPF guidance can be complied with, after further study, an allocation could be made subject to conditions which provide for the inclusion of visual mitigation measures as part of the development master plan. It is noted that the current policy for each of the strategic development sites requires each scheme to give:-

'detailed consideration of the impact of development on the surrounding landscape including the South Downs National Park, and Chichester Harbour AONB and their setting.'

Development should be designed to protect long distance views to the National Park, or in the case of AL6 to

'protect existing Views of Chichester Cathedral Spire and the setting of Chichester Harbour AONB which should be analysed at an early stage of the master plan.'

Whilst the master-plans for these developments might seek to provide perimeter screening of the developments as a single one step fix for complying with the requirements of these conditions, the zoning and layout of new buildings and green space should take account of the need to protect priority views.

Measures which might also be included in a more 'landscape led' master plan would retain existing field boundaries and expand these as visual buffers to break up the overall effects of development on the wider landscape. These might become part of a wider green infrastructure feature such as riverside walkway, balancing ponds or playing fields. The layout of buildings might avoid regular patterns of large and or similarly sized buildings. The colours of roof finishes should be carefully considered particularly of large industrial or school buildings, where green roofing might be appropriate for buildings visible from higher ground.

7.4. CONCLUSIONS AND RECOMMENDATIONS

At this stage it can be concluded that there will be some significant adverse visual effects on the two designated landscapes, the South Downs National Park and the Chichester Harbour AONB, as a result of the proposed developments set out in the Chichester District Local Plan Third Review.

In particular there will be significant adverse visual effects on the setting of the Fishbourne channel which is considered to be one of the most sensitive parts of the Chichester Harbour AONB due to the relationship to the views of the Cathedral which are highly sensitive.

There will also be a significant in combination adverse visual effect on at least three representative viewpoints, two of which (Kingley Vale and The Trundle) are highly sensitive.

Particular concerns also relate to the potential adverse effects on views from Walderton Down as a result of potential development at Breach (east of Southbourne).

Although the exact scale of these effects cannot be determined until after the master plans for the various sites have been prepared, we consider that by this stage it may have become too late for the Local Plan to meet the current guidance of the NPPF which was updated in July 2019, (see below). Specifically, the local authority must consider the effects of its development proposals on the setting of the South Downs National Park and the Chichester Harbour AONB. Policies within the plan do not to date appear to have adequately considered the long views from or to the designated landscapes or recognise the importance of iconic views in the District.

We believe that should all of these potential development zones be pursued that the local plan would be in conflict with the updated policy tests in the NPPF as a result of the likely levels of harm to views to and from the two protected landscape and the potential impact to the setting of each.

Reliance on any potential mitigation or compensatory measures which might be included within site masterplans would be to assume that these would adequately balance the

effects on the protected landscapes; which we consider to be unlikely, and to which the protected landscape authorities would have no opportunity to object.

We have noted how the presence of existing woodlands and tree lines are critical in reducing the visibility of certain areas from the designated landscapes. Most of these are located outside of potential development sites but can help to screen them. Threats in the form of disease and old age are likely to remove at least some of these trees in the long term.

Whilst outside of the Local plan process there is clearly a need for programmes of tree planting and management to address the major losses of trees which will occur as a result of Ash die back disease. This is occurring against developing government policy to plant more trees to help slow the effects of climate change.

A better understanding of the inter-visibility of the sites and viewpoints might be gained by the preparation of a digital 3 D model which incorporates existing trees as well as key buildings such as the cathedral. This could be used to refine these initial findings through plotting ZTV (Zone of Theoretical Visibility) both with and without the presence of ash tree groups. Part of this exercise would require the plotting of major ash or mixed ash woodlands and tree belts to identify the scale of this issue. This could then be used as an assessment tool for the next stages of the site allocation exercise to assist in determining the scale of potential adverse visual effects, the scale of these effects on priority views, and whether allocation of sites meets the NPPF criteria in relation to protected landscapes.

In the recent revisions to the NPPF in July 2019 the government provides advice on development within the setting of National Parks and AONBs as follows: (042 Reference ID: 8-042-20190721)

'Land within the setting of these areas often makes an important contribution to maintaining their natural beauty, and where poorly located or designed development can do significant harm. This is especially the case where long views from or to the designated landscape are identified as important, or where the landscape character of land within and adjoining the designated area is complementary. Development within the settings of these areas will therefore need sensitive handling that takes these potential impacts into account.'

The current level of development proposed for the east west corridor has been explored in relation to the likely visual impacts on the South Downs National Park and the Chichester Harbour AONB. Potential development sites which are currently under consideration have informed the study on a site by site basis and cumulative effects of development have also been assessed. The study has found that there is significant risk of harm to views to and from both protected landscapes and also to the inter-visibility between the 2 landscapes and that further work is required to refine the potential allocations within this area between the two protected landscapes in order to maintain compliance with the NPPF policy tests.

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Wednesday, 15 April 2020

APPENDIX 1: STUDY AREA WITH DESIGNATIONS & POTENTIAL DEVELOPMENT AREAS

